



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2021 - 1. 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 31.03.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	485.954.458	486.639.009
Financial Investments	11	225.320.692	171.172.146
Trade Receivables		15.902.393	35.362.601
Trade Receivables Due From Related Parties	24	2.526.272	1.327.310
Trade Receivables Due From Unrelated Parties	6	13.376.121	34.035.291
Other Receivables		16.145.757	18.635.907
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	7	16.145.757	18.635.907
Derivative Financial Assets		0	0
Derivative Financial Assets Held for Hedging		0	0
Inventories	8	1.563.914.187	1.319.330.260
Prepayments		36.968.715	45.237.558
Prepayments to Related Parties	24	1.122.202	6.952.871
Prepayments to Unrelated Parties	9	35.846.513	38.284.687
Current Tax Assets		3.485.801	2.809.667
Other current assets	10	88.113.421	84.902.707
SUB-TOTAL		2.435.805.424	2.164.089.855
Total current assets		2.435.805.424	2.164.089.855
NON-CURRENT ASSETS			
Financial Investments	11	168.368.126	168.368.126
Trade Receivables		0	0
Trade Receivables Due From Unrelated Parties		0	0
Inventories	8	0	343.820.090
Investment property	12	3.146.324.010	3.146.324.010
Property, plant and equipment	13	68.574.474	68.885.615
Intangible assets and goodwill		17.970.835	19.561.823
Goodwill	14	8.536.542	10.076.570
Other intangible assets		9.434.293	9.485.253
Prepayments		45.367	66.325
Prepayments to Unrelated Parties	9	45.367	66.325
Other Non-current Assets	10	91.842.317	111.707.628
Total non-current assets		3.493.125.129	3.858.733.617
Total assets		5.928.930.553	6.022.823.472
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	0
Current Portion of Non-current Borrowings	5	174.650.990	176.523.715
Trade Payables		50.036.790	62.859.757
Trade Payables to Related Parties		0	0
Trade Payables to Unrelated Parties	6	50.036.790	62.859.757
Employee Benefit Obligations	17	1.731.072	1.463.156
Other Payables		265.462.011	291.328.568
Other Payables to Related Parties	24	229.974.844	253.940.721
Other Payables to Unrelated Parties	7	35.487.167	37.387.847
Contract Liabilities		512.586.402	118.344.072
Contract Liabilities from Ongoing Construction Contracts	9	512.586.402	118.344.072
Derivative Financial Liabilities		0	0
Current provisions		1.041.153	979.015
Current provisions for employee benefits	17	378.070	315.932
Other current provisions	15	663.083	663.083
Other Current Liabilities			0
SUB-TOTAL		1.005.508.418	651.498.283
Total current liabilities		1.005.508.418	651.498.283
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	274.683.446	332.739.837
Trade Payables		806.790.655	961.061.713
Trade Payables To Unrelated Parties	6	806.790.655	961.061.713

Other Payables		774.837	738.006
Other Payables to Unrelated parties	7	774.837	738.006
Contract Liabilities		0	343.844.037
Contract Liabilities from Ongoing Construction Contracts	9	0	343.844.037
Non-current provisions		867.180	805.983
Non-current provisions for employee benefits	17	867.180	805.983
Total non-current liabilities		1.083.116.118	1.639.189.576
Total liabilities		2.088.624.536	2.290.687.859
EQUITY			
Equity attributable to owners of parent		3.840.306.017	3.732.135.613
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
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		159.367.391	159.367.391
Restricted Reserves Appropriated From Profits		38.223.330	38.223.330
Legal Reserves		38.223.330	38.223.330
Prior Years' Profits or Losses		2.901.673.000	1.823.416.561
Current Period Net Profit Or Loss		108.170.404	1.078.256.439
Total equity		3.840.306.017	3.732.135.613
Total Liabilities and Equity		5.928.930.553	6.022.823.472

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	283.092.257	275.117.438
Cost of sales	19	-191.898.682	-141.391.241
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		91.193.575	133.726.197
GROSS PROFIT (LOSS)		91.193.575	133.726.197
General Administrative Expenses	20	-3.342.864	-3.846.388
Marketing Expenses	20	-4.381.444	-2.655.396
Other Income from Operating Activities	21	52.529.587	36.336.427
Other Expenses from Operating Activities	21	-31.285.492	-34.720.139
PROFIT (LOSS) FROM OPERATING ACTIVITIES		104.713.362	128.840.701
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		104.713.362	128.840.701
Finance income	22	16.737.498	2.101.011
Finance costs	22	-13.280.456	-34.737.516
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		108.170.404	96.204.196
PROFIT (LOSS) FROM CONTINUING OPERATIONS		108.170.404	96.204.196
PROFIT (LOSS)		108.170.404	96.204.196
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		108.170.404	96.204.196
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	0,29700000	0,26400000
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)		108.170.404	96.204.196
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		108.170.404	96.204.196

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		70.512.332	80.992.551
Profit (Loss)		108.170.404	96.204.196
Profit (Loss) from Continuing Operations		108.170.404	96.204.196
Adjustments to Reconcile Profit (Loss)		12.655.709	26.339.188
Adjustments for depreciation and amortisation expense	19, 20	364.779	1.287.032
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-63.332	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-63.332	0
Adjustments for provisions		156.484	-44.294
Adjustments for Interest (Income) Expenses	22	7.434.089	17.527.804
Adjustments for unrealised foreign exchange losses (gains)		3.831.000	7.568.646
Adjustments for fair value losses (gains)		-607.339	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	-607.339	0
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments	22	0	0
Other adjustments to reconcile profit (loss)		1.540.028	0
Changes in Working Capital		-49.604.498	-41.692.687
Adjustments for decrease (increase) in trade accounts receivable		19.523.540	-1.653.185
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-26.106.659	-22.657.631
Adjustments for decrease (increase) in inventories		99.236.163	70.852.031
Adjustments for increase (decrease) in trade accounts payable		-167.094.025	-88.095.392
Adjustments for Increase (Decrease) in Contract Liabilities		50.398.293	-387.714
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		50.398.293	-387.714
Adjustments for increase (decrease) in other operating payables		-25.561.810	249.204
Cash Flows from (used in) Operations		71.221.615	80.850.697
Payments Related with Provisions for Employee Benefits		-33.149	0
Income taxes refund (paid)		-676.134	141.854
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		5.465.481	-15.803.625
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		-175.638	-14.673.071
Purchase of property, plant and equipment	13	-175.638	
Purchase of intangible assets		0	-14.673.071
Cash Outflows from Acquisition of Investment Property	12		-3.231.565
Interest received	22	5.468.159	2.101.011
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-76.662.364	-50.777.918
Proceeds from borrowings		0	572.127.678
Repayments of borrowings		-63.760.116	-603.276.781
Loan Repayments		-63.760.116	-603.276.781
Interest paid	22	-12.902.248	-19.628.815
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-684.551	14.411.008
Net increase (decrease) in cash and cash equivalents		-684.551	14.411.008
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		486.639.009	459.019.623
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		485.954.458	473.430.631

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	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	0
Total Comprehensive Income (Loss)									0	96.204.196	96.204.196	96.204.196
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												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	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	96.204.196	2.750.083.370	2.750.083.370
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	38.223.330	1.823.416.561	1.078.256.439	3.732.135.613	3.732.135.613
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									1.078.256.439	-1.078.256.439	0	0
Total Comprehensive Income (Loss)									0	108.170.404	108.170.404	108.170.404
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
01.01.2020 - 31.03.2020

