

OSTİM ENDÜSTRİYEL YATIRIMLAR VE İŞLETME A.Ş.
Financial Report
Consolidated
2021 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	VEZİN BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

OSTİM ENDÜSTRİYEL YATIRIMLAR VE İŞLETME A.Ş.

01 OCAK - 30 HAZİRAN 2021 ARA HESAP DÖNEMİNE AİT

KONSOLİDE FİNANSAL TABLOLAR VE İNCELEME RAPORU

Ostim Endüstriyel Yatırımlar Ve İşletme A.Ş.

Yönetim Kurulu'na

Giriş

Ostim Endüstriyel Yatırımlar Ve İşletme A.Ş.'nin ("Grup" veya "Şirket") 30 Haziran 2021 tarihli ilişikteki özet konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait özet kâr veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem konsolide finansal bilgilerin Türkiye Muhasebe Standardı 34, Ara Dönem Finansal Raporlama Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem konsolide finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre, ilişikteki ara dönem konsolide finansal bilgilerin Ostim Endüstriyel Yatırımlar ve İşletme A.Ş.'nin 30 Haziran 2021 tarihi itibarıyla finansal durumunun, aynı tarihli finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının tüm önemli yönleriyle TMS 34 "Ara Dönem

Finansal Raporlama" Standardı'na uygun olarak doğru ve gerçeğe uygun bir görünüm sağlamadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Dikkat Çekilen Hususlar

Grup'un % 34,19'una sahip olduğu Kızılcahamam Akasya Yatırım İnşaat Turizm A.Ş . (Akasya Yatırım), Ankara ili Kızılcahamam İlçesi, Yenice Mahallesi'nde yer alan termal devremülk ve arsa satışı için Çağ Grubu Sağlık İnşaat Turizm Taşımacılık Sanayi ve Ticaret A.Ş. (Çağ A.Ş.) ile sözleşme imzalamıştır. Çağ Grup hakkında daha sonra iflas kararı verilmiş ve teminatsız olan alacakları için karşılık ayrılmıştır.

18.08.2021, Ankara

Vezin Bağımsız Denetim A.Ş.

A Member Firm of HLB International

Fatma Zehra KOŞ, SMMM

Sorumlu Ortak Başdenetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	33.286.578	8.471.543
Trade Receivables		7.091.868	7.550.084
Trade Receivables Due From Related Parties	31	251.948	150.292
Trade Receivables Due From Unrelated Parties	7	6.839.920	7.399.792
Other Receivables		33.868.780	177.325
Other Receivables Due From Related Parties	31	27.513.441	3.441
Other Receivables Due From Unrelated Parties	8	6.355.339	173.884
Contract Assets	9	13.508.966	13.987.246
Contract Assets from Ongoing Construction Contracts	31	13.508.966	13.987.246
Inventories	10	5.752.800	4.853.011
Prepayments	22	732.583	850.000
Current Tax Assets	22	187.560	771.004
Other current assets	18	1.143.956	1.028.425
SUB-TOTAL		95.573.091	37.688.638
Non-current Assets or Disposal Groups Classified as Held for Sale		0	0
Non-current Assets or Disposal Groups Classified as Held for Distribution to Owners		0	0
Total current assets		95.573.091	37.688.638
NON-CURRENT ASSETS			
Other Receivables	8	3.502	16.217
Investments accounted for using equity method	11	4.940.865	4.959.355
Investment property	12	160.586.627	162.741.627
Property, plant and equipment	13	14.021.228	10.955.346
Operational Lease Assets		2.208.446	0
Other property, plant and equipment		11.812.782	10.955.346
Prepayments	22	20.479.781	12.124.445
Total non-current assets		200.032.003	190.796.990
Total assets		295.605.094	228.485.628
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	2.444.645	0
Current Portion of Non-current Borrowings	6	1.983.012	2.560.222
Trade Payables		5.622.391	3.767.899
Trade Payables to Related Parties	31	67.749	93.417
Trade Payables to Unrelated Parties	7	5.554.642	3.674.482
Employee Benefit Obligations	19	923.454	897.613
Other Payables		4.442.159	5.886.832
Other Payables to Related Parties	31	3.479.726	3.519.885
Other Payables to Unrelated Parties	8	962.433	2.366.947
Deferred Income Other Than Contract Liabilities	20	4.992.812	5.139.327
Current tax liabilities, current	29	145.369	581.355
Current provisions	15	280.000	280.000
Current provisions for employee benefits		0	0
Other current provisions	17	280.000	280.000
Other Current Liabilities	18	96.474	4.914.108
SUB-TOTAL		20.930.316	24.027.356
Liabilities included in disposal groups classified as held for sale		0	0
Liabilities Included in Disposal Groups Classified as Held for Distribution to Owners		0	0
Total current liabilities		20.930.316	24.027.356
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	23.890.845	23.121.663
Deferred Income Other Than Contract Liabilities	20	12.124.445	12.124.445
Non-current provisions		1.776.755	1.261.873
Non-current provisions for employee benefits	17	1.776.755	1.261.873
Deferred Tax Liabilities	29	11.964.256	15.095.952

