



Annual Report 2024



**EmlakKatılım**



Emlak Katılım has a deep-rooted history that spans nearly a century. We are proud to have contributed to Türkiye's development through our Bank – founded in 1926 under the directive of Gazi Mustafa Kemal Atatürk – from its inception to the present day. We play a pioneering role in participation finance, leading the sector's growth and development. Throughout our journey, from the reconstruction of the young Turkish Republic to today's modern Türkiye, we have consistently stood by our customers. Leveraging our innovative products and services, we contribute to making participation finance widespread and accessible to all. Supported by our expert team, we strive to provide the best service to our customers and exceed their expectations.

**With our reliability, stability and customer-oriented approach, we will continue to take confident steps forward in the participation finance sector.**





# TRUST IN THE POWER OF FINANCIAL PERFORMANCE

We reinforced our financial performance and made significant contributions to the national economy. This year, we boosted our net profit to TRY 8.7 billion. We increased the volume of funds disbursed by 71% year-on-year. With our customer-oriented approach and sustainable growth strategy, we will continue to add value to the Turkish economy.





# TRUST IN THE POWER OF ENVIRONMENTAL AND SOCIAL IMPACT

Through thematic sukuk issuances exceeding TRY 2 billion, including those where we served as arranger, we helped prevent the release of 142,240 tons of CO<sub>2</sub> emissions into the atmosphere. In addition, we supported women entrepreneurs and provided support to the sustainable development of companies operating in the earthquake-affected region by utilizing the proceeds from sustainable sukuk issuances.







# TRUST IN THE POWER OF GROWING PRESTIGE



In 2024, we were honored with the Fastest Growing Sukuk Issuer-Türkiye Award by Global Business Outlook. We also received the 9<sup>th</sup> TSPB Golden Bull Award for “Sukuk Issuance and Sales in 2023” as the institution that issued the highest number of sukuk. With these awards, we demonstrated our expertise in sukuk and our leadership in the participation finance sector. We will continue to promote the principles of participation finance by serving as an arranger in sukuk issuances for corporate enterprises, in full compliance with participation finance principles.



# TRUST IN THE POWER OF SATISFIED CUSTOMERS



We are expanding our branch network to better serve our customers' financial needs. The opening of 10 new branches this year allowed us to reach 110 branch locations across Türkiye. Each new branch not only provides financial services but also creates jobs and contributes to the Turkish economy.





## CONTENTS



### 07 Presentation

- 07 Vision-Mission-Corporate Values
- 08 Message from the Chairman
- 10 Message from the CEO
- 12 Corporate Profile
  - 12 Emlak Katılım in Brief
  - 12 Shareholding Structure
  - 13 Branches
- 14 Key Financial Indicators
- 15 Banking Developments in 2024
- 41 Information on the Extraordinary General Assembly, Including the Extraordinary General Assembly Meeting Held During the Year, the Date of the Meeting, the Decisions Taken at the Meeting and the Related Processes
- 41 Amendments Made in the Articles of Association During the Accounting Period and the Rationale

### 42 Management and Corporate Governance Practices

- 42 Board of Directors
- 45 Senior Management
- 48 Executives of the Internal Systems
- 49 Organization Chart
- 50 Information on Activities of Committees
- 52 Advisory Committee and Resumes
- 53 Advisory Committee's Assessment Regarding Emlak Katılım's Compliance with Participation Banking Principles and Standards

### 54 Sustainability at Emlak Katılım

- 54 Our Sustainability Approach
- 55 Our Sustainability Governance
- 56 Our Sustainability Strategy
- 57 Our Environmental and Social Impact
- 58 Developments in Sustainability
- 59 Sustainable Financing
- 59 Our Communal Social Responsibility Projects
- 60 Information on Human Resources Practices

### 67 Financial Information and Risk Management Practices

- 67 Information on Risk Management Policies Implemented Based on Risk Types and Risk Management Disclosures
- 70 Information on Outsourced Operations, Individuals and Organizations
- 72 Transactions Conducted with Risk Group Involving Emlak Katılım
- 72 Credit Ratings of Emlak Katılım
- 73 Summary Balance Sheet and Income Statement
- 74 Assessment on Financial Standing, Profitability and Solvency
- 74 Disclosures on Special and Public Audits Conducted in the Reporting Period
- 75 Information on Consolidated Subsidiaries
- 76 Assessment on the Operations of Internal Control, Internal Audit and Risk Management Systems

### 78 Other Matters

- 78 Explanations Pertaining to Subsequent Events Occurred After the End of the Fiscal Year Which Have Significant Importance and Have the Potential to Have an Impact on Rights of the Shareholders, Creditors and Other Persons and Institutions
- 78 Significant Developments After the Reporting Period
- 78 Financial Benefits Provided to the Members of the Management Body and Senior Management
- 79 Information on Emlak Katılım's Dividend Distribution Policy
- 79 Information on the Donations and Charities, and the Expenses within the Framework of Social Responsibility Projects Made by Emlak Katılım During the Year
- 79 Disclosures on Administrative or Judicial Sanctions Imposed on the Company and Board Members for Acts Contrary to Legislative Provisions
- 79 Information Concerning Legal Actions Taken Against Our Bank Which May Affect the Financial Status or Operations of Our Bank and Their Possible Results
- 80 Independent Auditor's Report on the Annual Report of the Board of Directors
- 81 Statement of Responsibility

### 82 Independent Audit Report

- 83 Unconsolidated Financial Statements, Related Disclosures and Footnotes with Independent Audit Report for the Reporting Period of December 31, 2024
- 149 Consolidated Financial Statements, Related Disclosures and Footnotes with Independent Audit Report for the Reporting Period of December 31, 2024

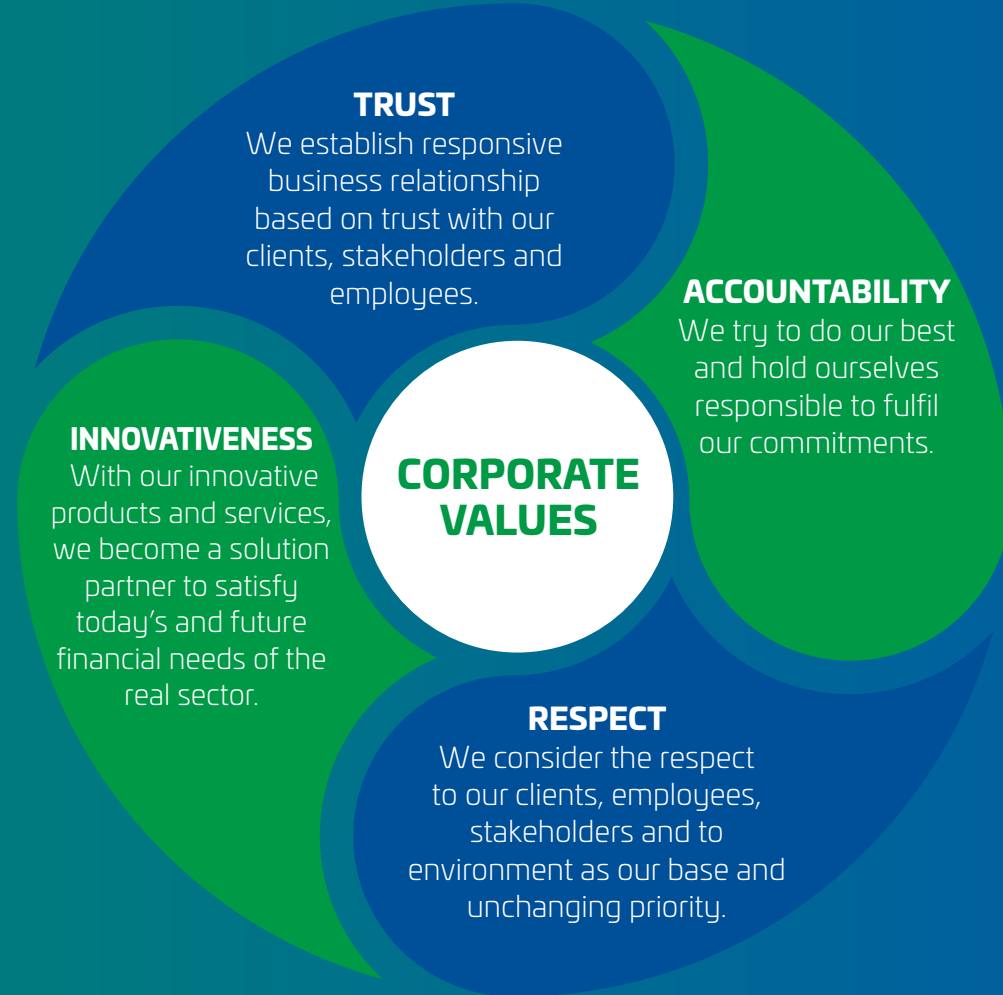
## VISION-MISSION-CORPORATE VALUES

### OUR VISION

To become Türkiye's leading and innovative participation bank.

