

### KAMUYU AYDINLATMA PLATFORMU

# ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2021 - 1. 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 31.03.2021	Previous Period 31.12.2020
atement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	544.980.615	555.210.8
Financial Investments	11	225.320.692	171.172.1
Trade Receivables		37.574.315	39.692.4
Trade Receivables Due From Related Parties	24	1.678.284	
Trade Receivables Due From Unrelated Parties	6	35.896.031	39.692.4
Other Receivables		18.387.557	21.274.5
Other Receivables Due From Related Parties	24	0	2.386.
Other Receivables Due From Unrelated Parties	7	18.387.557	18.887.7
Derivative Financial Assets		0	
Derivative Financial Assets Held for Hedging		0	
Inventories	8	1.567.378.523	1.321.556.9
Prepayments		24.283.675	21.401.0
Prepayments to Related Parties	24	4.385.083	
Prepayments to Unrelated Parties	9	19.898.592	21.401.0
Current Tax Assets	23	3.237.415	2.507.
Other current assets	10	97.343.238	90.780.
SUB-TOTAL		2.518.506.030	2.223.596.2
Total current assets		2.518.506.030	2.223.596.2
NON-CURRENT ASSETS			
Financial Investments	11	420.735	420.7
Trade Receivables		0	
Trade Receivables Due From Unrelated Parties		0	
Inventories	8	0	343.820.
Investment property	12	1.859.708.258	1.859.708.
Property, plant and equipment	13	1.308.890.397	1.314.130.9
Intangible assets and goodwill		18.112.890	19.921.
Goodwill	14	8.536.542	10.076.
Other intangible assets		9.576.348	9.845.
Prepayments		45.367	66.
Prepayments to Unrelated Parties	9	45.367	66.
Deferred Tax Asset	23	1.771.348	1.986.
Other Non-current Assets	10	91.842.320	111.707.
Total non-current assets		3.280.791.315	3.651.761.9
Total assets		5.799.297.345	5.875.358.2
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	0	10
Current Portion of Non-current Borrowings	5	195.914.067	198.345.
Trade Payables		60.417.345	71.424.
Trade Payables to Related Parties		0	12.12.11
Trade Payables to Unrelated Parties	6	60.417.345	71.424.
Employee Benefit Obligations	17	4.343.963	2.094.
Other Payables	11	299.242.619	281.518.
Other Payables to Related Parties	24	263.147.757	243.706.
Other Payables to Unrelated Parties	7	36.094.862	37.811.
Contract Liabilities		511.232.431	122.197.
Contract Liabilities from Ongoing Construction			
Contracts	9	511.232.431	122.197.
Derivative Financial Liabilities		0	
Current tax liabilities, current		0	312.
Current provisions		2.557.228	2.179.
Current provisions for employee benefits	17	1.678.469	1.300.
Other current provisions	15	878.759	878.
Other Current Liabilities		0	
SUB-TOTAL		1.073.707.653	678.083.
Total current liabilities		1.073.707.653	678.083.
NON-CURRENT LIABILITIES		2.5.5.7011000	210.000.

Trade Payables		806.790.655	961.061.713
Trade Payables To Unrelated Parties	6	806.790.655	961.061.713
Other Payables		850.437	813.606
Other Payables to Unrelated parties	7	850.437	813.606
Contract Liabilities		0	343.896.037
Contract Liabilities from Ongoing Construction Contracts	9	0	343.896.037
Non-current provisions		3.826.228	3.737.311
Non-current provisions for employee benefits	17	3.826.228	3.737.311
Total non-current liabilities		1.142.249.413	1.702.807.924
Total liabilities		2.215.957.066	2.380.890.950
EQUITY			
Equity attributable to owners of parent		3.583.388.899	3.494.095.528
Issued capital	16	364.000.000	364.000.000
Treasury Shares (-)		-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		1.247.089.445	1.249.680.142
Gains (Losses) on Revaluation and Remeasurement		1.247.089.445	1.249.680.142
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	1.252.993.266	1.252.993.266
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-5.903.821	-3.313.124
Restricted Reserves Appropriated From Profits		41.243.984	41.243.984
Prior Years' Profits or Losses		1.695.822.705	1.078.281.691
Current Period Net Profit Or Loss		91.884.068	617.541.014
Non-controlling interests		-48.620	371.742
Total equity		3.583.340.279	3.494.467.270
Total Liabilities and Equity		5.799.297.345	5.875.358.220



# Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
tatement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	284.282.463	282.168.3
Cost of sales	19	-205.098.355	-157.751.0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		79.184.108	124.417.2
GROSS PROFIT (LOSS)		79.184.108	124.417.2
General Administrative Expenses	20	-5.166.556	-4.961.1
Marketing Expenses	20	-5.379.309	-5.585.0
Other Income from Operating Activities	21	56.085.787	45.990.2
Other Expenses from Operating Activities	21	-35.575.333	-43.883.1
PROFIT (LOSS) FROM OPERATING ACTIVITIES		89.148.697	115.978.1
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		89.148.697	115.978.1
Finance income	22	29.238.917	5.101.0
Finance costs	22	-27.350.544	-37.918.3
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		91.037.070	83.160.8
Tax (Expense) Income, Continuing Operations		303.269	-5.193.
Deferred Tax (Expense) Income	23	303.269	-5.193.
PROFIT (LOSS) FROM CONTINUING OPERATIONS		91.340.339	77.967.
PROFIT (LOSS)		91.340.339	77.967.
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-543.729	-655.
Owners of Parent		91.884.068	78.622.8
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay Başına Kazanç	18	0,25200000	0,216000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.072.558	1.058.
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.590.697	1.323.
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		518.139	-264.0
Taxes Relating to Remeasurements of Defined Benefit Plans	23	518.139	-264.0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		-2.072.558	1.058.
TOTAL COMPREHENSIVE INCOME (LOSS)		89.267.781	79.026.2
Total Comprehensive Income Attributable to			
Non-controlling Interests		-420.362	-613.3
Owners of Parent		89.688.143	79.639.5



# Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020	
tatement of cash flows (Indirect Method)				
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		71.266.184	90.806.2	
Profit (Loss)		91.340.339	77.967.5	
Adjustments to Reconcile Profit (Loss)		20.853.345	22.338.8	
Adjustments for depreciation and amortisation expense	19, 20	7.042.925	4.480.2	
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-721.588	104.6	
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	6	-721.588	104.6	
Adjustments for provisions		-1.306.431	371.7	
Adjustments for Interest (Income) Expenses	21	8.938.065	14.372.	
Adjustments for unrealised foreign exchange losses ( gains)		5.847.729	-2.218.	
Adjustments for fair value losses (gains)		-607.339		
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	-607.339		
Adjustments for Tax (Income) Expenses		-97.854	5.228.	
Adjustments for losses (gains) on disposal of non-current assets		0		
Other adjustments to reconcile profit (loss)		1.757.838		
Changes in Working Capital		-39.503.416	-13.052	
Adjustments for decrease (increase) in trade accounts receivable		2.839.676	-21.652	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-40.213.292	-3.953	
Adjustments for decrease (increase) in inventories		97.998.539	70.958	
Adjustments for increase (decrease) in trade accounts payable		-165.278.210	-85.923	
Adjustments for Increase (Decrease) in Contract Liabilities		45.139.125	28.507	
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		45.139.125	28.507	
Adjustments for increase (decrease) in other operating payables		20.010.746	-988	
Cash Flows from (used in) Operations		72.690.268	87.254	
Payments Related with Provisions for Employee Benefits		-694.424	-227	
Income taxes refund (paid)		-729.660	3.778	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		4.963.116	-15.939	
Proceeds from sales of property, plant, equipment and intangible assets		172.960		
Proceeds from sales of property, plant and equipment	13	122.000		
Proceeds from sales of intangible assets		50.960		
Purchase of Property, Plant, Equipment and Intangible Assets		-1.924.327	-14.838	
Purchase of property, plant and equipment	13	-1.924.327		
Purchase of intangible assets		0	-14.838	
Cash Outflows from Acquition of Investment Property	12	0	-3.231	
Interest received	22	6.714.483	2.130	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES	_	-86.459.573	-59.184	
Proceeds from borrowings	5	70,007,025	619.086	
Repayments of borrowings	5	-70.807.025	-661.767	
Interest paid  NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	22	-15.652.548 -10.230.273	-16.503 15.682	
BEFORE EFFECT OF EXCHANGE RATE CHANGES  Not increase (degreese) in each and each acquirelents				
Net increase (decrease) in cash and cash equivalents  CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE		-10.230.273 <b>555.210.888</b>	15.682 <b>484.387</b>	
PERIOD  CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		544.980.615	500.070	