Total non-current liabilities		49.756.301	51.603.933
Total liabilities		70.686.617	75.631.289
EQUITY			
Equity attributable to owners of parent	21	225.080.026	153.175.533
Issued capital		133.404.250	76.231.000
Share Premium (Discount)		7.569.181	1.869.310
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		6.843.828	6.626.593
Gains (Losses) on Revaluation and Remeasurement		6.843.828	6.626.593
Increases (Decreases) on Revaluation of Property, Plant and Equipment		7.112.433	7.112.433
Gains (Losses) on Remeasurements of Defined Benefit Plans		-268.605	-485.840
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		1.798.179	1.783.032
Prior Years' Profits or Losses		66.650.451	49.567.693
Current Period Net Profit Or Loss		8.814.137	17.097.905
Non-controlling interests		-161.549	-321.194
Total equity		224.918.477	152.854.339
Total Liabilities and Equity		295.605.094	228.485.628

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020	Current Period 3 Months 01.04.2021 - 30.06.2021	Previous Period 3 Months 01.04.2020 - 30.06.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	23	23.094.587	57.802.437	13.214.159	15.770.597
Cost of sales	23	-15.179.281	-42.047.596	-7.500.435	-16.390.453
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		7.915.306	15.754.841	5.713.724	-619.856
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		7.915.306	15.754.841	5.713.724	-619.856
General Administrative Expenses	24	-2.607.926	-1.570.028	-1.558.946	-779.469
Marketing Expenses	24	-1.867.204	-1.478.201	-796.585	-795.095
Other Income from Operating Activities	25	261.304	140.764	190.299	119.674
Other Expenses from Operating Activities	26	-365.283	-257.146	-123.036	-170.909
PROFIT (LOSS) FROM OPERATING ACTIVITIES		3.336.197	12.590.230	3.425.456	-2.245.655
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	-18.491	-44.551	112.397	-26.542
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		3.317.706	12.545.679	3.537.853	-2.272.197
Finance income	27	5.297.604	4.136.162	3.475.571	991.038
Finance costs	28	-2.707.255	-12.586.271	-1.205.558	-2.380.763
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.908.055	4.095.570	5.807.866	-3.661.922
Tax (Expense) Income, Continuing Operations	29	2.933.746	-5.443.971	3.005.048	-2.975.827
Current Period Tax (Expense) Income		-145.369	-5.159.285	621.678	-5.096.111
Deferred Tax (Expense) Income		3.079.115	-284.686	2.383.370	2.120.284
PROFIT (LOSS) FROM CONTINUING OPERATIONS		8.841.801	-1.348.401	8.812.914	-6.637.749
PROFIT (LOSS)		8.841.801	-1.348.401	8.812.914	-6.637.749
Profit (loss), attributable to [abstract]					
Non-controlling Interests		27.664	-52.719	108.783	-82.662
Owners of Parent		8.814.137	-1.295.682	8.704.131	-6.555.087
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Hisse Başına Kazanç	30	0,06610000	-0,01700000	0,06520000	-0,08600000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		217.235	-204.273	116.225	-203.771
Gains (Losses) on Remeasurements of Defined Benefit Plans		296.635	-274.150	238.043	-273.084
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-79.400	69.877	-121.818	69.313
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		217.235	-204.273	116.225	-203.771
TOTAL COMPREHENSIVE INCOME (LOSS)		9.059.036	-1.552.674	8.929.139	-6.841.520
Total Comprehensive Income Attributable to					
Non-controlling Interests		159.645	-76.885	174.618	-93.637
Owners of Parent		8.899.391	-1.475.789	8.754.521	-6.747.883

