

**ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2021 - 3. 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 30.09.2021	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	714.712.592	555.210.888
Financial Investments	11	227.132.185	171.172.146
Trade Receivables		40.780.426	39.692.403
Trade Receivables Due From Related Parties	24	0	0
Trade Receivables Due From Unrelated Parties	6	40.780.426	39.692.403
Other Receivables		24.102.853	21.274.563
Other Receivables Due From Related Parties	24	10.899.948	2.386.797
Other Receivables Due From Unrelated Parties	7	13.202.905	18.887.766
Inventories	8	1.237.673.079	1.321.556.972
Prepayments		16.330.384	21.401.003
Prepayments to Related Parties	24	685.129	0
Prepayments to Unrelated Parties	9	15.645.255	21.401.003
Current Tax Assets	23	2.459.834	2.507.755
Other current assets	10	91.872.603	90.780.551
<b>SUB-TOTAL</b>		<b>2.355.063.956</b>	<b>2.223.596.281</b>
<b>Total current assets</b>		<b>2.355.063.956</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 Related Parties		0	0
Trade Receivables Due From Unrelated Parties		0	0
Inventories	8	223.663.500	343.820.090
Investment property	12	1.859.708.258	1.859.708.258
Property, plant and equipment	13	1.308.901.120	1.314.130.995
Intangible assets and goodwill		16.448.251	19.921.688
Goodwill	14	6.824.656	10.076.570
Other intangible assets		9.623.595	9.845.118
Prepayments		37.152	66.325
Prepayments to Related Parties		0	0
Prepayments to Unrelated Parties	9	37.152	66.325
Deferred Tax Asset	23	1.736.176	1.986.218
Other Non-current Assets	10	70.191.646	111.707.630
<b>Total non-current assets</b>		<b>3.481.106.838</b>	<b>3.651.761.939</b>
<b>Total assets</b>		<b>5.836.170.794</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	143.596.194	198.345.883
Trade Payables		69.267.468	71.424.497
Trade Payables to Related Parties	24	712.046	0
Trade Payables to Unrelated Parties	6	68.555.422	71.424.497
Employee Benefit Obligations	17	5.481.454	2.094.094
Other Payables		271.390.487	281.518.573
Other Payables to Related Parties	24	233.833.150	243.706.693
Other Payables to Unrelated Parties	7	37.557.337	37.811.880
Contract Liabilities		611.214.095	122.197.269
Contract Liabilities from Ongoing Construction Contracts	9	611.214.095	122.197.269
Current tax liabilities, current		0	312.724
Current provisions		2.859.912	2.179.670
Current provisions for employee benefits	17	1.981.153	1.300.911
Other current provisions	15	878.759	878.759
<b>SUB-TOTAL</b>		<b>1.103.809.610</b>	<b>678.083.026</b>
<b>Total current liabilities</b>		<b>1.103.809.610</b>	<b>678.083.026</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	5	278.617.359	393.299.257
Trade Payables		632.318.746	961.061.713
Trade Payables To Unrelated Parties	6	632.318.746	961.061.713

