



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2020 - 3. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.09.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	577.743.591	484.387.988
Financial Investments	11	135.005.092	0
Trade Receivables		57.247.220	14.712.745
Trade Receivables Due From Related Parties	24	25.453	4.353
Trade Receivables Due From Unrelated Parties	6	57.221.767	14.708.392
Other Receivables		18.136.330	27.154.829
Other Receivables Due From Related Parties	24	0	23.277.100
Other Receivables Due From Unrelated Parties	7	18.136.330	3.877.729
Derivative Financial Assets		0	0
Inventories	8	1.516.965.709	1.316.748.366
Prepayments		48.558.483	64.242.669
Prepayments to Unrelated Parties	9	48.558.483	64.242.669
Current Tax Assets		2.130.885	4.959.629
Other current assets	10	10.046.709	5.796.757
SUB-TOTAL		2.365.834.019	1.918.002.983
Total current assets		2.365.834.019	1.918.002.983
NON-CURRENT ASSETS			
Financial Investments	11	420.735	420.735
Trade Receivables		681.804	584.093
Trade Receivables Due From Unrelated Parties		681.804	584.093
Inventories	8	315.622.000	0
Investment property	12	1.438.068.565	1.750.459.000
Property, plant and equipment	13	942.790.331	933.278.491
Intangible assets and goodwill		25.418.311	30.283.814
Goodwill	14	18.433.792	18.433.792
Other intangible assets		6.984.519	11.850.022
Prepayments		610.227	156.803
Prepayments to Unrelated Parties	9	610.227	156.803
Deferred Tax Asset		751.786	6.061.332
Other Non-current Assets	10	201.568.922	140.276.123
Total non-current assets		2.925.932.681	2.861.520.391
Total assets		5.291.766.700	4.779.523.374
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	46.189.352	59.032.794
Current Portion of Non-current Borrowings	5	144.232.922	190.509.282
Trade Payables		80.890.054	71.969.955
Trade Payables to Unrelated Parties	6	80.890.054	71.969.955
Employee Benefit Obligations	17	4.877.541	3.649.281
Other Payables		354.793.953	352.848.905
Other Payables to Related Parties	24	314.950.405	318.053.888
Other Payables to Unrelated Parties	7	39.843.548	34.795.017
Contract Liabilities		288.996.686	380.132.449
Contract Liabilities from Ongoing Construction Contracts	9	288.996.686	380.132.449
Derivative Financial Liabilities		0	0
Current provisions		3.294.142	4.488.637
Current provisions for employee benefits	17	1.235.382	1.163.013
Other current provisions		2.058.760	3.325.624
Other Current Liabilities		1.210.993	1.557.726
SUB-TOTAL		924.485.643	1.064.189.029
Total current liabilities		924.485.643	1.064.189.029
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	462.960.965	462.353.251
Trade Payables		896.832.979	634.871.260
Trade Payables To Unrelated Parties	6	896.832.979	634.871.260
Other Payables		619.213	283.232
Other Payables to Unrelated parties	7	619.213	283.232

Contract Liabilities		299,342,434	164,694,180
Contract Liabilities from Ongoing Construction Contracts	9	299,342,434	164,694,180
Non-current provisions		2,496,459	3,499,646
Non-current provisions for employee benefits	17	2,496,459	3,499,646
Total non-current liabilities		1,662,252,050	1,265,701,569
Total liabilities		2,586,737,693	2,329,890,598
EQUITY			
Equity attributable to owners of parent		2,704,721,303	2,448,836,177
Issued capital	16	364,000,000	364,000,000
Treasury Shares (-)	16	-3,364,272	-3,364,272
Share Premium (Discount)	16	146,712,969	146,712,969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		823,048,160	821,961,805
Gains (Losses) on Revaluation and Remeasurement		823,048,160	821,961,805
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	824,182,514	824,182,514
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-1,134,354	-2,220,709
Restricted Reserves Appropriated From Profits		29,488,673	29,488,673
Prior Years' Profits or Losses		1,090,037,002	778,658,684
Current Period Net Profit Or Loss		254,798,771	311,378,318
Non-controlling interests		307,704	796,599
Total equity		2,705,029,007	2,449,632,776
Total Liabilities and Equity		5,291,766,700	4,779,523,374

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	853.039.320	308.191.720	391.056.180	228.870.378
Cost of sales	19	-515.043.216	-172.312.802	-240.628.964	-124.266.579
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		337.996.104	135.878.918	150.427.216	104.603.799
GROSS PROFIT (LOSS)		337.996.104	135.878.918	150.427.216	104.603.799
General Administrative Expenses	20	-11.336.540	-14.382.327	-4.010.034	-4.033.831
Marketing Expenses	20	-13.724.508	-24.472.758	-5.938.878	-8.903.976
Other Income from Operating Activities	21	206.089.066	109.274.100	111.797.707	42.881.797
Other Expenses from Operating Activities	21	-190.070.417	-98.629.640	-103.463.231	-61.638.458
PROFIT (LOSS) FROM OPERATING ACTIVITIES		328.953.705	107.668.293	148.812.780	72.909.331
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		328.953.705	107.668.293	148.812.780	72.909.331
Finance income	22	29.106.220	27.718.580	18.274.561	30.137.742
Finance costs	22	-98.809.214	-83.898.311	-36.102.396	-16.647.364
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		259.250.711	51.488.562	130.984.945	86.399.709
Tax (Expense) Income, Continuing Operations		-4.989.431	19.655	231.470	-23.523
Deferred Tax (Expense) Income	23	-4.989.431	19.655	231.470	-23.523
PROFIT (LOSS) FROM CONTINUING OPERATIONS		254.261.280	51.508.217	131.216.415	86.376.186
PROFIT (LOSS)		254.261.280	51.508.217	131.216.415	86.376.186
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-537.491	706.991	244.586	1.666.463
Owners of Parent		254.798.771	50.801.226	130.971.829	84.709.723
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	0,69900000	0,14200000	0,36000000	0,23300000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		1.086.355	-846.320	1.296.451	-471.636
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.086.355	-846.320	1.296.451	-471.636
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		1.086.355	-846.320	1.296.451	-471.636
TOTAL COMPREHENSIVE INCOME (LOSS)		255.347.635	50.661.897	132.512.866	85.904.550
Total Comprehensive Income Attributable to					
Non-controlling Interests		-488.895	747.292	251.685	1.698.213
Owners of Parent		255.836.530	49.914.605	132.261.181	84.206.337