### OUR MISSION

With the strength we derive from our deep-rooted history, to contribute to Türkiye's economy by providing Islamic Banking compliant financial solutions to support the real sector, real estate sector being one of the major focus areas.







## MESSAGE FROM THE CHAIRMAN

# THE TURKISH ECONOMY MAINTAINS RESILIENT GROWTH

**Türkiye garnered attention as the only nation to receive a rating upgrade from three major credit rating agencies in 2024.**



### Dear Stakeholders,

The global economy concluded 2024 in an environment marked by slowing growth with ongoing efforts toward stabilization. While global inflation rates declined, economic recovery demonstrated regional variations. Developed countries exhibited more cautious growth trajectory due to tight monetary policies and high interest rates.

In 2024, political transitions, economic uncertainties, and geopolitical risks raised questions regarding the medium-term trajectory of the global economy. The ongoing Russia-Ukraine war, critical developments in the Middle East, and changes in Syria were closely monitored, interest rate reductions initiated by central banks globally to bolster economies became a central focus.

Since 2022, global economic policies implemented to combat inflation have brought prices closer to targeted levels by 2024. However, to mitigate adverse effects on employment and economic growth, central banks in developed countries commenced reducing interest rates in the second half of 2024.

At the same time, 2024 underscored the accelerated momentum of global trends such as digital transformation and green energy transition. These processes have become pivotal factors in the future growth strategies of the world's economies. While digitalization sparked significant changes in the labor market, green energy investments gained pace to achieve sustainable development objectives.

Türkiye garnered attention as the only nation to receive a rating upgrade from three major credit rating agencies in 2024. In their assessments concerning the credit rating increase, these agencies particularly emphasized the current account deficit, the Central Bank of the Republic of Türkiye's (CBRT) reserves, and the success of the disinflation process. The Turkish economy expanded by 3.2% in 2024.

Türkiye closed 2024 with an inflation rate of 44.38%, following the 64.77% rate recorded in 2023. Monthly inflation in December stood at 1.03%, the lowest level since May 2023.

# 3.2%

**Turkish  
economy growth  
rate in 2024**



## MESSAGE FROM THE CHAIRMAN

# SUSTAINABLE GROWTH IN PROFITABILITY

**Our net profit increased by 70% year-on-year to TRY 8.7 billion as of year-end 2024.**

The banking sector has consistently served as a critical cornerstone of the Turkish economy. Banks, as the core of the financial system, play a decisive role in supporting economic growth, employment and investments. The sector is crucial in enhancing the competitiveness of the Turkish economy in domestic and international markets, strengthening its resilience against economic shocks, and contributing to sustainable growth.

In 2024, the banking sector's total deposits increased by approximately TRY 3.5 trillion, while currency-protected deposits decreased by around TRY 1.5 trillion. The share of foreign currency deposits in total deposits rose from 40.15% at the end of 2023 to 43.76% in March 2024 and subsequently decreased to 34.64% at the end of the year. Similarly, the share of foreign exchange protected deposits decreased from 17.69% to 5.95%.

In 2024, Emlak Katılım continued its growth trajectory and moved up the ranks among the leaders of the participation finance sector. Consistent with our efficient growth strategies, our net profit increased by 70% year-on-year to TRY 8.7 billion as of year-end 2024. At Emlak Katılım, we are pleased to have achieved numerous milestones during this period while supporting projects that will add value for our home country and the participation finance sector.

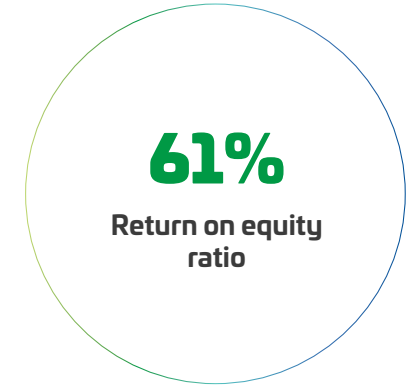
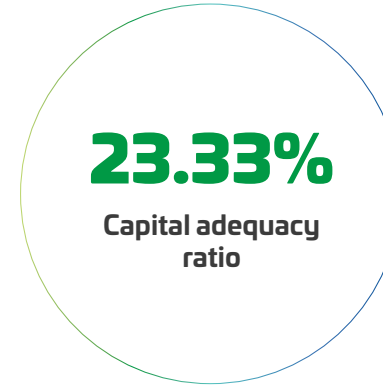
The finance sector assumes a key role in line with Türkiye's sustainable development objectives and net-zero commitments. At Emlak Katılım, we see sustainability not merely as a strategy but as the fundamental principle underpinning all our business operations. We firmly believe in the essential balance between economic growth, social development and environmental responsibility. We conduct our business activities with a holistic perspective to ensure a livable world for future generations.

We are moving ahead toward our objective of becoming a pioneer in green transformation by extending sustainable financing to strategic sectors. In accordance with this vision, we contribute to the establishment of a sustainable economy by integrating our environmental and social responsibility with the tenets of participation finance. Throughout 2024, we continued to finance projects contributing to climate change mitigation and social development through green/sustainable sukuk issuances.

Our institution will continue to develop banking services in line with its accessible financing strategy by providing innovative products and services for the Participation Finance sector – based on the principles of sustainable efficiency, customer orientation, and profitability – in the coming period as well.

Kind regards,

**Prof. Dr. Mehmet Emin BİRPINAR**  
Chairman of the Board of Directors







## MESSAGE FROM THE CEO

# STRONG ECONOMY, SUSTAINABLE GROWTH

**In 2024, the financial support we provided to the Turkish economy amounted to TRY 148.5 billion.**



Dear Stakeholders,

2024 marked a significant turning point for the global economy. Elevated inflation, geopolitical tensions, political shifts, and economic restructuring initiatives worldwide were the primary factors shaping the year. While the world looked closely for signs of recovery during this challenging period, it also confronted considerable uncertainties.

Despite major challenges, global economies concluded 2024 with growth expectations and further signs of recovery, although this growth varied widely across countries. While inflationary pressures and high interest rates constrained growth rates in developed economies, the recovery in emerging economies was more pronounced.

Guided by its vision of “Stable Growth and Strong Economy,” Türkiye navigated the year with success, enhancing its influence in the international arena, accelerating its technological transformation, and maintaining sustainable growth despite global crises.

As a result of the positive outcomes of Türkiye’s economic program, international credit rating agencies successively upgraded our country’s credit rating. We became the sole nation to receive a credit rating upgrade from three major credit rating

agencies in 2024. In line with the action plan executed with the strong resolve of our government, Türkiye achieved a notable success by exiting the FATF gray list. While numerous countries experienced economic contraction, Türkiye’s macro indicators improved rapidly. The substantial increase in Central Bank reserves, the swift decline in CDS premiums, and the significant reduction in the annual inflation rate were key indicators of this success.

Declining risk premiums and expectations of a more positive outlook spurred strong demand for Turkish Lira assets. These achievements of the economic program will continue to foster sustainable growth in the future by bolstering exchange rate stability and the effectiveness of monetary policy.

The banking sector served as a key player in the rebalancing and disinflation process of Türkiye’s economic management. Adapting to the introduced credit growth limits, incentives for selective loans, and particularly the regulations on required reserves, the banking sector continued to support economic activity while endeavoring to achieve this without causing monetary expansion.

The participation finance system – a significant contributor to the sustainable growth of the Turkish economy and an advocate

for increased social welfare – played a leading role in supporting economic growth, employment and sustainable investment projects in 2024. While the participation finance ecosystem expanded through the involvement of local initiatives, global collaborations, and new participants, it continued its growth with diverse business models.

