

### KAMUYU AYDINLATMA PLATFORMU

# TERA YATIRIM TEKNOLOJİ HOLDİNG A.Ş. Financial Report Consolidated 2025 - 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 30.09.2025	Previous Period 31.12.2024
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	[4]	24.908.560	2.975.83
Financial Investments	[5]	1.893.243.344	
Financial Assets at Fair Value Through Profit or Loss		1.893.243.344	
Financial Assets Held For Trading		1.893.243.344	
Trade Receivables	[9]	690.365.158	39.911.22
Trade Receivables Due From Related Parties		278.116.250	
Trade Receivables Due From Unrelated Parties		412.248.908	39.911.22
Other Receivables	[10]	55.493.011	298.78
Other Receivables Due From Related Parties		11.699.558	
Other Receivables Due From Unrelated Parties		43.793.453	298.78
Contract Assets		61.388.718	
Contract Assets from Sale of Goods and Service Contracts		61.388.718	
Derivative Financial Assets	[40]	0	1 400 0
Inventories	[12]	314.117.325	1.488.86
Prepayments Prepayments to Unrelated Parties	[16]	527.676.301 527.676.301	101.460.79
Current Tax Assets	[17]	3.469.005	101.460.75
Other current assets	[19]	136.173.777	56.244.21
Other Current Assets Due From Unrelated Parties	[13]	136.173.777	56.244.21
SUB-TOTAL		3.706.835.199	202.379.70
Total current assets		3.706.835.199	202.379.70
NON-CURRENT ASSETS		0.100.000.000	
Trade Receivables		0	
Receivables From Financial Sector Operations		0	
Other Receivables	[10]	30.152.591	32.457.17
Other Receivables Due From Related Parties	[10]	1.254.176	229.81
Other Receivables Due From Unrelated Parties		28.898.415	32.227.35
Contract Assets		0	02,221,00
Investment property	[13]	3.546.487.162	3.428.655.41
Property, plant and equipment	[14]	1.091.379.388	511.295.61
Buildings		621.980	631.48
Machinery And Equipments		730.488	
Vehicles		17.121.439	13.507.96
Fixtures and fittings		7.445.020	1.232.49
Leasehold Improvements		11.108.999	
Construction in Progress		1.054.351.462	495.923.67
Right of Use Assets		93.163.233	
Intangible assets and goodwill	[15]	810.842.893	95.888.53
Other Rights		98.340.782	95.888.53
Capitalized Development Costs		1.095.264.766	
Other intangible assets		-382.762.655	
Prepayments	[16]	6.380.112	4.755.75
Prepayments to Unrelated Parties		6.380.112	4.755.75
Other Non-current Assets		0	4.000.000.40
Total non-current assets		5.578.405.379	4.073.052.47
Total assets LIABILITIES AND EQUITY		9.285.240.578	4.275.432.18
CURRENT LIABILITIES			
Current Borrowings	[7]	706.351.230	40.676.81
Current Borrowings From Related Parties		0	
Current Borrowings From Unrelated Parties		706.351.230	40.676.81
Bank Loans		706.351.230	40.676.81
Current Portion of Non-current Borrowings	[7]	49.165.399	61.040.40
Current Portion of Non-current Borrowings from		10.439.802	
Related Parties  Current Portion of other Non-current Borrowings		10.439.802	

