

### KAMUYU AYDINLATMA PLATFORMU

# 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
ratement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	544.980.615	555.210.8
Financial Investments	11	225.320.692	171.172.1
Trade Receivables		37.574.315	39.692.4
Trade Receivables Due From Related Parties	24	1.678.284	
Trade Receivables Due From Unrelated Parties	6	35.896.031	39.692.4
Other Receivables		18.387.557	21.274.5
Other Receivables Due From Related Parties	24	0	2.386.
Other Receivables Due From Unrelated Parties	7	18.387.557	18.887.7
Derivative Financial Assets		0	
Derivative Financial Assets Held for Hedging		0	
Inventories	8	1.567.378.523	1.321.556.9
Prepayments		24.283.675	21.401.0
Prepayments to Related Parties	24	4.385.083	
Prepayments to Unrelated Parties	9	19.898.592	21.401.0
Current Tax Assets	23	3.237.415	2.507.
Other current assets	10	97.343.238	90.780.
SUB-TOTAL		2.518.506.030	2.223.596.
Total current assets		2.518.506.030	2.223.596.2
NON-CURRENT ASSETS			
Financial Investments	11	420.735	420.
Trade Receivables		0	
Trade Receivables Due From Unrelated Parties		0	
Inventories	8	0	343.820.
Investment property	12	1.859.708.258	1.859.708.
Property, plant and equipment	13	1.308.890.397	1.314.130.9
Intangible assets and goodwill		18.112.890	19.921.
Goodwill	14	8.536.542	10.076.
Other intangible assets		9.576.348	9.845.
Prepayments		45.367	66.
Prepayments to Unrelated Parties	9	45.367	66.
Deferred Tax Asset	23	1.771.348	1.986.
Other Non-current Assets	10	91.842.320	111.707.
Total non-current assets		3.280.791.315	3.651.761.
Total assets		5.799.297.345	5.875.358.2
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	0	10
Current Portion of Non-current Borrowings	5	195.914.067	198.345.
Trade Payables		60.417.345	71.424.
Trade Payables to Related Parties		0	11.121.
Trade Payables to Unrelated Parties	6	60.417.345	71.424.
Employee Benefit Obligations	17	4.343.963	2.094.
Other Payables	11	299.242.619	281.518.
Other Payables to Related Parties	24	263.147.757	243.706.
Other Payables to Unrelated Parties	7	36.094.862	37.811.
Contract Liabilities	,	511.232.431	122.197.
Contract Liabilities from Ongoing Construction			
Contracts	9	511.232.431	122.197.
Derivative Financial Liabilities		0	
Current tax liabilities, current		0	312.
Current provisions		2.557.228	2.179.
Current provisions for employee benefits	17	1.678.469	1.300.
Other current provisions	15	878.759	878.
Other Current Liabilities		0	
SUB-TOTAL		1.073.707.653	678.083.
Total current liabilities		1.073.707.653	678.083.
NON-CURRENT LIABILITIES			
NON-CONNENT FINDIFILIES			

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
atement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	284.282.463	282.168.33
Cost of sales	19	-205.098.355	-157.751.04
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		79.184.108	124.417.28
GROSS PROFIT (LOSS)		79.184.108	124.417.28
General Administrative Expenses	20	-5.166.556	-4.961.18
Marketing Expenses	20	-5.379.309	-5.585.09
Other Income from Operating Activities	21	56.085.787	45.990.2
Other Expenses from Operating Activities	21	-35.575.333	-43.883.1
PROFIT (LOSS) FROM OPERATING ACTIVITIES		89.148.697	115.978.1
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		89.148.697	115.978.1
Finance income	22	29.238.917	5.101.0
Finance costs	22	-27.350.544	-37.918.3
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		91.037.070	83.160.8
Tax (Expense) Income, Continuing Operations		303.269	-5.193.3
Deferred Tax (Expense) Income	23	303.269	-5.193.3
PROFIT (LOSS) FROM CONTINUING OPERATIONS		91.340.339	77.967.5
PROFIT (LOSS)		91.340.339	77.967.5
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-543.729	-655.3
Owners of Parent		91.884.068	78.622.8
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay Başına Kazanç	18	0,25200000	0,216000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.072.558	1.058.7
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.590.697	1.323.3
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		518.139	-264.6
Taxes Relating to Remeasurements of Defined Benefit Plans	23	518.139	-264.6
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		-2.072.558	1.058.7
TOTAL COMPREHENSIVE INCOME (LOSS)		89.267.781	79.026.2
Total Comprehensive Income Attributable to			
Non-controlling Interests		-420.362	-613.3
Owners of Parent		89.688.143	79.639.5