As a rising value in the financial sector, we maintained our steady growth in 2024. During this period, our Bank was one of the few institutions that achieved growth and profitability exceeding sector averages.

Our net profit increased by 70% year-on-year to TRY 8.7 billion as of year-end 2024, and our return on equity stood at 61%. We achieved an asset size of TRY 227.7 billion, collected funds totaled TRY 166.7 billion and extended funds stood at TRY 116 billion. In 2024, the financial support we provided to the Turkish economy amounted to TRY 148.5 billion.

In 2024, the number of our branches across Türkiye increased to 110, and our employee count surpassed 1,700. While serving our customers directly through our branch channel, we also effectively reach potential customers in regions without a physical presence by leveraging digital channels and embracing innovative technological trends in this era of accelerated digitalization.



## MESSAGE FROM THE CEO

# PIONEERING STEPS FOR THE FUTURE

Our country has set a net-zero emission target by 2053, with plans to achieve this objective through a green development vision. In line with this vision, sustainable policies are being formulated to drive green transformation across various sectors, including industry, energy, transportation, and retail. At Emlak Katılım, we maximize our contribution to green transformation by placing sustainable finance practices at the core of our operations and supporting projects aimed at enhancing social awareness.

By the end of 2024, the volume of lease certificates (sukuk) we issued in Türkiye increased by 77% year-on-year to TRY 31.4 billion. We continue to pursue innovative approaches in sustainable financing practices. We maintain a leading position in the sector with a 35% share, holding a sukuk balance of TRY 9.6 billion in the sukuk issuances where we acted as intermediary. We are proud to have received the Fastest Growing Sukuk Issuer-Türkiye Award from Global Business Outlook and the 9<sup>th</sup> TSPB Golden Bull Award for Sukuk Issuance and Sales in 2023, recognizing us as the institution that issued the highest number of sukuk in 2024.

We served as intermediary for the first social sukuk issuances by the private sector in Türkiye, totaling a nominal amount of TRY 100 million in February and March 2024, for a stakeholder operating in the e-commerce sector. The funds obtained from these sukuk issuances were utilized by our stakeholder to support e-commerce financing for women and young entrepreneurs.

Furthermore, the funds obtained from the sustainable sukuk issuance we realized during the year were allocated to combat climate change, finance SMEs in the earthquake region, and support projects contributing to social development. Our Bank has prevented the emission of 142,240 tons of CO<sub>2</sub> into the

atmosphere in total through thematic sukuk issuances exceeding TRY 2 billion, including the sukuk issuances it has intermediated to date.

Throughout 2024, we continued to support our customers with new products and financing packages. We offered our customers the most appropriate and fastest solutions to meet their needs through alternative financing models and numerous products. These included: Investment Committed Advance Financing, Participation Account As You Wish, Housing Financing As You Wish, Women Entrepreneur Support Financing, Exporter Women Support Package, Agricultural Land Financing, Women Farmer Support Financing, Digital Content Producer Account, Joint Workplace Financing, Leasing with Contribution, Future Assurance Annual Life Insurance, Government Supported Credit Insurance, Individual Assurance Insurance, Long Term Leasing Insurance and Sustainability Themed Financing.

This year, we participated as a solution partner in projects of significant national importance, such as the Deposit Management System (DYS) and the National Vehicle Recognition System (UTTS). Through these initiatives, we took crucial steps to connect with millions of customers. Our open banking platform, launched in first quarter 2024, facilitated the completion of infrastructure and technical developments that positioned us as a key stakeholder in projects like DYS and UTTS.

We continued to ramp up our investments in digital banking to boost business efficiency, reduce costs, provide uninterrupted service and optimize time utilization. By positioning Emlak Katılım Mobile at the center of the digital customer experience, we empowered our digital customers to seamlessly fulfill their transaction needs through our application. Consistent with our

# 31.4

TRY billion

**Domestic sukuk  
issuance volume of our  
Bank in 2024**

“Mobile First” strategy, we implemented enhancements to the transaction screens of our Mobile Branch application, focusing on user experience and interface optimizations.

We established a distinctive brand collaboration with Halkbank, a leading public bank, in the realm of credit cards. Through our Emlak Katılım Paraf Card, we will introduce our customers to the advantages and privileges offered by Paraf Card. Our customers will have the ability to make purchases with cash or installments at Paraf-affiliated merchants, benefit from exclusive campaigns, accrue ParafPara from their transactions, and utilize their accumulated ParafPara for shopping. This long-term collaboration between our two institutions will yield substantial benefits not only for cardholders but also for the retail sector and both organizations.

We successfully concluded 2024 in alignment with our objectives. With the vision of becoming Türkiye’s leading innovative financial institution, we will undertake strategic initiatives to further expand our market share within the participation finance sector, broaden our customer base, and diversify our product offerings in the coming years.

Kind regards,

**Onur GÖK**  
Member of the Board of Directors and CEO





## CORPORATE PROFILE

# PARTICIPATION FINANCIAL INSTITUTION SHAPING THE FUTURE WITH ITS DEEP-ROOTED PAST

Today, with its deep-rooted history and a team of expert bankers, Türkiye Emlak Katılım Bankası continues to serve with 110 branches in 39 cities.

### Emlak Katılım in Brief

After the years of the War of Independence, Emlak ve Eytam Bankası (Real Estate and Orphans Bank) was founded by Mustafa Kemal Atatürk in 1926 with the aim of undertaking the reconstruction of the young Republic of Türkiye, supporting construction ventures and protecting the rights of orphans.

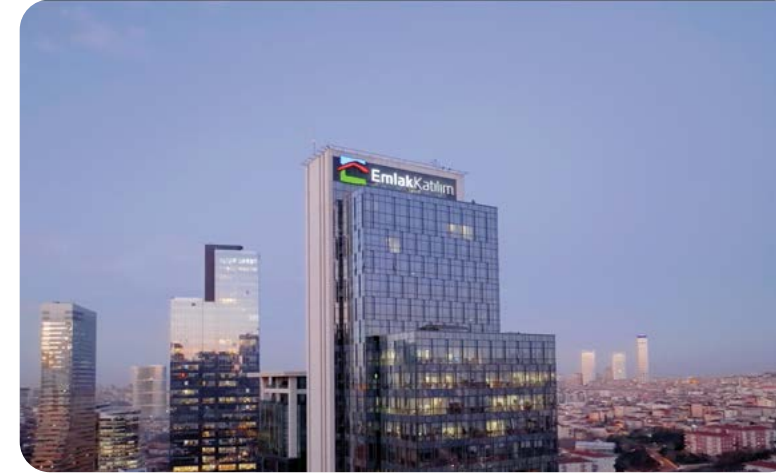
In its early years, the Bank undertook projects such as the New Parliament building, Turkish Hearth building and Central Bank building, which were among the most distinguished examples of the First National Architecture Period. The Bank, which realized the construction of Türkiye's first housing project, Bahçelievler Housing, also pioneered the housing finance model with the system it used in this project. Later, with projects implemented throughout the country such as Saracoğlu Neighborhood, Levent Residences, Koşuyolu Neighborhood and other iconic structures, it made significant contributions to the country's reconstruction and development.

Due to changing national needs over the years, the Bank underwent several name changes, starting its journey as Emlak ve Eytam Bankası and then continuing as Türkiye Emlak Kredi Bankası and Türkiye Emlak Bankası, respectively.

In 2018, it was decided to resume its services as a participation bank and Türkiye Emlak Katılım Bankası obtained its operating license in 2019. Today, with its deep-rooted history and a team of expert bankers, it continues to serve with 110 branches in 39 cities.

### Shareholding Structure

Emlak Katılım's principal shareholder is the Ministry of Treasury and Finance. 99.99% of the Bank's TRY 1,026,915 (TRY thousand) in capital is owned by the Treasury. A minority stake (worth TRY 80.57) in the Bank is held by its predecessor Bank's employee pension fund (T. Emlak Bankası Emekli ve Yardım Sandığı Vakfı), which was renamed "T.C. Ziraat Bankası ve T. Halk Bankası Emekli ve Yardım Sandığı Vakfı" after that Bank's liquidation. Other minority shares (worth a total of TRY 3.38) belong to 33 private individuals.



