



## KAMUYU AYDINLATMA PLATFORMU

# TEK-ART İNŞAAT TİCARET TURİZM SANAYİ VE YATIRIMLAR A.Ş. Financial Report Consolidated 2025 - 1. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT  
İSTANBUL**  
Türkiye Sermaye Piyasası - Merkezi  
Saklama ve Veri Depolama Kurululuğu



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	28.954.367	37.581.231
Trade Receivables		42.786.129	52.840.635
Trade Receivables Due From Unrelated Parties	10	42.786.129	52.840.635
Other Receivables		9.119.457	12.515.718
Other Receivables Due From Related Parties	11,37	9.104.807	12.495.897
Other Receivables Due From Unrelated Parties	11	14.650	19.821
Inventories	13	2.038.682	2.375.374
Prepayments	15	15.174.294	5.259.918
Prepayments to Unrelated Parties	15	15.174.294	5.259.918
Current Tax Assets	25	387.135	233.531
Other current assets		4.414.346	763.379
Other Current Assets Due From Unrelated Parties	26	4.414.346	763.379
SUB-TOTAL		102.874.410	111.569.786
Total current assets		102.874.410	111.569.786
NON-CURRENT ASSETS			
Other Receivables		6.329	6.966
Other Receivables Due From Unrelated Parties	11	6.329	6.966
Investment property	17	2.474.684.008	2.474.684.008
Property, plant and equipment	18	4.219.735.193	4.224.564.337
Intangible assets and goodwill		168.269	201.989
Other intangible assets	19	168.269	201.989
Total non-current assets		6.694.593.799	6.699.457.300
Total assets		6.797.468.209	6.811.027.086
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	441.054.251	444.598.109
Trade Payables		12.170.960	1.798.657
Trade Payables to Unrelated Parties	10	12.170.960	1.798.657
Employee Benefit Obligations	12	2.821.462	3.374.033
Other Payables		2.014.551	2.719.430
Other Payables to Related Parties	11,37	146.648	171.129
Other Payables to Unrelated Parties	11	1.867.903	2.548.301
Deferred Income Other Than Contract Liabilities	15	68.474.954	60.943.557
Current provisions		7.205.312	7.704.155
Current provisions for employee benefits	22	1.715.732	1.243.239
Other current provisions	22	5.489.580	6.460.916
SUB-TOTAL		533.741.490	521.137.941
Total current liabilities		533.741.490	521.137.941
NON-CURRENT LIABILITIES			
Non-current provisions		3.962.867	3.313.624
Non-current provisions for employee benefits	24	3.962.867	3.313.624
Deferred Tax Liabilities	35	1.195.172.819	1.170.397.011
Total non-current liabilities		1.199.135.686	1.173.710.635
Total liabilities		1.732.877.176	1.694.848.576
EQUITY			
Equity attributable to owners of parent		5.064.591.033	5.116.178.510
Issued capital		300.000.000	300.000.000
Inflation Adjustments on Capital		3.967.610.921	3.967.610.921
Treasury Shares (-)		-79.036	-79.036
Share Premium (Discount)		-54.485.545	-54.485.545
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		272.639.294	272.966.162
Restricted Reserves Appropriated From Profits		18.599.469	18.599.469
Prior Years' Profits or Losses		611.566.539	1.043.810.605
Current Period Net Profit Or Loss		-51.260.609	-432.244.066
Total equity		5.064.591.033	5.116.178.510
Total Liabilities and Equity		6.797.468.209	6.811.027.086

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	28	216.291	1.525.397
Cost of sales	28	0	-977.827
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		216.291	547.570
GROSS PROFIT (LOSS)		216.291	547.570
General Administrative Expenses	29,30	-14.431.204	-16.728.765
Marketing Expenses	29,30	-1.245.779	-742.356
Other Income from Operating Activities	31	2.130.109	3.122.324
Other Expenses from Operating Activities	31	-17.867.005	-20.573.407
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-31.197.588	-34.374.634
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-31.197.588	-34.374.634
Finance income	33	3.732.808	617.366
Finance costs	33	-38.536.494	-51.331.649
Gains (losses) on net monetary position	34	39.625.430	49.859.255
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-26.375.844	-35.229.662
Tax (Expense) Income, Continuing Operations		-24.884.765	-46.278.226
Deferred Tax (Expense) Income	35	-24.884.765	-46.278.226
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-51.260.609	-81.507.888
PROFIT (LOSS)		-51.260.609	-81.507.888
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-51.260.609	-81.507.888
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Sürdürülen Faliyetlerden Pay Başına Kazanç (Zarar)	36	-0,00171000	-0,00272000
Diluted Earnings Per Share			



# Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of Other Comprehensive Income			
PROFIT (LOSS)	36	-51.260.609	-81.507.888
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-326.868	-350.730
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-435.825	-467.639
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		108.957	116.909
Deferred Tax (Expense) Income	35	108.957	116.909
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-326.868	-350.730
TOTAL COMPREHENSIVE INCOME (LOSS)		-51.587.477	-81.858.618
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-51.587.477	-81.858.618

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-2.582.135</b>	<b>-1.837.031</b>
Profit (Loss)		-51.260.609	-81.507.888
Profit (Loss) from Continuing Operations	36	-51.260.609	-81.507.888
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>30.843.844</b>	<b>61.634.892</b>
Adjustments for depreciation and amortisation expense	14,18,19	9.574.253	11.375.520
Adjustments for Impairment Loss (Reversal of Impairment Loss)		539.070	7.974
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10,11	539.070	7.974
Adjustments for provisions		703.011	1.408.851
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	1.139.710	753.672
Adjustments for (Reversal of) Other Provisions	22	-436.699	655.179
Adjustments for Interest (Income) Expenses		7.554.787	7.318.135
Adjustments for Interest Income	33	-2.300.925	-422.796
Adjustments for interest expense	33	9.855.712	7.740.931
Adjustments for unrealised foreign exchange losses ( gains)		28.132.971	44.117.947
Adjustments for Tax (Income) Expenses	35	24.884.765	46.278.226
Adjustments Related to Gain and Losses on Net Monetary Position		-40.545.013	-48.871.761
<b>Changes in Working Capital</b>		<b>17.988.234</b>	<b>18.349.025</b>
Adjustments for decrease (increase) in trade accounts receivable	10	5.832.727	-4.229.955
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	2.251.956	29.200.042
Adjustments for decrease (increase) in inventories	13	336.692	359.142
Decrease (Increase) in Prepaid Expenses	26	-9.914.376	-25.157.913
Adjustments for increase (decrease) in trade accounts payable	10	10.536.753	5.577.068
Increase (Decrease) in Employee Benefit Liabilities	12	-244.085	-1.532.667
Adjustments for increase (decrease) in other operating payables	11	-456.243	-1.264.492
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	13.103.433	16.290.717
Other Adjustments for Other Increase (Decrease) in Working Capital	26	-3.458.623	-892.917
<b>Cash Flows from (used in) Operations</b>		<b>-2.428.531</b>	<b>-1.523.971</b>
Payments Related with Provisions for Employee Benefits	24	0	-313.060
Income taxes refund (paid)	35	-153.604	
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-4.711.389</b>	<b>-4.149.354</b>
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-4.711.389	-4.149.354
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>2.334.190</b>	<b>-2.330.835</b>
Repayments of borrowings	8	0	-697.306
Interest paid		0	-2.056.324
Interest Received		2.334.190	422.795
Income taxes refund (paid)			0
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-4.959.334</b>	<b>-8.317.220</b>
Net increase (decrease) in cash and cash equivalents		-4.959.334	-8.317.220
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	6	<b>35.226.081</b>	<b>19.911.857</b>
<b>INFLATION EFFECT ON CASH AND CASH EQUIVALENTS</b>		<b>-3.436.031</b>	<b>-2.606.829</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	6	<b>26.830.716</b>	<b>8.987.808</b>

[illegible]

Current Period 01.01.2025 - 31.03.2025															
	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		27	300.000.000	3.967.610.921	-79.036	-54.485.545	274.370.653	-1.731.359			18.599.469	611.566.539	-51.260.609	5.064.591.033	0 5.064.591.033