Other Payables		1.855.954	813.606
Other Payables to Unrelated parties	7	1.855.954	813.606
Contract Liabilities		0	343.896.037
Contract Liabilities from Ongoing Construction Contracts	9	0	343.896.037
Non-current provisions		3.869.249	3.737.311
Non-current provisions for employee benefits	17	3.869.249	3.737.311
Other non-current liabilities		0	0
Total non-current liabilities		916.661.308	1.702.807.924
Total liabilities		2.020.470.918	2.380.890.950
EQUITY			
Equity attributable to owners of parent		3.815.505.141	3.494.095.528
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
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		1.247.106.783	1.249.680.142
Gains (Losses) on Revaluation and Remeasurement		1.247.106.783	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	-5.886.483	-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		323.982.972	617.541.014
Non-controlling interests		194.735	371.742
Total equity		3.815.699.876	3.494.467.270
Total Liabilities and Equity		5.836.170.794	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 - 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	19	908.428.451	853.039.320	344.756.953	391.056.180
Cost of sales	19	-539.310.745	-515.043.216	-164.136.927	-240.628.964
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		369.117.706	337.996.104	180.620.026	150.427.216
GROSS PROFIT (LOSS)		369.117.706	337.996.104	180.620.026	150.427.216
General Administrative Expenses	20	-16.948.555	-11.336.540	-4.381.684	-4.010.034
Marketing Expenses	20	-23.098.040	-13.724.508	-14.745.687	-5.938.878
Other Income from Operating Activities	21	111.234.830	206.089.066	26.566.484	111.797.707
Other Expenses from Operating Activities	21	-106.678.241	-190.070.417	-48.900.345	-103.463.231
PROFIT (LOSS) FROM OPERATING ACTIVITIES		333.627.700	328.953.705	139.158.794	148.812.780
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		333.627.700	328.953.705	139.158.794	148.812.780
Finance income	22	62.209.681	29.106.220	8.867.834	18.274.561
Finance costs	22	-72.418.587	-98.809.214	-23.565.192	-36.102.396
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		323.418.794	259.250.711	124.461.436	130.984.945
Tax (Expense) Income, Continuing Operations		264.630	-4.989.431	-221.138	231.470
Deferred Tax (Expense) Income	23	264.630	-4.989.431	-221.138	231.470
PROFIT (LOSS) FROM CONTINUING OPERATIONS		323.683.424	254.261.280	124.240.298	131.216.415
PROFIT (LOSS)		323.683.424	254.261.280	124.240.298	131.216.415
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		-299.548	-537.491	2.008.475	244.586
Owners of Parent		323.982.972	254.798.771	122.231.823	130.971.829
<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	0,89000000	0,70000000	0,33600000	0,36000000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.058.687	1.086.355	63.261	1.296.451
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.573.359	1.086.355	79.076	1.296.451
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		514.672	0	-15.815	0
Taxes Relating to Remeasurements of Defined Benefit Plans	23	514.672	0	-15.815	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-2.058.687</b>	<b>1.086.355</b>	<b>63.261</b>	<b>1.296.451</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>321.624.737</b>	<b>255.347.635</b>	<b>124.303.559</b>	<b>132.512.866</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		-177.007	-488.895	2.004.710	251.685
Owners of Parent		321.801.744	255.836.530	122.298.849	132.261.181

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>362.503.399</b>	<b>205.142.448</b>
Profit (Loss)		323.683.424	254.261.280
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>13.030.933</b>	<b>44.841.545</b>
Adjustments for depreciation and amortisation expense	19-20	21.935.508	13.650.182
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-370.541	-171.109
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-370.541	-171.109
Adjustments for provisions		-803.659	-215.333
Adjustments for Interest (Income) Expenses	22	27.529.132	31.746.673
Adjustments for unrealised foreign exchange losses ( gains)	5	-10.453.450	0
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
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		0	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses		-62.682	5.309.546
Adjustments for losses (gains) on disposal of non-current assets		0	0
Other adjustments to reconcile profit (loss)		3.251.914	
<b>Changes in Working Capital</b>		<b>26.576.100</b>	<b>-95.941.723</b>
Adjustments for decrease (increase) in trade accounts receivable		-717.482	-42.461.077
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		14.730.684	-170.820.168
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories		204.040.483	-200.217.343
Adjustments for increase (decrease) in trade accounts payable		-330.899.996	270.881.818
Adjustments for Increase (Decrease) in Contract Liabilities		145.120.789	43.512.491
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		145.120.789	43.512.491
Adjustments for increase (decrease) in other operating payables		-5.698.378	3.162.556
Other Adjustments for Other Increase (Decrease) in Working Capital		0	0
<b>Cash Flows from (used in) Operations</b>		<b>363.290.457</b>	<b>203.161.102</b>
Payments Related with Provisions for Employee Benefits		-834.979	-847.398
Income taxes refund (paid)		47.921	2.828.744
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>1.091.438</b>	<b>-15.320.506</b>
Proceeds from sales of property, plant, equipment and intangible assets		126.005	2.923.488
Purchase of Property, Plant, Equipment and Intangible Assets		-16.610.115	-21.220.007
Cash Outflows from Acquisition of Investment Property	12	0	-3.231.565
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
Interest received	22	17.575.548	6.207.578
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-204.093.133</b>	<b>-96.466.339</b>
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		0	738.230.567
Proceeds from Loans	5	0	738.230.567
Repayments of borrowings	5	-158.988.453	-796.742.655
Interest paid	22	-45.104.680	-37.954.251
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>159.501.704</b>	<b>93.355.603</b>
<b>Net increase (decrease) in cash and cash equivalents</b>		<b>159.501.704</b>	<b>93.355.603</b>

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		555.210.888	484.387.988
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		714.712.592	577.743.591



Current Period 01.01.2021 - 30.09.2021																0
	Decrease through Other Distributions to Owners															0
	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															0
	Increase through Other Contributions by Owners															0
	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															0
	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															0
	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															0
	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															0
	Increase (decrease) through other changes, equity															0
	Equity at end of period		364.000.000	-3.364.272	146.712.969		1.252.993.266	-5.886.483			41.243.984	1.695.822.705	323.982.972	3.815.505.141	194.735	3.815.699.876