TRY 1,026,915 (TRY thousand) of the Bank's capital of TRY 1,026,915 (TRY thousand) has been fully paid; TRY 2.82 owed by 33 private individuals has not been paid. The Bank's TRY 1,026,915 (TRY thousand) paid-in capital is divided into 102,691,549,916 shares, each with a nominal value of TRY 0.01. The share of the Ministry of Treasury and Finance is represented by the Ministry of Environment, Urbanization and Climate Change. Neither the Bank's chairman of the board nor its board members, member of audit committee, chief executive officer or executive vice presidents are shareholders in Türkiye Emlak Katılım Bankası A.Ş.

**Creating value for the Turkish economy and continuing its successful rise with its efficient growth strategy by maintaining its healthy and strong balance sheet structure, Emlak Katılım takes pioneering steps for a sustainable financial ecosystem with the new products and services it brings to the sector.**



## CORPORATE PROFILE

### Branches

# 110

Branches

# 39

Provinces

As of  
31.12.2024



#### İstanbul Branches (50)

Altunizade, Avcılar, Bağcılar, Beşyüzevler, Beykent, Çekmeköy, Erenköy, Esenyurt, Esenler, Fatih, Güneşli, Hasanpaşa, İkitelli, İkitelli Metro, İmes, İmsan, İstoç, Kağıthane, Kartal, Kavacık, Kaynarca, Küçükbakkalköy, Laleli, Levent Sanayi, Maltepe, Maslak, Mecidiyeköy, Merkez, Merter, Metrokent, Osmanbey, Pendik, Sefaköy, Şirinevler, Sultanbeyli, Sultançiftliği, Sultanhamam, Topçular, Topkapı, Ümraniye, Üsküdar, Zeytinburnu, Karaköy, Fatih Karagörmük, Tuzla Sanayi, Beylikdüzü, Bayrampaşa, Samandıra, Arnavutköy, Firuzköy

#### Ankara Branches (6)

Ankara, Kızılay, Ostim, Sincan, Söğüt, Yıldız

#### İzmir Branches (3)

Gaziemir, İzmir, Karşıyaka

#### Bursa Branches (5)

Bursa, İnegöl, Nilüfer, Yıldırım, Demirtaş

#### Adana Branches (3)

Adana, Küçüksaat, Çukurova

#### Gaziantep Branches (2)

Gaziantep, Gaziantep OSB

#### Kocaeli Branches (2)

Gebze, İzmit

#### Konya Branches (3)

Büsan, Konya, Konya Kobisan

#### Kayseri Branches (2)

Kayseri, Kayseri OSB

#### Antalya Branches (2)

Antalya, Manavgat

#### Mersin Branches (2)

Mersin, Mezitli

#### Hatay Branches (2)

Antakya, İskenderun

#### Samsun Branches (2)

Samsun, Atakum

#### Branches in Other Provinces (26)

Adapazarı, Afyonkarahisar, Aksaray, Aydın, Balıkesir, Batman, Çorlu, Çorum, Denizli, Diyarbakır, Düzce, Eskişehir, Erzurum, Isparta, Karabük, Karaman, Kahramanmaraş, Malatya, Manisa, Nevşehir, Osmaniye, Rize, Şanlıurfa, Sivas, Trabzon, Değirmendere, Yalova



## KEY FINANCIAL INDICATORS\*

# SOLID BALANCE SHEET, STEADY GROWTH

In 2024, Emlak Katilim's total assets and shareholders' equity reached TRY 227.7 billion and TRY 18.2 billion, respectively.

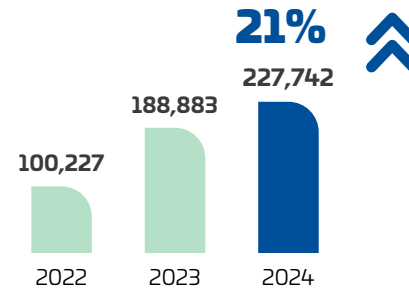
Million (TRY)	2024	2023	2022
Total Assets	227,742	188,883	100,227
Cash and Banks	71,799	84,046	30,927
Equity	18,185	10,414	6,024
Profit Share Income	33,624	16,659	8,298
Profit Share Expenses	24,723	10,373	4,380
Profit Before Taxation	12,102	7,582	3,724
Net Period Profit-Loss	8,701	5,130	2,810

\* Unconsolidated data

### 166.7

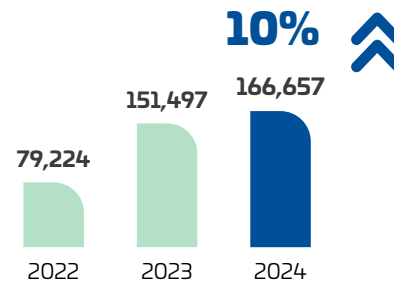
Value of Funds  
Collected in 2024

Total Assets (TRY million)



Emlak Katilim's total assets increased by 21% from TRY 188.9 billion to TRY 227.7 billion.

Funds Collected (TRY million)

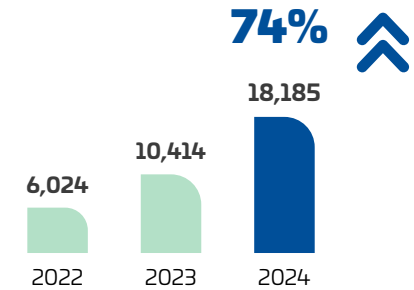


The amount of funds collected by Emlak Katilim increased by 10% from TRY 151.5 billion to TRY 166.7 billion.

### 148.5

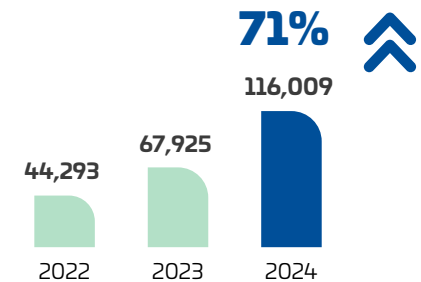
Cash and Non-Cash  
Financing Amount in  
2024

Equity (TRY Million)



Emlak Katilim's shareholders' equity increased by 74% from TRY 10.4 billion to TRY 18.2 billion.

Funds Allocated (TRY million)



The amount of funds allocated by Emlak Katilim increased by 71% from TRY 67.9 billion to TRY 116 billion.





## BANKING DEVELOPMENTS IN 2024

# LEADER IN THE BANKING SECTOR IN RETURN ON EQUITY

Emlak Katılım became the leader in the entire banking sector with 61% return on equity.

### Banking Developments in 2024

2024 was a year of developments for the Turkish banking sector. Having closed 2023 with an asset size of just over TRY 24 trillion, the sector grew by 33% in 2024, reaching TRY 32 trillion. In the first quarter of the year, the restrictions imposed on loan growth as a result of the decisions taken within the scope of the combat against inflation reduced the sector's loan appetite and led to more selective loan allocations. Nevertheless, the loan growth rate increased in a similar manner and was realized as TRY 16 trillion with 32% growth. Meanwhile, fund collection grew by 22% compared to the previous year, with total fund volume reaching over TRY 18 trillion.

Participation Banking recorded similar growth rates and developed in parallel with the sector. Asset size grew by 29% compared to 2023, reaching TRY 2.65 trillion. Despite limited loan growth, participation banking followed the overall sector trend and grew by 30% year-on-year, reaching a loan volume of TRY 1.18 trillion. In terms of funds collected, a more conservative growth rate of 15% was realized compared to the sector and the total fund volume was recorded as TRY 1.8 trillion.

In the case of Emlak Katılım, our Bank adopted a profitable growth strategy due to sectoral constraints and generally focused on selective loans. As a result, our Bank's asset size reached TRY 227.7 billion and a growth rate of around 20% was achieved. In addition, our Bank became the leader in the entire banking sector with 61% return on equity.

Emlak Katılım continued to support the real sector in 2024, with 25% of the loans allocated to the manufacturing sector and 24% to wholesale and retail trade.

In 2024, our Bank continued its growth by increasing the number of its branches from 100 to 110. With the increasing number of branches and the growth trend, the number of employees also increased, reaching 1,713, with 1,250 men and 463 women.

### Macroeconomic Developments in 2024

In 2024, Türkiye faced fewer challenges than in the previous year and the pace of economic recovery accelerated. While high inflation remained at the top of the agenda, it was noteworthy that signs of recovery started to emerge, especially in the second half of the year. In light of these developments, the CBRT cut the one-week repo auction rate by a total of 500 basis points,

bringing it down to 45% in December 2024 and January 2025, taking the first step in the expected rate cuts for 2025.