Current Portion of Non-current Borrowings from Unrelated Parties		38.725.597	61.040.4
Lease Liabilities		38.725.597	61.040.4
Other Financial Liabilities	[8]	753.369	463.2
Other Miscellaneuous Financial Liabilities		753.369	463.
Trade Payables	[9]	483.973.867	202.386.
Trade Payables to Unrelated Parties		483.973.867	202.386.
Payables on Financial Sector Operations		0	
Employee Benefit Obligations	[11]	11.181.942	2.430.
Other Payables	[10]	548.538.111	6.609.
Other Payables to Related Parties		546.479.734	4.038.
Other Payables to Unrelated Parties		2.058.377	2.571.
Contract Liabilities		0	
Derivative Financial Liabilities		0	
Deferred Income Other Than Contract Liabilities		1.469.709	
Deferred Income Other Than Contract Liabilities From Related Parties		1.469.709	
Current provisions	[18]	96.546.814	2.871
Current provisions for employee benefits		23.013.095	853.
Other current provisions		73.533.719	2.018
Other Current Liabilities	[19]	15.898.015	27.928
Other Current Liabilities to Unrelated Parties		15.898.015	27.928
SUB-TOTAL		1.913.878.456	344.406
Total current liabilities		1.913.878.456	344.406
NON-CURRENT LIABILITIES			
	[-1]	257 571 701	207.145
Long Term Borrowings	[7]	257.671.701	307.145
Long Term Borrowings From Related Parties		0	227.445
Long Term Borrowings From Unrelated Parties		257.671.701	307.145
Bank Loans		57.670.662	
Lease Liabilities		200.001.039	307.145
Other Financial Liabilities		0	
Trade Payables		0	
Payables on Financial Sector Operations		0	
Other Payables		0	
Contract Liabilities		0	
Derivative Financial Liabilities		0	
Deferred Income Other Than Contract Liabilities		0	
Non-current provisions	[18]	28.488.858	3.570
General Provisions		28.488.858	3.570
Deferred Tax Liabilities	[17]	478.592.330	318.715
Other non-current liabilities		0	
Total non-current liabilities		764.752.889	629.431
Total liabilities		2.678.631.345	973.838
EQUITY			
Equity attributable to owners of parent		6.032.385.995	3.301.594
Issued capital	[20]	997.920.000	997.920
Inflation Adjustments on Capital	[21]	1.386.670.138	1.386.670
Share Premium (Discount)	[22]	5.933.517	5.933
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[23]	-17.409.989	-966.
Gains (Losses) on Revaluation and Remeasurement		-17.409.989	-966
Gains (Losses) on Remeasurements of Defined Benefit Plans		-17.409.989	-966
Restricted Reserves Appropriated From Profits	[24]	635.483.935	544.989
Legal Reserves		33.226.700	33.226
Other Restricted Profit Reserves		602.257.235	511.762
Prior Years' Profits or Losses	[25]	276.552.019	-518.838
Current Period Net Profit Or Loss		2.747.236.375	885.886
Non-controlling interests		574.223.238	
Total equity		6.606.609.233	3.301.594
		9.285.240.578	5.002.007



## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
tatement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	[26]	1.684.137.194	21.108.079	1.621.036.749	7.803.56
Cost of sales	[26]	-1.426.185.722	-18.891.275	-1.377.123.602	-5.625.49
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		257.951.472	2.216.804	243.913.147	2.178.07
GROSS PROFIT (LOSS)		257.951.472	2.216.804	243.913.147	2.178.07
General Administrative Expenses	[27]	-277.812.264	-32.104.019	-221.986.660	-11.780.45
Marketing Expenses	[27]	-167.388.907		-167.388.907	
Other Income from Operating Activities	[28]	686.916.978	2.115.115	675.179.787	1.775.17
Other Expenses from Operating Activities	[28]	-358.162.047	-6.053.245	-293.398.129	-2.928.97
PROFIT (LOSS) FROM OPERATING ACTIVITIES		141.505.232	-33.825.345	236.319.238	-10.756.17
Investment Activity Income	[29]	3.322.280.742	112.351.148	1.895.648.366	112.308.31
Investment Activity Expenses	[29]	0	-13.477.095	51.724	-13.048.98
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		3.463.785.974	65.048.708	2.132.019.328	88.503.15
Finance income	[30]	13.664.138	9.878.675	11.472.467	1.018.33
Finance costs	[30]	-489.264.859	-69.885.554	-337.984.297	48.512.71
Gains (losses) on net monetary position	[31]	129.717.489	155.543.090	36.392.730	98.117.10
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		3.117.902.742	160.584.919	1.841.900.228	236.151.31
Tax (Expense) Income, Continuing Operations		-284.894.357	43.450.814	111.677.469	-91.517.93
Deferred Tax (Expense) Income	[17]	-284.894.357	43.450.814	111.677.469	-91.517.93
PROFIT (LOSS) FROM CONTINUING OPERATIONS		2.833.008.385	204.035.733	1.953.577.697	144.633.38
PROFIT (LOSS)		2.833.008.385	204.035.733	1.953.577.697	144.633.38
Profit (loss), attributable to [abstract]					
Non-controlling Interests		85.772.010	0	85.772.010	
Owners of Parent		2.747.236.375	204.035.733	1.867.805.687	144.633.38
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-9.453.641	117.302	-9.447.384	12.62
Gains (Losses) on Remeasurements of Defined Benefit Plans		-8.742.005	-94.778	-8.734.184	-225.63
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-711.636	212.080	-713.200	238.24
Deferred Tax (Expense) Income		-711.636	212.080	-713.200	238.24
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-9.453.641	117.302	-9.447.384	12.62
TOTAL COMPREHENSIVE INCOME (LOSS)		2.823.554.744	204.153.035	1.944.130.313	144.646.00
Total Comprehensive Income Attributable to					
Non-controlling Interests		-139.788.995	0	-139.788.995	
Owners of Parent		2.963.343.739	204.153.035	2.083.919.308	144.646.00



## Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
ratement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		175.356.812	-101.106.44
Profit (Loss)		2.833.008.385	204.035.73
Profit (Loss) from Continuing Operations		2.833.008.385	204.035.73
Adjustments to Reconcile Profit (Loss)		601.557.742	-153.505.49
Adjustments for depreciation and amortisation expense	[14,15]	629.322.852	1.027.43
Adjustments for provisions	[18]	166.300.673	1.039.07
Adjustments for (Reversal of) Provisions Related with Employee Benefits		38.336.102	479.72
Adjustments for (Reversal of) General Provisions		127.964.571	559.35
Adjustments for Bargain Purchase Gain		-369.149.264	
Adjustments for Interest (Income) Expenses	[30]	15.918.508	-16.413.38
Adjustments for Interest Income		21.367.998	1.165.96
Adjustments for interest expense		-5.449.490	-17.579.35
Adjustments for fair value losses (gains)		0	
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	
Adjustments for Tax (Income) Expenses	[17]	159.164.973	-43.262.42
Adjustments for losses (gains) on disposal of non-current assets		0	-95.896.18
Adjustments for Losses (Gains) Arised From Sale of Intangible Assets			-95.896.18
Changes in Working Capital		-3.258.751.467	-152.743.52
Decrease (Increase) in Financial Investments	[5]	-1.893.243.344	-24.807.93
Adjustments for decrease (increase) in trade accounts receivable	[9]	-659.983.440	6.444.25
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-278.116.250	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-381.867.190	6.444.25
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	[10]	-81.635.732	-130.66
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-81.635.732	-130.66
Adjustments for Decrease (Increase) in Contract Assets		-61.388.718	
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts		-61.388.718	
Adjustments for decrease (increase) in inventories	[12]	-312.628.461	587.00
Decrease (Increase) in Prepaid Expenses	[16]	-427.839.867	-119.372.52
Adjustments for increase (decrease) in trade accounts payable		0	
Adjustments for increase (decrease) in other operating payables	[10]	258.503.129	12.210.45
Increase (Decrease) in Other Operating Payables to Unrelated Parties		258.503.129	12.210.45
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[16]	1.469.709	-296.61
Other Adjustments for Other Increase (Decrease) in Working Capital		-82.004.743	-27.377.49
Decrease (Increase) in Other Assets Related with Operations		-79.929.562	-23.731.05
Increase (Decrease) in Other Payables Related with Operations		-2.075.181	-3.646.44
Cash Flows from (used in) Operations		175.814.660	-102.213.28
Income taxes refund (paid)		-3.469.005	-448.97
Inflation Effect On Operating Activities		3.011.157	1.555.80
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.284.746.259	-17.899.84
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		737.875.884	34.396.93
Proceeds from sales of property, plant, equipment and intangible assets	[14]	654.058	
Proceeds from sales of property, plant and equipment		605.698	
Proceeds from sales of intangible assets		48.360	
		2 022 276 201	-52.296.77
Purchase of Property, Plant, Equipment and Intangible Assets Purchase of property, plant and equipment	[14]	-2.023.276.201 -705.336.244	-52.296.77

CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.134.333.345	132.018.791
Proceeds from Issuing Shares or Other Equity Instruments			-72.996.558
Proceeds from issuing shares			-72.996.558
Proceeds from borrowings	[7]	734.075.009	17.009.867
Proceeds from Loans		733.784.879	0
Proceeds from Other Financial Borrowings		290.130	17.009.867
Repayments of borrowings	[7]	0	-12.676.559
Loan Repayments			-12.676.559
Increase in Other Payables to Related Parties		546.479.734	87.580
Decrease in Other Payables to Related Parties		-16.762.010	-632.100
Payments of Lease Liabilities		-129.459.388	201.226.561
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		24.943.898	13.012.501
Net increase (decrease) in cash and cash equivalents		24.943.898	13.012.501
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	[4]	2.975.819	468.640
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-3.011.157	-1.555.802
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	[4]	24.908.560	11.925.339



# Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Consolidated

		Equity																								
													Equity attributal	le to owners of parent [membe												
										Other Accumul	lated Comprehensive In	ncome That Will Not Be Re	classified In Profit Or Lo				Otl	her Accumulated Comp	prehensive Income That Wi	l Be Reclassified In Profit Or Lo				Retained Earnings		
		Footnote Reference		Balancing Additional			Effects of Put Option		G : #							Reserve Of C	Gains or Losses on					Restricted Other	Other			Non-controlling interests [ member]
			Issued Inflation Capital Adjustments on Capital	Account Capital Contribution Adv Merger of Capital Shareholders	upital Treasury Adjustment vance Shares to Cross-Owne	I Share ts due premiums or ership discounts	Effects of Put Option Combinations Revaluation of Entities or Fund Related Businesses with Under Common Non-controlling	Share Based Accumulated Gains (Losses) From	Increases ( Incre	on Revaluation and Ren	neasurement [member]	I Gains (Losses)	Due Gains (Losses) Fair on Hedging Instruments	Share Of Other Comprehensive Income Of Associates And Joint Ventures Accounted for	other Exerces Of Other Did	Exchange	Hedge ains or		Gains (Losses)	Change in Value of Forward of Time	Change in Value of Foreign Currency Currency	Reserves Appropriated It Gains From Profits Imember	reserves Divide [ Payme member (Net	ents t) Prior Years' Profits or Losses	tor	member]
							Control Interests	investments in	Decreases) on Decreases) on Revaluation of Revaluation of Revaluation of Int	reases) on lluation tangible	Gains (Losses) on O' Remeasurements Reva of Defined Incr Benefit Plans Deci	Attributable	to Investments in I	osing Equity Method that iill not be Reclassified to Profit or Loss	Slation Gains ( Losses)	on Cash He Flow Hedges Inv		Remeasuring and/ or Reclassification of Available-for-sale	from Financial Assets Measured at Fair Value through Other Reclassi	er Value of Uring Options Elements of Forward Contracts	Currency Basis Spreads Using Equity Method that will be Reclassifie to Profit or Loss	Losses d )		Losses		
	Statement of changes in equity [abstract]								Equipment As	ssets Right-of-use Assets						in Op	Foreign Hedge	Financial Assets	through Other Comprehensive Income Adjusti	nents						
	Statement of changes in equity [line items]																									
	Equity at beginning of period		142.560.000 2.349.286.25	9	- 64.712.457	5.933.516					-753.542											544.989.081		1.347.124.939	3.361 2.458.464.279	2.458.464.279
	Adjustments Related to Accounting Policy Changes  Adjustments Related to Required Changes in																								0	0
	Accounting Policies  Adjustments Related to Voluntary Changes in  Accounting Policies																								0	0
	Adjustments Related to Errors																								0	0
	Other Restatements  Restated Balances																								0	0
	Transfers		-72.996.55	7																				828.286.361 -828.286	i.361 -72.996.557	-72.996.557
	Total Comprehensive Income (Loss)		0	0 0 0	0 34.396.931	0 0	0 0	0 0	0	0 0	117.302	0 0	0 0	0	0 0 0	0 0	0 0 0	0	0	0 0 0	0 0	0 0 0	0 0		238.549.966	238.549.966
