



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2020 - 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 30.09.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	512.124.876	459.019.623
Financial Investments	11	135.005.092	0
Trade Receivables		42.151.824	11.527.298
Trade Receivables Due From Related Parties	24	21.826	0
Trade Receivables Due From Unrelated Parties	6	42.129.998	11.527.298
Other Receivables		14.311.128	2.308.414
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	7	14.311.128	2.308.414
Derivative Financial Assets		0	0
Derivative Financial Assets Held for Hedging		0	0
Inventories	8	1.513.619.410	1.314.612.746
Prepayments		90.621.882	79.892.827
Prepayments to Related Parties	24	27.384.300	0
Prepayments to Unrelated Parties	9	63.237.582	79.892.827
Current Tax Assets		2.414.315	1.850.222
Other current assets	10	4.944.917	12.535
SUB-TOTAL		2.315.193.444	1.869.223.665
Total current assets		2.315.193.444	1.869.223.665
NON-CURRENT ASSETS			
Financial Investments	11	168.368.126	168.368.126
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	2.295.873.565	2.608.264.000
Property, plant and equipment	13	108.609.917	91.979.903
Intangible assets and goodwill		25.173.901	30.118.367
Goodwill	14	18.433.792	18.433.792
Other intangible assets		6.740.109	11.684.575
Prepayments		601.879	101.911
Prepayments to Unrelated Parties	9	601.879	101.911
Other Non-current Assets	10	201.568.922	140.276.119
Total non-current assets		3.116.500.114	3.039.692.519
Total assets		5.431.693.558	4.908.916.184
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	45.962.767	2.078.399
Current Portion of Non-current Borrowings	5	122.797.541	190.357.030
Trade Payables		63.202.277	65.348.432
Trade Payables to Related Parties		0	0
Trade Payables to Unrelated Parties	6	63.202.277	65.348.432
Employee Benefit Obligations	17.a	1.844.942	1.896.421
Other Payables		324.451.315	329.830.291
Other Payables to Related Parties	24	285.764.014	295.725.657
Other Payables to Unrelated Parties	7	38.687.301	34.104.634
Contract Liabilities		346.618.327	417.516.509
Contract Liabilities from Ongoing Construction Contracts	9	346.618.327	417.516.509
Contract Liabilities from Sale of Goods and Service Contracts		0	0
Derivative Financial Liabilities		0	0
Derivative Financial Liabilities Held for Hedging		0	0
Current tax liabilities, current		0	0
Current provisions		1.577.284	2.952.492
Current provisions for employee benefits	17.b	314.930	424.898
Other current provisions		1.262.354	2.527.594
Other Current Liabilities	15	0	43.840
SUB-TOTAL		906.454.453	1.010.023.414
Total current liabilities		906.454.453	1.010.023.414

NON-CURRENT LIABILITIES			
Long Term Borrowings	5	400.272.999	444.672.710
Trade Payables		896.832.978	634.871.260
Trade Payables To Unrelated Parties	6	896.832.978	634.871.260
Other Payables		619.214	283.232
Other Payables to Unrelated parties	7	619.214	283.232
Contract Liabilities		299.323.665	164.694.180
Contract Liabilities from Ongoing Construction Contracts	9	299.323.665	164.694.180
Non-current provisions		460.941	492.214
Non-current provisions for employee benefits	17.c	460.941	492.214
Total non-current liabilities		1.597.509.797	1.245.013.596
Total liabilities		2.503.964.250	2.255.037.010
EQUITY			
Equity attributable to owners of parent		2.927.729.308	2.653.879.174
Issued capital	16	364.000.000	364.000.000
Treasury Shares (-)		-3.364.272	-3.364.272
Share Premium (Discount)		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		159.367.391	159.367.391
Gains (Losses) on Revaluation and Reclassification		159.367.391	159.367.391
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	16	159.367.391	159.367.391
Restricted Reserves Appropriated From Profits		26.468.019	26.468.019
Legal Reserves		26.468.019	26.468.019
Prior Years' Profits or Losses		1.835.171.872	1.246.854.797
Current Period Net Profit Or Loss		273.850.134	588.317.075
Total equity		2.927.729.308	2.653.879.174
Total Liabilities and Equity		5.431.693.558	4.908.916.184