The OECD lowered Türkiye's growth forecast for 2025 to 3.1% due to the measures taken to combat inflation, slowing credit growth, persistent regional risks and volatility in energy access costs. This forecast suggests that the rapid growth of previous years will slow down to a level close to the average of OECD member countries.

Despite the sudden exchange rate fluctuations in previous years, the USD/TRY exchange rate remained relatively stable throughout 2024. Starting at TRY 29.5, the parity ended the year at TRY 35.3 with an increase of 20%.

Interest rates, which peaked globally during the pandemic, continued their downward trend in 2024 after 2023. The US Federal Reserve (FED) cut interest rates 3 times in 2024, lowering the interest rate from 5.5% at the beginning of the year to 4.5% and providing a partial easing in monetary policies.



## BANKING DEVELOPMENTS IN 2024

# STRONG MEASURES AGAINST CYBER THREATS

In 2024, our Bank made investments in information security in order to be able to maintain its activities in a secure manner.



### Legal Consultancy and Follow-up Directorate

The Legal Consultancy Unit meticulously provided the necessary support to our Bank's units in all legal matters referred to it in 2024.

The Enforcement Follow-up and Lawsuits Follow-up Units operating under the Legal Consultancy and Follow-up Directorate take swift and effective legal action in the forcible collection of the loan receivables transferred to follow-up. In 2024, a total of 774 lawsuits and 864 enforcement proceedings were handled, resulting in the resolution of 159 lawsuits and 103 enforcement cases.

### Information Security Department

In 2024, our Bank made investments in information security in order to be able to maintain its activities in a secure manner. In this scope, the following activities were realized:

- Improving infrastructures for data classification and data leakage prevention,
- Assessment of information systems service procurement,
- Product renewal,
- Secure base configuration scanning,
- SWIFT CSP compatibility,
- Whitelisting applications,
- Information security awareness,
- Conducting the 2024 BRSA Penetration Test and Reporting to the Board of Directors,
- Conducting the Cyber Incident Drill 2024,
- Improvement of Centralized Log Management Infrastructure,
- Conducting Internal and External Security Vulnerability Scans,
- Closure of the findings of the Independent Audit, Internal Systems and Internal Control Departments,
- Operation and monitoring of Bizzy-Nessus Security vulnerability processes,
- Operation of Source Code screening processes,
- Conducting IS committees in 2024 and reporting to the Board of Directors,
- Meeting internal demand processes within specified timeframes,
- Review of HSM processes.

## BANKING DEVELOPMENTS IN 2024

# IMPROVEMENT OF INFORMATION SECURITY SYSTEMS

Within the scope of Information Security, it is aimed to carry out product renewal and research within the scope of improving and developing existing systems.

### 2025 Targets

- Improving infrastructures for data classification and data leakage prevention and reviewing existing rule correlations,
- Assessment of information systems service procurement,
- Under the Information Security, carrying out product renewal and research within the scope of improving and developing existing systems,
- Secure base configuration scanning,
- SWIFT CSP compatibility,
- Whitelisting applications,
- Creating awareness regarding information security,
- Conducting the 2025 BRSA Penetration Test and Reporting to the Board of Directors,
- Conducting the cyber incident drill 2025,
- Conducting IS committees in 2025 and reporting to the Board of Directors,

- Improving centralized log management infrastructure and improving existing rule correlations,
- Conducting Internal and External Security Vulnerability Scans,
- Closure of the findings of the Independent Audit, Internal Systems and Internal Control Departments,
- Operation and monitoring of Bizzy-Nessus security vulnerability processes,
- Operation of source code screening processes,
- Meeting internal demand processes within specified timeframes,
- Reviewing HSM processes and making improvements.



**In 2025, it is aimed to improve the centralized log management infrastructure and improve existing rule correlations.**



## BANKING DEVELOPMENTS IN 2024

# STABLE FINANCIAL SERVICES THROUGH TECHNOLOGY INVESTMENTS

In 2024, a platform was installed to eliminate the security vulnerabilities of open source operating systems and to monitor their updates.

## INFORMATION TECHNOLOGIES AND DIGITAL BANKING

### Information Technologies

Our Bank has made investments in infrastructure, project management, corporate architecture, digital and banking services in order to continue its operations in 2024. In this scope, the following activities were realized:

- Our mail gateway system used for secure mail exchange has been switched to a more secure system that follows current security scenarios.
- The DNS service, which enables our Bank to be announced to the world on the internet, has been switched to a provider that provides more widespread service in the world.
- In order to support efforts to reduce carbon emissions, some head office units switched from physical telephones to virtual telephone applications.
- The infrastructure for a mobile branch vehicle has been prepared to provide banking services in provinces where our branches are not available or are inoperable due to natural disasters.

- Application infrastructure architectural support has been provided for third-party product projects to be deployed within our Bank.
- Data sets that can be analyzed on sustainability issues have started to be created on the application obtained within the scope of error monitoring and performance management on end-user devices.
- A platform was installed in order to eliminate the security vulnerabilities of our open source operating systems and to monitor their updates.
- A platform was installed on the infrastructure side to be used in the efforts for the direction of microservice transformation and application modernization.
- An isolated database environment was created to separate database workloads, reduce the load on main databases and gain flexibility in third party system applications.
- Databases containing our third-party applications such as call center and DLP have been upgraded to the latest version.
- Our virtualization environment, which hosts our banking applications, have been upgraded to the latest version without interruption and capacity has been increased to ensure service continuity in our Bank, which continues to grow.



- Storage units have been commissioned in our data centers in order to meet the storage needs of security trail records in our institution. In order to support the reduction of carbon emissions in product selection, devices that take up less space in the data center and consume less energy were selected and deployed.
- With the Credit Cards Processing Project, a credit card product was introduced and credit card digital slip improvements have been put into use.
- Developments for the “payment request” functionality in the FAST system have been completed.
- The SWIFT GPI integration developments have ensured to monitor the details of swift throughout its life cycle.
- Digital slip application and IDB automation developments have been put into service.
- Supplier Financing System developments have been commissioned.
- Infrastructure improvements of the payment structure in the existing FAST infrastructure were completed to provide more traceable and secure service.
- With EMLAK-API infrastructure improvements, money transfer functions in open banking have been offered to our customers.



## BANKING DEVELOPMENTS IN 2024

# DIGITAL IMPROVEMENT IN PAYMENT SYSTEMS AND COLLECTION PROCESSES

**In 2024, Emlak Katılım made improvements in SSI and BAĞKUR pre-ordered payment and bulk payment integration.**

- The installation of the automatic outbound call system and development of the BOA integration infrastructure have been implemented.
- Call Center Genesys-BOA reporting integration has been commissioned.
- SSI and BAĞKUR pre-ordered payment and bulk payment integration improvements have been made.
- Emlak Katılım's Virtual POS services were removed from external company dependency, and a step was taken to provide maintenance and service with internal resources.
- Emlak Konut collection improvements and Emlak Konut installment collection have started.
- Advance payment transactions have been commissioned in the BOA system.
- The operation loss and damage system has been put into use in the BOA system.
- The Bank's institutional subscriptions have been activated in the BOA system.
- The products taken into the Bank's stocks were ensured to be monitored through the BOA system.
- Türkiye Electronic Fund Trading Platform (TEFAS) web services were renewed in infrastructure within the scope of TEFAS web service transformation.
- The first phase of the Electronic Warehouse Receipts (EWR) module, which includes the classification and listing of EWR securities, has been commissioned.

- Sukuk committed transactions in the stock exchange were integrated with BAP Integrator and automated into the main banking system.
- Yuan transactions printed from the 360T platform have been ensured to be automatically entered into the system.
- Automated decision-making mechanism was introduced with PowerCurve and Convex support for individual financing processes.
- Changes were made in the infrastructure and collection structure of the Union of Turkish Notaries, the Eximbank leasing product was put into use, and the early payment structure for supplier financing was established.
- Foreign currency commission calculation and collection structure in fund allocations were improved.