# 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
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		71.266.184	90.806.219
Profit (Loss)		91.340.339	77.967.515
Adjustments to Reconcile Profit (Loss)		20.853.345	22.338.808
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 Impairement 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	14.372.16
Adjustments for unrealised foreign exchange losses ( gains)		5.847.729	-2.218.71
Adjustments for fair value losses (gains)		-607.339	
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	-607.339	
Adjustments for Tax (Income) Expenses		-97.854	5.228.75
Adjustments for losses (gains) on disposal of non-current assets		0	(
Other adjustments to reconcile profit (loss)		1.757.838	
Changes in Working Capital		-39.503.416	-13.052.01
Adjustments for decrease (increase) in trade accounts receivable		2.839.676	-21.652.98
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-40.213.292	-3.953.07
Adjustments for decrease (increase) in inventories		97.998.539	70.958.73
Adjustments for increase (decrease) in trade accounts payable		-165.278.210	-85.923.86
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	-988.559
Cash Flows from (used in) Operations		72.690.268	87.254.30
Payments Related with Provisions for Employee Benefits		-694.424	-227.08
Income taxes refund (paid)		-729.660	3.778.99
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		4.963.116	-15.939.01
Proceeds from sales of property, plant, equipment and intangible assets		172.960	
Proceeds from sales of property, plant and equipment	13	122.000	
Proceeds from sales of intangible assets		50.960	
Purchase of Property, Plant, Equipment and Intangible Assets		-1.924.327	-14.838.39
Purchase of property, plant and equipment	13	-1.924.327	
Purchase of intangible assets		0	-14.838.39
Cash Outflows from Acquition of Investment Property	12	0	-3.231.56
Interest received	22	6.714.483	2.130.94
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-86.459.573	-59.184.62
Proceeds from borrowings	5	0	619.086.25
Repayments of borrowings	5	-70.807.025	-661.767.77
Interest paid	22	-15.652.548	-16.503.10
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-10.230.273	15.682.58
Net increase (decrease) in cash and cash equivalents		-10.230.273	15.682.58
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		555.210.888	484.387.98
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		544.980.615	500.070.568



# Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Consolidated

				Equity										
		Footnote Reference		Equity attributable to owners of parent [member]										
					Other Accumulated Comprehensive Income Tha	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		e Income That Will Be Reclassified In Profit Or Loss		Retained Earnings				
			Issued Capital Treasur	ury Shares Share premiums or disc	Gains/Losses on Revaluation and Remeasurement [member]				Restricted Reserves Appropriated From Profits [member]				Non-controlling interests [member]	ts [member]
					Increases (Decreases) on Revaluation of Property, Plant and Equipment	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		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.	712.969 824.182.5	-2.220.709			29.488.673	3 778.658.684	311.378.318	2.448.836.177	796.599	9 2.449.632.776
	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													
	restated Balances  Transfers									311.378.318	-311.378.318	0		0
	Total Comprehensive Income (Loss)									311.378.318	-511.578.518	0		0
	Profit (loss)										78.622.847	78.622.847	-655.33	77.967.515
	Other Comprehensive Income (Loss)					1.016.699						1.016.699		2 1.058.711
	Issue of equity													
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division													
	Effects of Business Combinations Under Common Control													
	Advance Dividend Payments													
S Period 31.03.2020	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.	712.969 824.182.5:	-1.204.010			29.488.673	3 1.090.037.002	79 632 947	2.528.475.723	192.77	9 2.528.659.002
	Statement of changes in equity [abstract]			.40.	027.102.5.	-1.204.010			25,400,013	2.050.051.002	JULEUTI		105,213	10.000.002
	Statement of changes in equity [line items]													
	Equity at beginning of period		364.000.000	-3.364.272 146.	712.969 1.252.993.20	-3.313,124			41.243.98	4 1.078.281.691	617.541.014	3.494.095.528	371.74	2 3.494.467.270
	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										e			4
	Transfers  Total Comprehensive Income (Loss)									617.541.014	-617.541.014	0		
	Profit (loss)										91.884.068	91.884.068	-543.72	9 91.340.339
	Other Comprehensive Income (Loss)					-2.590.697						-2.590.697		-2.467.330
	Issue of equity											0		
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division  Effects of Business Combinations Under Common													4
	Control													
	Advance Dividend Payments Dividends Paid													4
	Dividends Paid													

Account for the Comment of the Comme

-5.903.821

1.695.822.705 91.884.068 3.583.388.899

-48.620 3.583.340.279

Equity at end of period

364.000.000 -3.364.272