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		205.142.448	79.435.323
Profit (Loss)		254.261.280	51.508.217
Adjustments to Reconcile Profit (Loss)		44.841.545	66.527.354
Adjustments for depreciation and amortisation expense		13.650.182	13.074.207
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-171.109	469.422
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		-171.109	469.422
Adjustments for provisions		-215.333	2.209.008
Adjustments for Interest (Income) Expenses	22	31.746.673	33.595.057
Adjustments for unrealised foreign exchange losses (gains)		0	22.836.531
Adjustments for fair value losses (gains)		-5.478.414	-5.637.216
Adjustments for Fair Value Losses (Gains) of Financial Assets		-5.478.414	0
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		0	-5.637.216
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses	23	5.309.546	-19.655
Adjustments for losses (gains) on disposal of non-current assets		0	0
Changes in Working Capital		-95.941.723	-39.718.353
Adjustments for decrease (increase) in trade accounts receivable		-42.461.077	-34.406.775
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-170.820.168	-226.513.400
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories		-200.217.343	-111.204.604
Adjustments for increase (decrease) in trade accounts payable		270.881.818	105.815.213
Adjustments for Increase (Decrease) in Contract Liabilities		43.512.491	127.432.492
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		43.512.491	127.432.492
Adjustments for increase (decrease) in other operating payables		3.162.556	99.158.721
Other Adjustments for Other Increase (Decrease) in Working Capital		0	0
Cash Flows from (used in) Operations		203.161.102	78.317.218
Payments Related with Provisions for Employee Benefits		-847.398	19.655
Income taxes refund (paid)		2.828.744	1.098.450
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-15.320.506	133.881
Proceeds from sales of property, plant, equipment and intangible assets		2.923.488	0
Purchase of Property, Plant, Equipment and Intangible Assets		-21.220.007	-7.705.287
Cash Outflows from Acquisition of Investment Property		-3.231.565	0
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
Interest received		6.207.578	7.839.168
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-96.466.339	-119.822.149
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		738.230.567	692.595.266
Proceeds from Loans		738.230.567	692.595.266
Repayments of borrowings		-796.742.655	-770.983.190
Interest paid		-37.954.251	-41.434.225
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		93.355.603	-40.252.945
Net increase (decrease) in cash and cash equivalents		93.355.603	-40.252.945

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	484.387.988	635.172.561
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	577.743.591	594.919.616



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity												
	Equity attributable to owners of parent [member]											Non-controlling interests [member]	
	Issued Capital	Treasury Shares	Share premiums or discounts	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		Restricted Reserves Appropriated From Profits [member]	Retained Earnings				
				Gains/Losses on Revaluation and Remeasurement [member]		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Increase (Decrease) on Revaluation of Property, Plant and Equipment				Gains (Losses) on Remeasurements of Defined Benefit Plans									
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	250.000.000		146.712.969	546.227.514	-1.437.690			23.485.420	660.341.702	234.955.963	1.860.285.878	180.230	1.860.466.108
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							2.638.981	118.316.982	-234.955.963			0
Total Comprehensive Income (Loss)													
Profit (loss)										50.801.226	50.801.226	706.991	51.508.217
Other Comprehensive Income (Loss)					-846.320						-846.320	40.301	-806.019
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		-3.364.272						3.364.272					
Increase (Decrease) through Share-Based Payment Transactions													
Acquisition or Disposal of a Subsidiary													
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													
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	364.000.000	-3.364.272	146.712.969	546.227.514	-2.284.010			29.488.673	778.658.684	50.801.226	1.910.240.784	927.522	1.911.168.306
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	364.000.000	-3.364.272	146.712.969	624.182.514	-2.220.709			29.488.673	778.658.684	311.378.318	2.448.836.177	796.599	2.449.632.776
Adjustments Related to Accounting Policy Changes													0
Adjustments Related to Required Changes in Accounting Policies													0
Adjustments Related to Voluntary Changes in Accounting Policies													0
Adjustments Related to Errors													0
Other Restatements													0
Restated Balances													0
Transfers									311.378.318	-311.378.318			0
Total Comprehensive Income (Loss)													0
Profit (loss)										254.798.771	254.798.771	-537.491	254.261.280
Other Comprehensive Income (Loss)					1.086.355						1.086.355	48.596	1.134.951
Issue of equity													0
Capital Decrease													0
Capital Advance													0
Effect of Merger or Liquidation or Division													0
Effects of Business Combinations Under Common Control													0
Advance Dividend Payments													0
Dividends Paid													0

Previous Period
01.01.2019 - 30.09.2019

