

**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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	544.980.615	555.210.888
Financial Investments	11	225.320.692	171.172.146
Trade Receivables		37.574.315	39.692.403
Trade Receivables Due From Related Parties	24	1.678.284	0
Trade Receivables Due From Unrelated Parties	6	35.896.031	39.692.403
Other Receivables		18.387.557	21.274.563
Other Receivables Due From Related Parties	24	0	2.386.797
Other Receivables Due From Unrelated Parties	7	18.387.557	18.887.766
Derivative Financial Assets		0	0
Derivative Financial Assets Held for Hedging		0	0
Inventories	8	1.567.378.523	1.321.556.972
Prepayments		24.283.675	21.401.003
Prepayments to Related Parties	24	4.385.083	0
Prepayments to Unrelated Parties	9	19.898.592	21.401.003
Current Tax Assets	23	3.237.415	2.507.755
Other current assets	10	97.343.238	90.780.551
<b>SUB-TOTAL</b>		<b>2.518.506.030</b>	<b>2.223.596.281</b>
<b>Total current assets</b>		<b>2.518.506.030</b>	<b>2.223.596.281</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	11	420.735	420.735
Trade Receivables		0	0
Trade Receivables Due From Unrelated Parties		0	0
Inventories	8	0	343.820.090
Investment property	12	1.859.708.258	1.859.708.258
Property, plant and equipment	13	1.308.890.397	1.314.130.995
Intangible assets and goodwill		18.112.890	19.921.688
Goodwill	14	8.536.542	10.076.570
Other intangible assets		9.576.348	9.845.118
Prepayments		45.367	66.325
Prepayments to Unrelated Parties	9	45.367	66.325
Deferred Tax Asset	23	1.771.348	1.986.218
Other Non-current Assets	10	91.842.320	111.707.630
<b>Total non-current assets</b>		<b>3.280.791.315</b>	<b>3.651.761.939</b>
<b>Total assets</b>		<b>5.799.297.345</b>	<b>5.875.358.220</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	0	10.316
Current Portion of Non-current Borrowings	5	195.914.067	198.345.883
Trade Payables		60.417.345	71.424.497
Trade Payables to Related Parties		0	0
Trade Payables to Unrelated Parties	6	60.417.345	71.424.497
Employee Benefit Obligations	17	4.343.963	2.094.094
Other Payables		299.242.619	281.518.573
Other Payables to Related Parties	24	263.147.757	243.706.693
Other Payables to Unrelated Parties	7	36.094.862	37.811.880
Contract Liabilities		511.232.431	122.197.269
Contract Liabilities from Ongoing Construction Contracts	9	511.232.431	122.197.269
Derivative Financial Liabilities		0	0
Current tax liabilities, current		0	312.724
Current provisions		2.557.228	2.179.670
Current provisions for employee benefits	17	1.678.469	1.300.911
Other current provisions	15	878.759	878.759
Other Current Liabilities		0	0
<b>SUB-TOTAL</b>		<b>1.073.707.653</b>	<b>678.083.026</b>
<b>Total current liabilities</b>		<b>1.073.707.653</b>	<b>678.083.026</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	5	330.782.093	393.299.257

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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	19	284.282.463	282.168.335
Cost of sales	19	-205.098.355	-157.751.049
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		79.184.108	124.417.286
GROSS PROFIT (LOSS)		79.184.108	124.417.286
General Administrative Expenses	20	-5.166.556	-4.961.187
Marketing Expenses	20	-5.379.309	-5.585.097
Other Income from Operating Activities	21	56.085.787	45.990.292
Other Expenses from Operating Activities	21	-35.575.333	-43.883.192
PROFIT (LOSS) FROM OPERATING ACTIVITIES		89.148.697	115.978.102
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		89.148.697	115.978.102
Finance income	22	29.238.917	5.101.042
Finance costs	22	-27.350.544	-37.918.308
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		91.037.070	83.160.836
Tax (Expense) Income, Continuing Operations		303.269	-5.193.321
Deferred Tax (Expense) Income	23	303.269	-5.193.321
PROFIT (LOSS) FROM CONTINUING OPERATIONS		91.340.339	77.967.515
PROFIT (LOSS)		91.340.339	77.967.515
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		-543.729	-655.332
Owners of Parent		91.884.068	78.622.847
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Pay Başına Kazanç</i>	18	0,25200000	0,21600000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.072.558	1.058.711
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.590.697	1.323.389
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		518.139	-264.678
Taxes Relating to Remeasurements of Defined Benefit Plans	23	518.139	-264.678
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-2.072.558</b>	<b>1.058.711</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>89.267.781</b>	<b>79.026.226</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		-420.362	-613.320
Owners of Parent		89.688.143	79.639.546

# 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>71.266.184</b>	<b>90.806.219</b>
Profit (Loss)		91.340.339	77.967.515
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>20.853.345</b>	<b>22.338.808</b>
Adjustments for depreciation and amortisation expense	19, 20	7.042.925	4.480.274
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-721.588	104.610
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-721.588	104.610
Adjustments for provisions		-1.306.431	371.728
Adjustments for Interest (Income) Expenses	21	8.938.065	14.372.164
Adjustments for unrealised foreign exchange losses ( gains)		5.847.729	-2.218.718
Adjustments for fair value losses (gains)		-607.339	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	-607.339	0
Adjustments for Tax (Income) Expenses		-97.854	5.228.750
Adjustments for losses (gains) on disposal of non-current assets		0	0
Other adjustments to reconcile profit (loss)		1.757.838	
<b>Changes in Working Capital</b>		<b>-39.503.416</b>	<b>-13.052.016</b>
Adjustments for decrease (increase) in trade accounts receivable		2.839.676	-21.652.980
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-40.213.292	-3.953.072
Adjustments for decrease (increase) in inventories		97.998.539	70.958.734
Adjustments for increase (decrease) in trade accounts payable		-165.278.210	-85.923.863
Adjustments for Increase (Decrease) in Contract Liabilities		45.139.125	28.507.720
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		45.139.125	28.507.720
Adjustments for increase (decrease) in other operating payables		20.010.746	-988.555
<b>Cash Flows from (used in) Operations</b>		<b>72.690.268</b>	<b>87.254.307</b>
Payments Related with Provisions for Employee Benefits		-694.424	-227.087
Income taxes refund (paid)		-729.660	3.778.999
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>4.963.116</b>	<b>-15.939.014</b>
Proceeds from sales of property, plant, equipment and intangible assets		172.960	0
Proceeds from sales of property, plant and equipment	13	122.000	0
Proceeds from sales of intangible assets		50.960	0
Purchase of Property, Plant, Equipment and Intangible Assets		-1.924.327	-14.838.391
Purchase of property, plant and equipment	13	-1.924.327	
Purchase of intangible assets		0	-14.838.391
Cash Outflows from Acquisition of Investment Property	12	0	-3.231.565
Interest received	22	6.714.483	2.130.942
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-86.459.573</b>	<b>-59.184.625</b>
Proceeds from borrowings	5	0	619.086.251
Repayments of borrowings	5	-70.807.025	-661.767.770
Interest paid	22	-15.652.548	-16.503.106
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-10.230.273	15.682.580
Net increase (decrease) in cash and cash equivalents		-10.230.273	15.682.580
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>555.210.888</b>	<b>484.387.988</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>544.980.615</b>	<b>500.070.568</b>

[illegible]

Current Period 01.01.2021 - 31.03.2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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