Additionally:

- BRSA murabaha rule set developments,
- Development of vehicle batch pre-pledge/pledge automation,
- Transfer of TKGM land registry fee collection structure to RA,
- TKGM web service infrastructure change,
- KFK (Katılım Finans Kefalet A.Ş.) phase 2 integration (restructuring and development of daily notification infrastructures),

- Cash financing price request process/screen enhancements,
- Infrastructure developments for the issuance of final tender letters of guarantee from the ELGP platform,
- Development of daily IFRS data generation infrastructure,
- E-Investment incentive document integration,
- Invoice display from XML (UBL) development,
- Enhancement of penalty calculation infrastructure/process in investment incentive financing,
- In group transfer transactions, improvement of cash flow processes of branches by adding cash centers to the BOA system and performing of manual transactions by the system,
- Preparation of a structure to transfer the costs arising from group transfer transactions between branches to the customer's branch,
- API conversion of money transfer services (EFT, Wire Transfer, Fast) and addition of account transactions service, balance service, transaction inquiry service to the API channel,
- Preparation of the system that enables customers to withdraw the gold they deposited from Kadsis as of 2024 as "Emlak Katılım Bankası Gold" from branches designated as "Altuni" Branches,
- Organization of workflows for physical quarter gold deposit processes and fulfillment of manual accounting transactions to be performed by the system,
- Delivery of power of attorney query transactions through the services over the Notaries Union System,
- MASAK Emis Online 2.0-BOA integration,
- Processing of SSI packages by making SSI E-Lien integration,
- Execution of infrastructural arrangements for all EFT processes to undergo compliance checks,
- Commissioning of protection accounts,
- Minimization of the incorrect transaction possibility by reducing the operational workload in unprocessed return transactions in the check process,
- Calculation of the rating for commercial customers,
- Unbundling of all relevant flows for the loans business family on a directorate/department basis,
- Performance of studies on the integration of Powercurve income forecasting decision support product in credit card limit allocation,
- Completion of the Web Portal transformation project,



## BANKING DEVELOPMENTS IN 2024

# INNOVATIVE AND CONTEMPORARY PRODUCTS

**Our Bank left behind an important year in which it accelerated its investments in the digitalization process and offered our customers innovative products in line with the requirements of the era.**



- Digital approval, rejection, viewing and management of contracts through a centralized structure via mobile application,
- Creation of the DWH (Data Warehouse) structure and model for the marketing module,
- The masterplan process was put into operation in IT demand management and project management processes. Establishment of new processes for prioritizing requests, handling and following up requests according to the current capacity situation,
- Happy case in Internet Branch, Android and IOS 12 modules, worst case automation tests in 2 modules, software processes of Mobile Branch, Open Banking and Virtual Pos API happy case automation tests,
- Performance tests in 6 different services for Mobile Branch, Open Banking and Virtual POS API,
- Within the scope of test automation, development of 30 new processes and execution of the processes that are performed manually every day by the robot,
- Assessment processes of information systems service procurement,
- Establishment of IT processes and quality reviews,
- Follow-up of business continuity,
- IT risk assessment

efforts were carried out and completed.

### Digital Banking

Our Bank has left behind an important year in which it accelerated its investments in the digitalization process and introduced innovative products aligned with the demands of the era. In 2024, as part of our digital transformation efforts, we developed business models featuring end-to-end digitalization, a mobile-first approach and new transaction APIs. Banking product diversity was enhanced by offering fast and easy access while service delivery focused on customer experience was continuously developed and renewed.

Through our user-friendly interface and secure authentication methods from the “Emlak Katılım Mobile” application, individuals can quickly and seamlessly become customers without visiting our branches. In addition to enhancing the user experience, we continue to strengthen our bond with our customers by offering free transaction advantages.

Driven by new investments in digital customer acquisition processes and our customer-oriented service delivery approach, the number of customers acquired remotely increased by 35% and the total deposits from digital customers increased by 43% compared to the previous year.

Thanks to the new projects and communication initiatives launched through our digital banking channels, the number of our digital customers increased by 36% year-over-year. New functions and features introduced in Emlak Katılım Mobile, our customers’ primary point of contact, also led to a 4% increase in mobile application logins compared to the previous year.

Throughout the year, we continued to introduce new features and transactions, particularly through our Emlak Katılım Mobile application and other digital platforms.

Instead of traditional POS slips, our “digital slip” application, which contributes to the environment by reducing paper consumption and is an important step in the field of sustainability, was put into use. Our new feature, where our customers can easily make slip preferences and view their digital slips from the mobile branch, has also been presented to our customers.

In order to instantly inform our customers about their financial status and to establish a stronger relationship with our customers by deepening interaction with them, our instant mobile notification feature was launched on Emlak Katılım Mobile.





## BANKING DEVELOPMENTS IN 2024

# INNOVATIVE SOLUTIONS IN MOBILE BANKING

### In 2024, the “Secure Payment System” was made available to our customers through the mobile branch.

Transactions such as in-period transactions, statements, debt payment, and e-commerce definitions of Emlak Katılım Credit Card, the new product of our Bank, have been offered to our customers on our mobile and internet branch channels.

The “Secure Payment System” has been made available to our customers through the mobile branch, with the launch of simultaneous and secure money transfers for second-hand vehicle purchases between the buyer and seller.

User interfaces for TR QR Code money withdrawal, mobile payment and KOLAS (Easy Address System) transactions have been renewed by taking into account the user experience before and after logging in to the mobile branch and made compatible with the CBRT standards.

The “Request Payment” feature has been put at the service of our customers on the Emlak Katılım mobile application, and payment request and acceptance transactions were initiated with IBAN, KOLAS and TR QR Code information.

A new transaction menu was launched for our retail customers to access their contracts within the scope of banking products and services from the Mobile and Internet Branch, enabling them to track and approve contracts and other documents through digital channels.

Within the scope of open banking services, we implemented arrangements enabling individual and corporate customers, with their consent, to view their account information at our Bank through other banks’ digital channels and to initiate money transfers from external banks to our accounts.

In our ongoing digital transformation journey, aimed at improving customer experience, creating new business models, and enhancing efficiency, we will continue to prioritize the “Mobile First” approach by offering new services and applications primarily through Emlak Katılım Mobile.

In the coming period, we aim to expand our customer portfolio by offering “Banking as a Service” (BaaS) model, to offer our Bank’s products and services to customers on digital platforms as a service bank by extending our brand awareness to a wide audience and to establish collaborations with other non-financial institutions in this context.

#### *In 2025, it is aimed to:*

- Within the scope of our mobile branch transformation efforts, renew the user experience design and mobile interfaces, especially our “remote customer acceptance” process, diversify the existing set of functions and transactions by adding new ones and introduce new features that offer a unique customer experience with a focus on personalization,
- Provide remote customer acquisition for individuals and legal entities with commercial activities,
- Provide products and services such as customer acquisition, account opening, money transfer, financing utilization and fund collection through DOA Mobile by our Bank as a service bank as part of the “Packaging with a Deposit (DOA)” project, which is being carried out under the leadership the Ministry of Environment, Urbanisation and Climate Change of the Republic of Türkiye and in partnership with the Ministry of Treasury and Finance General Directorate of the Mint and Stamp Printing House and Türkiye Environment Agency (TUÇA) public institutions,
- Enrich the services we offer to our customers by investing in many competitive, fast and innovative projects within the scope of digital channels and banking as a service model, including offering special campaigns to customers over the UTTS Portal through APIs developed specifically for our Bank’s products and services and enabling remote private company acquisition with automatic limit allocation provided by our Bank, with the National Vehicle Recognition System (UTTS) project, which is being carried out within the scope of ensuring equality of competition in the fuel market and effectively combating the informal economy.

## BANKING DEVELOPMENTS IN 2024

# PARAF BRAND PARTNERSHIP

As a first from Emlak Katılım, within the scope of Paraf brand partnership, Emlak Katılım credit cards will be able to have Paraf credit card product features.



### Payment Systems

#### Our Card Products

##### Paraf Brand Partnership

A collaboration agreement for “Paraf Brand Partnership” was signed between our Bank and Türkiye Halk Bankası A.Ş. in 2024. As part of the collaboration, Emlak Katılım credit cards will adopt the product features of Paraf credit cards once the project moves into the implementation phase. With Emlak Katılım Paraf credit cards, customers will be able to make purchases in cash or in installments at Paraf member merchants, benefit from special campaigns, earn ParafPara from their shopping and redeem their accumulated ParafPara for future purchases.