### Statement of changes in equity [abstract]

Presentation Currency

Nature of Financial Statements

Consolidated

			Equity .									
				Equity attributable to owners of parent [member]								
		Footnote Reference			Other Accumulated Comprehensive Income That W	Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	ve Income That Will Be Reclassified In Profit Or Loss		Retained Earnings		Non-controlling interests [member]
			Issued Capital Treasury Share	es Share premiums or discounts	Gains/Losses on Revaluation and Rer	measurement [member]			Restricted Reserves Appropriated From Profits [member]			Non-controlling interests (member)
					Increases (Decreases) on Revaluation of Property, Plant and Equipment	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses Ne	t Profit or Loss	
:	tatement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period  Adjustments Related to Accounting Policy Changes		364.000.000 -3.364.27	72 146.712.969	824.182.514	-2.220.709			29.488.673	73 778.658.684	311.378.318 2.448.836	.177 796.599 2.449.632.776
	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									311.378.318	-311.378.318	0
	Total Comprehensive Income (Loss)											0
	Profit (loss)  Other Comprehensive Income (Loss)					100000					78.622.847 78.622	
	Issue of equity					1.016.699					1.016	.699 42.012 1.058.71
	Capital Decrease											
	Capital Advance											
	Effect of Merger or Liquidation or Division											
	Effects of Business Combinations Under Common Control											
	Advance Dividend Payments											
od 3.2020	Dividends Paid											
	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											
	Equity at end of period		364.000.000 -3.364.27	72 146.712.969	824.182.514	-1.204.010			29.488.673	1.090.037.002	78.622.847 2.528.475	.723 183.279 2.528.659.00
	tatement of changes in equity [abstract]											
	Statement of changes in equity [line items]  Equity at beginning of period		364.000.000 -3.364.27	72 146.712.969	1,252,993,266	-3.313.124			41.243.984	1.078.281.691	617.541.014 3.494.095	.528 371.742 3.494.467.270
	Adjustments Related to Accounting Policy Changes		-3,304,21	170.(12.303	1,232,335,206	-3.313.124			41.243.984	2,010,201,031	52.10-12/01T 3:434:095	3/11/12 3/99/40[2]
	Adjustments Related to Required Changes in Accounting Policies											
	Adjustments Related to Voluntary Changes in Accounting Policies											
	Adjustments Related to Errors											
	Other Restatements											
	Restated Balances									-	and the second	
	Transfers  Total Comprehensive Income (Loss)									617.541.014	-617.541.014	0
	Profit (loss)										91.884.068 91.884	
	Other Comprehensive Income (Loss)					-2.590.697					-2.590	
	Issue of equity											0
	Capital Decrease											
	Capital Advance											
	Effect of Merger or Liquidation or Division  Effects of Business Combinations Under Common											
	Control											
	Advance Dividend Payments											

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-5.903.821

41.243.984 1.695.822.705 91.884.068 3.583.388.899

-48.620 3.583.340.279

Equity at end of period

364.000.000 -3.364.272