



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2019 - 3. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	494.342.950	576.148.020
Trade Receivables		12.240.258	14.939.548
Trade Receivables Due From Related Parties	24	409.447	224.193
Trade Receivables Due From Unrelated Parties	6	11.830.811	14.715.355
Other Receivables		2.244.760	1.173.522
Other Receivables Due From Unrelated Parties	7	2.244.760	1.173.522
Derivative Financial Assets		0	0
Derivative Financial Assets Held for Hedging		0	
Inventories	8	729.562.707	13.905.086
Prepayments		151.120.425	71.298.758
Prepayments to Unrelated Parties	9	151.120.425	71.298.758
Current Tax Assets		970.078	1.943.606
Other current assets	10	5.004	1.803
SUB-TOTAL		1.390.486.182	679.410.343
Total current assets		1.390.486.182	679.410.343
NON-CURRENT ASSETS			
Financial Investments	10	153.142.049	153.142.049
Trade Receivables		255.004	1.087.425
Trade Receivables Due From Unrelated Parties		255.004	1.087.425
Inventories	8	0	562.615.266
Investment property	12	2.142.128.000	2.142.128.000
Property, plant and equipment	13	91.869.505	17.983.330
Intangible assets and goodwill		30.793.803	27.825.902
Goodwill	14	18.433.792	18.433.792
Other intangible assets		12.360.011	9.392.110
Prepayments		103.329	629.815
Prepayments to Unrelated Parties	9	103.329	629.815
Other Non-current Assets	10	98.086.149	69.294.135
Total non-current assets		2.516.377.839	2.974.705.922
Total assets		3.906.864.021	3.654.116.265
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	200.512.503	
Current Portion of Non-current Borrowings	5	344.980.823	604.235.007
Trade Payables		111.640.741	44.096.602
Trade Payables to Related Parties		0	
Trade Payables to Unrelated Parties	6	111.640.741	44.096.602
Employee Benefit Obligations		1.463.104	1.213.928
Other Payables		302.972.622	197.712.960
Other Payables to Related Parties	24	275.125.331	176.912.998
Other Payables to Unrelated Parties	7	27.847.291	20.799.962
Contract Liabilities		157.349.664	37.783.834
Contract Liabilities from Ongoing Construction Contracts	9	157.349.664	37.783.834
Derivative Financial Liabilities		0	5.642.303
Derivative Financial Liabilities Held for Hedging			5.642.303
Current provisions		2.604.436	2.491.802
Current provisions for employee benefits		385.446	272.812
Other current provisions	15	2.218.990	2.218.990
Other Current Liabilities		24.125	
SUB-TOTAL		1.121.548.018	893.176.436
Total current liabilities		1.121.548.018	893.176.436
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	217.615.483	213.361.328
Trade Payables		52.403.118	27.696.582
Trade Payables To Unrelated Parties	6	52.403.118	27.696.582
Other Payables		275.178	371.262
Other Payables to Unrelated parties	7	275.178	371.262

Contract Liabilities		420.033.924	468.738.586
Contract Liabilities from Ongoing Construction Contracts	9	420.033.924	468.738.586
Non-current provisions		432.680	436.049
Non-current provisions for employee benefits		432.680	436.049
Total non-current liabilities		690.760.383	710.603.807
Total liabilities		1.812.308.401	1.603.780.243
EQUITY			
Equity attributable to owners of parent		2.094.555.620	2.050.336.022
Issued capital	16	364.000.000	250.000.000
Treasury Shares (-)		-3.364.272	
Share Premium (Discount)	16	146.712.969	146.712.969
Effects of Business Combinations Under Common Control		-119.842.284	-119.842.284
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		245.365.479	245.365.479
Gains (Losses) on Revaluation and Remeasurement		245.365.479	245.365.479
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	245.365.479	245.365.479
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		144.141.314	144.141.314
Gains (Losses) on Revaluation and Reclassification		144.141.314	144.141.314
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		144.141.314	144.141.314
Restricted Reserves Appropriated From Profits		26.468.019	20.464.765
Legal Reserves		26.468.019	20.464.765
Prior Years' Profits or Losses		1.246.854.797	971.231.294
Current Period Net Profit Or Loss		44.219.598	392.262.485
Total equity		2.094.555.620	2.050.336.022
Total Liabilities and Equity		3.906.864.021	3.654.116.265

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	202.602.340	83.113.860	150.568.725	37.483.717
Cost of sales	19	-88.440.358	-16.771.978	-82.288.031	-5.010.358
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		114.161.982	66.341.882	68.280.694	32.473.359
GROSS PROFIT (LOSS)		114.161.982	66.341.882	68.280.694	32.473.359
General Administrative Expenses	20	-11.996.804	-7.233.934	-3.221.786	-2.754.317
Marketing Expenses	20	-12.103.582	-9.632.614	-3.331.241	-2.049.692
Other Income from Operating Activities	21	87.195.773	199.752.818	33.056.912	122.287.295
Other Expenses from Operating Activities	21	-79.946.250	-110.492.131	-51.366.854	-80.055.968
PROFIT (LOSS) FROM OPERATING ACTIVITIES		97.311.119	138.736.021	43.417.725	69.900.677
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		97.311.119	138.736.021	43.417.725	69.900.677
Finance income	22	12.742.053	13.854.972	25.521.957	1.957.071
Finance costs	22	-65.833.574	-190.290.288	-15.869.607	-132.036.942
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		44.219.598	-37.699.295	53.070.075	-60.179.194
PROFIT (LOSS) FROM CONTINUING OPERATIONS		44.219.598	-37.699.295	53.070.075	-60.179.194
PROFIT (LOSS)		44.219.598	-37.699.295	53.070.075	-60.179.194
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		44.219.598	-37.699.295	53.070.075	-60.179.194
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç</i>	18	0,11000000	-0,15100000	0,14600000	-0,24100000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		0	0		
TOTAL COMPREHENSIVE INCOME (LOSS)		44.219.598	-37.699.295	53.070.075	-60.179.194
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		44.219.598	-37.699.295	53.070.075	-60.179.194