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	822.150.586	202.602.340	367.843.610	150.568.725
Cost of sales	19	-471.190.349	-88.440.358	-220.500.665	-82.288.031
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		350.960.237	114.161.982	147.342.945	68.280.694
GROSS PROFIT (LOSS)		350.960.237	114.161.982	147.342.945	68.280.694
General Administrative Expenses	20	-8.830.919	-11.996.804	-3.338.062	-3.221.786
Marketing Expenses	20	-8.881.969	-12.103.582	-4.666.952	-3.331.241
Other Income from Operating Activities	21	173.736.218	87.195.773	95.638.675	33.056.912
Other Expenses from Operating Activities	21	-158.023.465	-79.946.250	-83.875.765	-51.366.854
PROFIT (LOSS) FROM OPERATING ACTIVITIES		348.960.102	97.311.119	151.100.841	43.417.725
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		348.960.102	97.311.119	151.100.841	43.417.725
Finance income	22	6.089.367	12.742.053	2.457.094	25.521.957
Finance costs	22	-81.199.335	-65.833.574	-27.698.880	-15.869.607
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		273.850.134	44.219.598	125.859.055	53.070.075
PROFIT (LOSS) FROM CONTINUING OPERATIONS		273.850.134	44.219.598	125.859.055	53.070.075
PROFIT (LOSS)		273.850.134	44.219.598	125.859.055	53.070.075
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		273.850.134	44.219.598	125.859.055	53.070.075
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	0,75230000	0,15800000	0,34580000	0,19400000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
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
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0	0	0
Gains (losses) on Remeasuring Available-for-sale Financial Assets		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		273.850.134	44.219.598	125.859.055	53.070.075
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		273.850.134	44.219.598	125.859.055	53.070.075

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		179.040.029	32.788.324
Profit (Loss)		273.850.134	44.219.598
Profit (Loss) from Continuing Operations		273.850.134	
Profit (Loss) from Discontinued Operations		0	
Adjustments to Reconcile Profit (Loss)		36.719.403	52.690.760
Adjustments for depreciation and amortisation expense		4.040.330	5.157.645
Adjustments for Impairment Loss (Reversal of Impairment Loss)		68.943	455.531
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		68.943	455.531
Adjustments for provisions		-813.954	109.265
Adjustments for (Reversal of) General Provisions		-813.954	109.265
Adjustments for Interest (Income) Expenses	22	31.333.852	31.553.184
Adjustments for unrealised foreign exchange losses (gains)		7.568.646	21.052.351
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	22	0	-5.637.216
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for losses (gains) on disposal of non-current assets		0	0
Changes in Working Capital		-130.372.888	-64.653.142
Adjustments for decrease (increase) in trade accounts receivable		-30.791.180	3.076.180
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-218.983.597	-109.161.615
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories		-199.006.664	-227.116.429
Adjustments for increase (decrease) in trade accounts payable		259.815.563	92.250.675
Adjustments for Increase (Decrease) in Contract Liabilities		63.731.303	70.861.168
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		63.731.303	70.861.168
Adjustments for increase (decrease) in other operating payables		-5.138.313	105.436.879
Other Adjustments for Other Increase (Decrease) in Working Capital		0	0
Cash Flows from (used in) Operations		180.196.649	32.257.216
Payments Related with Provisions for Employee Benefits		-592.527	-442.420
Income taxes refund (paid)		-564.093	973.528
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-12.868.076	-71.916.910
Proceeds from sales of property, plant, equipment and intangible assets		7.413.911	187.470
Proceeds from sales of property, plant and equipment		7.413.911	187.470
Purchase of Property, Plant, Equipment and Intangible Assets		-23.139.789	-79.209.217
Purchase of property, plant and equipment		-23.139.789	-79.209.217
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		6.089.367	7.104.837
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-113.066.700	-117.193.068
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		602.127.678	626.997.843
Proceeds from Loans		602.127.678	626.997.843
Repayments of borrowings		-677.771.159	-705.532.890

Loan Repayments		-677.771.159	-705.532.890
Interest paid		-37.423.219	-38.658.021
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		53.105.253	-156.321.654
Net increase (decrease) in cash and cash equivalents		53.105.253	-156.321.654
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	459.019.623	650.222.184
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	512.124.876	493.900.530



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)	Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		Prior Years' Profits or Losses

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		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	0	0
Total Comprehensive Income (Loss)											44.219.598	44.219.598	44.219.598
Profit (loss)													
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		-3.364.272							3.364.272			0	0
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	-119.842.284	245.365.479		144.141.314		26.468.019	1.246.854.797	44.219.598	2.094.555.620	2.094.555.620

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	-119.842.284	245.365.479		159.367.391		26.468.019	1.246.854.797	588.317.075	2.653.879.174	2.653.879.174
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											588.317.075	-588.317.075	0
Total Comprehensive Income (Loss)											273.850.134	273.850.134	273.850.134
Profit (loss)													
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
01.01.2019 - 30.09.2019

Current Period

01.01.2020 - 30.09.2020

Decrease through Other Distributions to Owners
Increase (Decrease) through Treasury Share Transactions
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

364.000.000 -3.364.272 146.712.969 -119.842.284 245.365.479 159.367.391 26.468.019 1.835.171.872 273.850.134 2.927.729.308 2.927.729.308