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-40.258.519	34.522.963
Profit (Loss)		8.814.137	-1.295.682
Adjustments to Reconcile Profit (Loss)		-2.651.565	1.502.996
Adjustments for depreciation and amortisation expense	13,14	307.165	213.844
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-16.333	195.273
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	7,8	-16.333	195.273
Adjustments for provisions		514.882	374.778
Adjustments for (Reversal of) Provisions Related with Employee Benefits	17	514.882	374.778
Adjustments for Interest (Income) Expenses		-325.583	498.975
Adjustments for interest expense	6	-325.583	498.975
Adjustments for Tax (Income) Expenses	29	-3.131.696	220.126
Changes in Working Capital		-46.421.091	34.315.649
Decrease (Increase) in Financial Investments	5	18.490	44.551
Adjustments for decrease (increase) in trade accounts receivable		461.761	44.242.058
Decrease (Increase) in Trade Accounts Receivables from Related Parties	31	-101.656	-2.620.326
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	563.417	46.862.384
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-32.972.147	-166.011
Decrease (Increase) in Other Related Party Receivables Related with Operations	31	-32.984.862	-141.524
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	12.715	-24.487
Adjustments for Decrease (Increase) in Contract Assets		478.280	24.500
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts		478.280	24.500
Adjustments for decrease (increase) in inventories	10	-899.789	-638.191
Decrease (Increase) in Prepaid Expenses	22	-8.139.471	-284.938
Adjustments for increase (decrease) in trade accounts payable		1.857.280	-122.302
Increase (Decrease) in Trade Accounts Payables to Related Parties	31	-25.668	57.914
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	1.882.948	-180.216
Increase (Decrease) in Employee Benefit Liabilities	19	25.841	134.209
Adjustments for increase (decrease) in other operating payables		-1.444.673	-9.886.237
Increase (Decrease) in Other Operating Payables to Related Parties	31	-40.159	-443.183
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-1.404.514	-9.443.054
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	20	-177.715	-435.683
Other Adjustments for Other Increase (Decrease) in Working Capital		-5.628.948	1.403.693
Decrease (Increase) in Other Assets Related with Operations	18	369.465	-35.925
Increase (Decrease) in Other Payables Related with Operations	18	-5.998.413	1.439.618
Cash Flows from (used in) Operations		-40.258.519	34.522.963
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.218.047	34.704.608
Purchase of Property, Plant, Equipment and Intangible Assets		-3.373.047	-252.605
Purchase of property, plant and equipment	13	-3.373.047	-252.605
Cash Inflows from Sale of Investment Property	12	2.155.000	34.957.213
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		66.291.601	-68.118.785
Proceeds from Issuing Shares or Other Equity Instruments		62.873.121	0
Proceeds from issuing shares		62.873.121	0
Proceeds from borrowings		5.667.425	10.176.671
Proceeds from Loans	6	5.667.425	10.176.671
Repayments of borrowings		-2.705.225	-77.944.421

Loan Repayments	6	-2.705.225	-77.944.421
Other inflows (outflows) of cash	18	456.280	-351.035
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		24.815.035	1.108.786
Net increase (decrease) in cash and cash equivalents		24.815.035	1.108.786
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		8.471.543	1.241.268
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		33.286.578	2.350.054

Previous Period 01.01.2020 - 30.06.2020	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		76.231.000	1.869.310	3.786.371	-181.018				800.362	42.897.018	3.530.586	128.933.629	-188.194	128.745.435
	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										3.530.586	-3.530.586			
	Total Comprehensive Income (Loss)														
	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						53.306						-6.670.599	-6.617.293	3.988	-6.613.305
Equity at end of period		76.231.000	1.869.310	3.786.371	-127.712				800.362	46.427.604	-6.670.599	122.316.336	-184.206	122.132.130	
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period		76.231.000	1.869.310	7.112.433	-485.840				1.783.032	49.567.693	17.097.905	153.175.533	-321.194	152.854.339	
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									15.147	17.082.758	-17.097.905	0	0	0	
Total Comprehensive Income (Loss)															
Profit (loss)															
Other Comprehensive Income (Loss)															
Issue of equity		57.173.250	5.699.871									62.873.121	0	62.873.121	
Capital Decrease															
Capital Advance															
Effect of Merger or Liquidation or Division															
Effects of Business Combinations Under Common Control															
Advance Dividend Payments															
Dividends Paid															

Current Period 01.01.2021 - 30.06.2021															
	Decrease through Other Distributions to Owners														
	Increase (Decrease) through Treasury Share Transactions														
	Increase (Decrease) through Share-Based Payment Transactions														
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	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					217.235					8.814.137	9.031.372		159.645	9.191.017
	Equity at end of period		133.404.250	7.569.181	7.112.433	-268.605			1.798.179	66.650.451	8.814.137	225.080.026		-161.549	224.918.477