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		44.219.598	-37.699.295
Profit (Loss) from Continuing Operations		44.219.598	-37.699.295
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	19-20	5.157.645	4.241.654
Adjustments for Impairment Loss (Reversal of Impairment Loss)		455.531	1.179.721
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	455.531	1.179.721
Adjustments for provisions		109.265	439.939
Adjustments for Interest (Income) Expenses	22	31.553.184	11.951.287
Adjustments for unrealised foreign exchange losses (gains)		21.052.351	174.106.918
Adjustments for fair value losses (gains)		-5.637.216	-29.108.427
Adjustments for Fair Value Losses (Gains) of Investment Property	21		-20.700.000
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments	22	-5.637.216	-8.408.427
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		3.076.180	-7.702.618
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-109.161.615	-32.043.414
Adjustments for decrease (increase) in inventories	8	-227.116.429	-149.298.819
Adjustments for increase (decrease) in trade accounts payable	6	92.250.675	6.487.237
Adjustments for Increase (Decrease) in Contract Liabilities		70.861.168	95.578.445
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		70.861.168	95.578.445
Adjustments for increase (decrease) in other operating payables		105.436.879	133.540.050
Cash Flows from (used in) Operations			
		32.257.216	171.672.678
Income taxes refund (paid)		973.529	602.507
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
-832.810			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures			-6.247
Proceeds from sales of property, plant, equipment and intangible assets	13	187.470	752.445
Purchase of Property, Plant, Equipment and Intangible Assets	13	-8.125.117	-2.151.731
Interest received	22	7.104.837	5.344.876
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
-114.203.005			
Proceeds from borrowings		629.987.906	333.293.219
Repayments of borrowings		-705.532.890	-169.174.382
Interest paid		-38.658.021	-17.296.161
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
-81.805.070			
Net increase (decrease) in cash and cash equivalents		-81.805.070	323.037.204
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
4			
		576.148.020	160.861.434
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
4			
		494.342.950	483.898.638



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity												
	Equity attributable to owners of parent (member)											Non-controlling interests (member)	
	Issued Capital	Treasury Shares	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	Other Accumulated Comprehensive Income That Will Not Be Reclassified in Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified in Profit Or Loss			Retained Earnings			
					Gains/Losses on Revaluation and Remeasurement (member)	Increases (Decreases) on Revaluation of Property, Plant and Equipment	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses	Net Profit or Loss		
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets													
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	250.000.000		146.712.969	-119.842.284	245.365.479		144.141.314		16.570.842	617.342.750	357.782.467	1.658.073.537	1.658.073.537
Adjustments Related to Accounting Policy Changes													
Adjustments Related to Required Changes in Accounting Policies													
Adjustments Related to Voluntary Changes in Accounting Policies													
Adjustments Related to Errors													
Other Restatements													
Restated Balances													
Transfers									3.893.923	353.888.544	-357.782.467		
Total Comprehensive Income (Loss)												-37.699.295	-37.699.295
Profit (loss)												-37.699.295	-37.699.295
Other Comprehensive Income (Loss)													
Issue of equity													
Capital Decrease													
Capital Advance													
Effect of Merger or Liquidation or Division													
Effects of Business Combinations Under Common Control													
Advance Dividend Payments													
Dividends Paid													
Decrease through Other Distributions to Owners													
Increase (Decrease) through Treasury Share Transactions													0
Increase (Decrease) through Share-Based Payment Transactions													0
Acquisition or Disposal of a Subsidiary													0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0
Transactions with noncontrolling shareholders													
Increase through Other Contributions by Owners													
Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
Increase (decrease) through other changes, equity													
Equity at end of period	250.000.000	0	146.712.969	-119.842.284	245.365.479		144.141.314		20.464.765	971.231.294	-37.699.295	1.620.374.242	1.620.374.242
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	250.000.000	0	146.712.969	-119.842.284	245.365.479		144.141.314		20.464.765	971.231.294	392.262.485	2.050.336.022	2.050.336.022
Adjustments Related to Accounting Policy Changes													
Adjustments Related to Required Changes in Accounting Policies													
Adjustments Related to Voluntary Changes in Accounting Policies													
Adjustments Related to Errors													
Other Restatements													
Restated Balances													
Transfers	114.000.000								2.638.982	275.623.503	-392.262.485		
Total Comprehensive Income (Loss)												44.219.598	44.219.598
Profit (loss)												44.219.598	44.219.598
Other Comprehensive Income (Loss)													
Issue of equity													
Capital Decrease													
Capital Advance													
Effect of Merger or Liquidation or Division													
Effects of Business Combinations Under Common Control													
Advance Dividend Payments													
Dividends Paid													

Previous Period
01.01.2018 - 30.09.2018