	Profit (loss) Other Comprehensive Income (Loss)				34.396.931						117.302													204.035	238.432.664 117.302	238.432.664 117.302
	Issue of equity		855.360.000 -855.360.00	0																					0	0
	Capital Decrease  Capital Advance																								0	0
	Effect of Merger or Liquidation or Division																								0	0
	Effects of Business Combinations Under Common Control																								0	0
	Advance Dividend Payments  Dividends Paid																								0	0
Previous Period 01.01.2024 - 30.09.2024	Decrease through Other Distributions to Owners																								0	0
	Increase (Decrease) through Treasury Share Transactions																								0	0
	Increase (Decrease) through Share-Based Payment Transactions Acquisition or Disposal of a Subsidiary																								0	0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of																								0	0
	control, equity  Transactions with noncontrolling shareholders																								0	0
	Increase through Other Contributions by Owners																								0	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	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																								0	0
	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																								0	0
	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																								0	0
	Increase (decrease) through other changes, equity				-																				0	0
	Equity at end of period  Statement of changes in equity [abstract]		997.920.000 1.420.929.70	2	30.315.526	5.933.516					-636.240											544.989.081		-518.838.578 204.035	733 2.624.017.688	0 2.624.017.688
	Statement of changes in equity [line items]																									
	Equity at beginning of period		997.920.000 1.386.670.13	8 0 0	0 0	0 5.933.517	0 0	0 0	0	0 0	-966.288	0 0	0 0	0	0 00	0 0	0 00	0	0	0 0 0	0 0	0 0 0 544.989.080	0 0	0 -518.838.579 885.886	5.172 0 3.301.594.040	0 3.301.594.040
	Adjustments Related to Accounting Policy Changes  Adjustments Related to Required Changes in																								0	0
	Accounting Policies  Adjustments Related to Voluntary Changes in Accounting Policies																								0	0
	Adjustments Related to Errors																								0	0
	Other Restatements  Restated Balances																								0	
	Transfers																							-885.886	.172 -885.886.172	
	Total Comprehensive Income (Loss)		0	0 0	0 0	0 0	0 0	0 0	0	0 0	2.448.354	0 0	0 0	0	0 00	0 0	0 0 0	0	0	0 0 0	0 0	0 0 0	0 0		5.375 0 2.749.684.729	
	Profit (loss)  Other Comprehensive Income (Loss)										2.448.354													2.747.236	2.747.236.375	
	Issue of equity																								0	
	Capital Decrease																								0	
	Capital Advance  Effect of Merger or Liquidation or Division										-18.892.055											90.494.855		-90.495.574	-18.892.774	0 574.223.238 555.330.464
	Effects of Business Combinations Under Common Control																								0	0

	Advance Dividend Payments									0 0
Current Period	Dividends Paid									0 0
01.01.2025 - 30.09.2025	Decrease through Other Distributions to Owners									0 0
	Increase (Decrease) through Treasury Share Transactions									0 0
	Increase (Decrease) through Share-Based Payment Transactions									0 0
	Acquisition or Disposal of a Subsidiary									0 0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity									0 0
	Transactions with noncontrolling shareholders									0 0
	Increase through Other Contributions by Owners									0 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 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 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 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 0
	Increase (decrease) through other changes, equity									0 0
	Equity at end of period	997.920.000 1.386.670.138 0 0	0 0 0 5.933.517 0	0 0 0	0 0 -17.409.989 0 0	0 0	0 0 0 0 0 0 0	0 00 0 0 0	0 0 635.483.935 0 0 0 -609.3	34.153 2.747.236.375 6.032.385.995 574.223.238 6.606.609.233