##### Emlak Katılım Paraf Credit Card

The necessary technical infrastructure was completed to offer our Bank’s first credit card to our customers in 2024; in June 2024, the first Emlak Katılım Paraf TROY credit card was made available to our customers. As of December 2024, there are 6,751 credit cards in circulation. All of these cards are individual cards.

As of December 2024, 21,868 payment transactions totaling TRY 23 million were made with these credit cards, which also make a significant contribution to the fight against the informal economy.

Emlak Katılım Paraf credit card is now available with contactless payment, 3D Secure, invoice and corporate payments, as well as e-statement definition features. Customer communication center and digital channel integrations of our credit card were completed. Our customers have been provided with time-saving, easy, fast and reliable services with access anytime and anywhere. Through our digital channels, statements, in-period and provisioned transactions can be viewed, and services such as obtaining a password, setting internet shopping limits and making debt payments are available. Developments in line with sustainability and innovations of the digital age have been prioritized, and the “Digital Slip” function has been put into use. The development of our supplementary card and virtual card products was completed as of December 2024.

Our fast and reliable QR code payment function, which is widely used, will also be available for our credit cards in the first quarter of 2025.

##### Emlak Katılım Debit Card

Debit cards are linked to one or more current accounts at the bank and are used for withdrawing money through ATMs and payment transactions through point-of-sale terminals (POS/OKC) up to the balance in the account. Payment can be made with QR code through our mobile application. In 2024, the number of debit cards grew by 25% year-on-year to 88,940. The number of payment transactions made with debit cards increased by 24% year-on-year and reached 1,488,591. The amount of payment transactions with debit cards increased by 27% year-on-year, reaching TRY 1 billion 947 million in 2024.

**In 2024, the number of Emlak Katılım debit cards grew by 25% year-on-year to 88,940.**

## BANKING DEVELOPMENTS IN 2024

# ADDING VALUE TO A SUSTAINABLE FUTURE

With the DOA application, we add value to recycling and a sustainable future.

### Deposit Management System

The “Packaging with a Deposit” (DOA) application within the Deposit Management System is based on returning of certain products which are sold by pre-collecting a certain amount of deposit as defined by the Ministry of Environment, Urbanisation and Climate Change and providing refund of such pre-collected deposit amounts.

Our Bank, as a stakeholder of the Türkiye Environment Agency and the General Directorate of the Mint and Stamp Printing House, fulfilled its obligations regarding the procurement, supply, establishment and development of digital applications for banking services such as payment, e-wallet and/or card payment systems and/or electronic payment services that will work integrated with DOA in 2024. Developments continue within the framework of project plans.



## BANKING DEVELOPMENTS IN 2024

# INNOVATIVE SOLUTIONS FOCUSING ON DIGITAL

The number of CepPOS customers increased by 28% and the transaction volume by 125% compared to the previous year.



### Products of Member Merchants

2024 marked a year of significant growth and wide spread adoption for Emlak Katılım CepPOS and Physical Android POS, our Bank's payment solutions. The number of CepPOS customers increased by 28% and the transaction volume increased by 125% year-on-year. The number of Physical Android POS customers increased by 68% and the transaction volume by 371% compared to the previous year.

By the end of 2024, there were 3,533 CepPOS and 357 Physical Android POS terminals. As of December 2024, the number of transactions made with domestic credit cards, debit cards and prepaid cards via CepPOS and Physical Android POS in Türkiye was 328,231, and the total transaction turnover was TRY 3 billion 295 million.

During this period, improvement activities were carried out in CepPOS and Physical Android POS services, and developments were put into the service of our customers in order to meet their needs and expectations.

In addition to the improvement of existing processes, software developments and payment institution integration processes of Virtual POS application and authorization services were completed during the period. Virtual POS service was prepared as a usable product for large projects that our Bank would put into operation.

In accordance with the OKC POS communiqué published by the Revenue Administration, the enhancement of E-Invoice integrated POS devices developed in accordance with the VUK 507 communiqué was completed.

**As of December 2024, the number of transactions made with domestic credit cards, debit cards and prepaid cards via CepPOS and Physical Android POS in Türkiye was 328,231, and the total transaction turnover was TRY 3 billion 295 million.**





## BANKING DEVELOPMENTS IN 2024

# STRATEGIC PLANNING STUDIES THAT SHAPE OUR FUTURE

The innovative work we have done and the direction we have drawn in line with the strategic goals of our Bank summarize our vision for sustainable growth in the future.

## HUMAN RESOURCES AND STRATEGY

### Strategic Planning

Strategic Planning, Institutional Performance, Organizational Development, and Process Development sections are all part of the Strategic Planning Department, which reports to the Deputy Directorate General of Strategy and Human Resources. In 2024, efforts were made to disseminate strategic awareness, plan and ensure alignment with strategic priorities, develop the corporate performance system and to inform the Senior Management by examining the internal/external factors in matters concerning the corporation and making analyses/research that will affect the level of product, service and profitability. Analyses studies were conducted for the branches and locations to be opened in 2025 and presented to the relevant managers. Monitoring and reporting of the necessary steps for the implementation of strategic priorities throughout the organization were ensured. Necessary updates regarding the segmentation structure and segment criteria of the corporation were provided to be made within the framework of market conditions. The norm staffing study was revised, and studies were carried out to determine the number of employees depending on the workload of the branches and head office units.

### 2025 Targets

One of the key priorities for 2025 is the preparation of the institution's 5-year strategic plan and the integration of stakeholders into this strategic plan. With the 5-year road map to be developed, the direction of our Bank will be determined, and while proceeding on this path, the Strategic Planning Department will be in communication with all units to ensure effective follow-up and support of adaptation and internalization processes. Depending on our current themes and objectives, the corporate performance system will be reviewed, and related processes will be revised with the new strategic plan. Internal documents will be regularly reviewed and updated when necessary, and flows and processes will be simplified. Official letters and requests received from official institutions and organizations, especially the Ministry of Environment, Urbanization and Climate Change, to which we are affiliated, will be evaluated, and coordination with the relevant authorities will be maintained on an ongoing basis.

### Corporate Communications

#### Press Communication

Within the scope of 7 press releases on products, services, financial results and the Bank's agenda, as well as our collaboration with Halkbank on the Paraf credit card brand, a total of 867 news items were published across print, visual and digital media, reaching 17 million people. 123 of the news items appeared in print, 25 in visual and 719 in digital media. The advertising equivalent of the news published within the scope of our PR campaigns is TRY 3 million 212 thousand. In 2025, press communication, which makes a significant positive contribution to brand perception and reputation, will be carried out effectively.

#### Trademark Registration and Domain Processes

Throughout the year, trademark registrations and domain name acquisitions were obtained for our institution's new products and services, and the processes for the protection of these rights were meticulously monitored. In addition, two new trademarks were successfully registered: "Emlak Katılım Joint Account" and "Emlak Katılım Joint Finance."



## BANKING DEVELOPMENTS IN 2024

# DONATION AND SPONSORSHIP ACTIVITIES

**Emlak Katılım carried out various donation and sponsorship activities in 2024 in order to support useful activities and contribute to the future of the country.**



### *Advertising Campaigns*

In 2024, communication campaigns were carried out on outdoor and digital media, especially for customer acquisition through video calls and promoting our Project Preferred Special Fund Pool, a first of its kind product in Türkiye. The digital campaigns planned in the last quarter reached approximately 102 million impressions and more than 100 thousand clicks, while millions of people were reached with outdoor advertisements in critical locations during the year.

### *Sponsorship and Donation*

In 2024, our organization carried out various donation and sponsorship activities in order to support public benefit activities -such as education, health, culture and arts, law, scientific research, environmental protection, sports, the social inclusion of individuals with disabilities, entrepreneurship, and technology- and to contribute to the future of the country.

### *Events & Organizations*

Processes related to meetings, events, and organizations planned to be held in 2024 were conducted.

### *Social Media Communication*

Over 126 thousand interactions were received with creative works prepared for official days, special occasions, our products and services, desktop advertising films and posts on current topics.

### *Creative Works*

In addition to creative works prepared for campaigns and social media accounts, nearly 900 different creatives were prepared for internal and external mailings, branch facades, website, agenda, calendar, fairs, events and organizations throughout the year.

