



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2021 - 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	663.171.745	486.639.009
Financial Investments	11	227.132.185	171.172.146
Trade Receivables		22.416.823	35.362.601
Trade Receivables Due From Related Parties	24	7.664.299	1.327.310
Trade Receivables Due From Unrelated Parties	6	14.752.524	34.035.291
Other Receivables		11.069.044	18.635.907
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	7	11.069.044	18.635.907
Derivative Financial Assets		0	0
Derivative Financial Assets Held for Hedging		0	0
Inventories	8	1.236.247.789	1.319.330.260
Prepayments		24.327.437	45.237.558
Prepayments to Related Parties	24	685.129	6.952.871
Prepayments to Unrelated Parties	9	23.642.308	38.284.687
Current Tax Assets		2.663.122	2.809.667
Other current assets	10	75.277.370	84.902.707
SUB-TOTAL		2.262.305.515	2.164.089.855
Total current assets		2.262.305.515	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	223.663.500	343.820.090
Investment property	12	3.146.324.010	3.146.324.010
Property, plant and equipment	13	72.183.653	68.885.615
Intangible assets and goodwill		16.168.927	19.561.823
Goodwill	14	6.824.656	10.076.570
Other intangible assets		9.344.271	9.485.253
Prepayments		37.154	66.325
Prepayments to Unrelated Parties	9	37.154	66.325
Other Non-current Assets	10	70.191.645	111.707.628
Total non-current assets		3.696.937.015	3.858.733.617
Total assets		5.959.242.530	6.022.823.472
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	0	0
Current Portion of Non-current Borrowings	5	122.667.614	176.523.715
Trade Payables		37.382.347	62.859.757
Trade Payables to Related Parties	24	712.046	0
Trade Payables to Unrelated Parties	6	36.670.301	62.859.757
Employee Benefit Obligations	17	1.719.661	1.463.156
Other Payables		234.183.696	291.328.568
Other Payables to Related Parties	24	198.829.535	253.940.721
Other Payables to Unrelated Parties	7	35.354.161	37.387.847
Contract Liabilities		611.384.199	118.344.072
Contract Liabilities from Ongoing Construction Contracts	9	611.384.199	118.344.072
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		1.005.792	979.015
Current provisions for employee benefits	17	342.709	315.932
Other current provisions	15	663.083	663.083
Other Current Liabilities		0	0
SUB-TOTAL		1.008.343.309	651.498.283
Total current liabilities		1.008.343.309	651.498.283

NON-CURRENT LIABILITIES			
Long Term Borrowings	5	229.615.809	332.739.837
Trade Payables		632.318.746	961.061.713
Trade Payables To Unrelated Parties	6	632.318.746	961.061.713
Other Payables		1.780.354	738.006
Other Payables to Unrelated parties	7	1.780.354	738.006
Contract Liabilities		35.742	343.844.037
Contract Liabilities from Ongoing Construction Contracts	9	35.742	343.844.037
Non-current provisions		898.793	805.983
Non-current provisions for employee benefits	17	898.793	805.983
Total non-current liabilities		864.649.444	1.639.189.576
Total liabilities		1.872.992.753	2.290.687.859
EQUITY			
Equity attributable to owners of parent		4.086.249.777	3.732.135.613
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		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		354.114.164	1.078.256.439
Total equity		4.086.249.777	3.732.135.613
Total Liabilities and Equity		5.959.242.530	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 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	838.072.541	822.150.586	264.034.408	367.843.610
Cost of sales	19	-452.487.219	-471.190.349	-120.439.606	-220.500.665
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		385.585.322	350.960.237	143.594.802	147.342.945
GROSS PROFIT (LOSS)		385.585.322	350.960.237	143.594.802	147.342.945
General Administrative Expenses	20	-13.110.921	-8.830.919	-3.191.318	-3.338.062
Marketing Expenses	20	-16.823.049	-8.881.969	-11.615.592	-4.666.952
Other Income from Operating Activities	21	110.569.262	173.736.218	24.127.658	95.638.675
Other Expenses from Operating Activities	21	-105.004.154	-158.023.465	-47.329.138	-83.875.765
PROFIT (LOSS) FROM OPERATING ACTIVITIES		361.216.460	348.960.102	105.586.412	151.100.841
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		361.216.460	348.960.102	105.586.412	151.100.841
Finance income	22	44.062.938	6.089.367	7.715.890	2.457.094
Finance costs	22	-51.165.234	-81.199.335	-20.847.801	-27.698.880
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		354.114.164	273.850.134	92.454.501	125.859.055
PROFIT (LOSS) FROM CONTINUING OPERATIONS		354.114.164	273.850.134	92.454.501	125.859.055
PROFIT (LOSS)		354.114.164	273.850.134	92.454.501	125.859.055
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		354.114.164	273.850.134	92.454.501	125.859.055
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	0,97280000	0,75230000	0,25380000	0,34580000
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)		354.114.164	273.850.134	92.454.501	125.859.055
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		354.114.164	273.850.134	92.454.501	125.859.055

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		354.778.360	179.040.029
Adjustments to Reconcile Profit (Loss)		49.513.082	36.719.403
Adjustments for depreciation and amortisation expense	19-20	1.083.819	4.040.330
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-22.307	68.943
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-22.307	68.943
Adjustments for provisions		179.747	-813.957
Adjustments for Interest (Income) Expenses	22	24.058.620	31.333.852
Adjustments for unrealised foreign exchange losses (gains)	5	-7.034.000	7.568.649
Adjustments for fair value losses (gains)		27.995.289	-5.478.414
Adjustments for Fair Value Losses (Gains) of Financial Assets	22	27.995.289	-5.478.414
Other adjustments to reconcile profit (loss)		3.251.914	0
Changes in Working Capital		-48.935.271	-130.372.888
Adjustments for decrease (increase) in trade accounts receivable		12.968.085	-30.791.180
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-4.307.853	-218.983.597
Adjustments for decrease (increase) in inventories		203.239.061	-199.006.664
Adjustments for increase (decrease) in trade accounts payable		-354.220.377	259.815.563
Adjustments for Increase (Decrease) in Contract Liabilities		149.231.832	63.731.303
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		149.231.832	63.731.303
Adjustments for increase (decrease) in other operating payables		-55.846.019	-5.138.313
Cash Flows from (used in) Operations		354.691.975	180.196.649
Payments Related with Provisions for Employee Benefits		-60.160	-592.527
Income taxes refund (paid)		146.545	-564.093
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		11.826.774	-12.868.076
Proceeds from sales of property, plant, equipment and intangible assets		10.044	7.413.911
Purchase of Property, Plant, Equipment and Intangible Assets		-4.250.919	-23.139.789
Cash Outflows from Acquisition of Investment Property	12	0	-3.231.565
Interest received	22	16.067.649	6.089.367
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-190.072.398	-113.066.700
Proceeds from borrowings	5	0	602.127.678
Repayments of borrowings	5	-149.946.129	-677.771.159
Interest paid	22	-40.126.269	-37.423.219
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		176.532.736	53.105.253
Net increase (decrease) in cash and cash equivalents		176.532.736	53.105.253
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		663.171.745	512.124.876



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			Restricted Reserves Appropriated From Profits [member]		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	Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	Prior Years' Profits or Losses	Net Profit or Loss			
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)												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														
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	-3.364.272	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
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)												354.114.164	354.114.164	354.114.164
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 - 30.09.2020