### *Website*

Nearly 200 requests for content additions and updates to our website were fulfilled, and website interface adjustments were coordinated with relevant departments. At the same time, the BOA integration of the contract/forms page on our website was completed, and activities to make it suitable for barrier-free access are ongoing. Work on the blog page is ongoing to contribute to our brand and increase our visibility.

**Nearly 200 requests for adding/updating content on the website were fulfilled, and website interface adjustments were coordinated with relevant departments.**



## BANKING DEVELOPMENTS IN 2024

# WE ADD VALUE TO THE FUTURE WITH ZERO WASTE

**As of the end of 2024, Emlak Katılım has contributed to the economy by sending approximately 42 thousand kg of waste from branches and the head office building for recycling.**



## FINANCE

### Purchasing

The Purchasing Department carried out an integrated purchasing process in 2024 that included both cost-cutting measures and effective management of operations in the contract operations, while also contributing to the elimination of legal risks and the business development efforts.

In line with contemporary requirements, the department established essential procurement and contract management systems, while aiming to develop new processes that align with the evolving needs of both our institution and the current era.

While all of these project development studies and reports are being conducted, we work diligently to meet the needs of our Bank's units precisely, on time, and at the best possible price, without disrupting our current tasks. In this context, based on 961 product/service requests received from the units over the BOA system, 550 tender processes were held, and the preparation, analysis, approval and paperwork processes of 256 contracts and tenders were completed within the scope of the tenders held.

### Administrative Affairs

The Administrative Affairs Directorate provides services in various areas at our Bank, including security, fleet management, cleaning and catering, zero waste project, correspondence and archives, general administrative services, warehouse management and personnel shuttle services.

### Zero Waste Project

The Zero Waste Project was implemented in September 2020 by complying with all of the criteria outlined in the Zero Waste Regulation of the Ministry of Environment, Urbanization, and Climate Change, at Emlak Katılım's Head Office, additional service building, and all branches. Within the scope of the Basic Level Certification application, certification procedures for 10 branches have been finalized and total number of branches having certification reached 110. Emlak Katılım, the first participation financial institution to start its operations in this area by acquiring a Zero Waste Certificate in its second year of operation, continues to fulfill its environmental responsibilities with diligence. As of the end of 2024, Emlak Katılım has contributed to the economy by sending approximately 42 thousand kg of waste from branches and the head office building for recycling.

### Construction-Real Estate

The Construction-Real Estate Department continues its activities through two different services: real estate and construction.

Real Estate Service carries out the selection, rental and contracting processes of the Head Office building, additional service buildings and Bank branches to be opened throughout Türkiye according to the required expertise reports.

Construction Service completes the general construction works of the Head Office building, additional service buildings and Bank branches across Türkiye and ensures that they are ready for operation.

In 2024, the construction of 6 branches was completed.

### *Our targets for 2025:*

- To continue leasing and construction works according to the Bank's strategic goals,
- To develop projects that meet branch energy needs through the use of solar energy,
- To promote water conservation in new projects through the installation of sensor-based (photocell) faucets.

## BANKING DEVELOPMENTS IN 2024

# INCREASED EFFICIENCY AND EFFECTIVENESS IN REPORTING PROCESSES

The 2024 budget approved by the Board of Directors was followed, the budget for 2025 was prepared through simultaneous work with the units, and the financial status updates of the monthly profit-loss status of the branches were carried out.



## Budget & Financial Reporting

The 2024 budget approved by the Board of Directors was followed, the budget for 2025 was prepared in coordination with the relevant units, and the financial status updates of the monthly profit-loss status of the branches were carried out. These processes were systematized and thus contributed to increasing efficiency and effectiveness.

Report sets have been prepared for the Asset Liability Committee (ALCO) meeting where the financial situation of our Bank is discussed weekly. Administrative reports required by the executive management were made available to those concerned via the dashboards developed in the business intelligence tool.

## Official Reporting

Within the scope of the Communiqué on the Financial Statements to Be Disclosed to the Public by Banks and the Explanations and Footnotes Related to Them, the consolidated and unconsolidated financial statements along with the related explanatory notes and audit reports were submitted to the relevant authorities and public.

## Financial Affairs and Control

Financial Affairs and Control Department carries out its functions through the Profit Distribution and Financial Transactions Service, the Financial Control Service and the Treasury Control Service.

In order to ensure that the funds collected within the Participation Funds are directed in accordance with the fund status of the pools and that profit distribution processes are carried out accurately, reliably and quickly, systematic enhancements for unit value calculations were completed in our main banking application for the creation of a pool system in accordance with the legislation and for the management and reporting of participation pools. Infrastructure work has been initiated for the expansion of the general participation pool, and the infrastructure for the systematic realization of rediscount transactions, profit calculation and distribution processes for our Bank's new product, the Special Fund Participation Accounts with 6 Month Maturity and Monthly Payments, is being established.

A checkpoint has been established for all credit card settlement transactions. As of 2024, controls for provision calculation in accordance with IFRS 9 standards have started to be carried out.

In 2025, checkpoints and system improvements are being planned in line with new products and developments to be created according to the Bank's strategies.

## Accounting and Tax

Changes in tax legislation are monitored on a daily basis, and actions are taken by providing the necessary information regarding the changes. Improvements have been made in our processes thanks to systemic developments, and systemic developments will continue in the new period in line with the goal of integrated organizational growth.





## BANKING DEVELOPMENTS IN 2024

# OUR MAIN MISSION IS TO INCREASE OUR TRADING VOLUME AND PROFITABILITY

In 2025, our main mission is to maintain our position as the leading bank in the spot foreign currency and gold markets by increasing our trading volume and profitability.

## TREASURY AND INTERNATIONAL BANKING

### Treasury

In 2024, a transaction volume of USD 279 billion was realized in the interbank markets and a transaction volume of TRY 745 billion with our customers.

In the interbank markets, in line with our goal of becoming a market maker rather than a price taker for spot foreign currency and precious metals, we provided pricing and exchange rate flow to banks in domestic and foreign markets through various channels. As a result, our Bank's profit from interbank market transactions increased by approximately 3.8 times compared to the previous year.

In 2025, we have several goals in terms of customer transactions and interbank market transactions. It is aimed that our customers carry out foreign exchange and precious metal trading transactions in the relevant channels at competitive rates, 24 hours a day, 5 days a week.

On the interbank markets, the goal is to become a market maker rather than a price taker for spot foreign currency and precious metals. In line with this target, the aim is to continue to provide exchange rate flow as a market maker and pricing to banks in domestic and foreign markets through various channels in 2025 as well.

It is critical to gain more market power by boosting our transactions in the Borsa Istanbul Precious Metals Markets. In 2024, Emlak Katılım ranked third in Borsa Istanbul Gold Transaction volumes on July 18, 2024 and became one of the top five institutions with the highest volume.

Since our Bank's establishment, we have conducted Turkish lira banknote (effective cash) supply operations to meet foreign market demands. In 2025, we aim to achieve higher volumes in these operations.

The Capital Markets Service diversified its operations in lease certificates, stocks and investment fund transactions. In 2024, The Bank's profitability from capital market transactions increased significantly by 223% compared to the prior year. Although



the Bank's activity, particularly in securities, is remarkable, the risk-return balance has been differentiated with the increase in the securities monitored in its assets. In this scope, the Bank's securities portfolio was increased through portfolio diversification in TRY, FX and Gold denominated lease certificates. Similarly, foreign currency lease certificates were included within the Bank's portfolio upon an analysis of global market expectations and risks. In 2024, second-hand lease certificates and securities mutual funds continued to be available for buying in mobile and internet branch environments, and the required systematic development studies for additional participation finance capital market products were initiated.

In order to facilitate our customers' access to our investment products through digital channels, improvements were made in screen designs and a significant contribution was made to transaction volume. The Money Market Participation TRY Investment Fund was established to meet the demands of investors who do not prefer traditional deposit and fund investments and focus on alternative investment products. Efforts to bring new investment funds into the Bank's organization will continue in 2025.



## BANKING DEVELOPMENTS IN 2024

# CORRESPONDENT BANK NETWORK CONTINUES TO STRENGTHEN

**In 2025, the Bank will continue to work diligently to further expand the correspondent bank network in order to improve the solutions to be offered to customers in the field of foreign trade and to increase the Bank's own funding and transaction diversity.**

### Financial Institutions

In 2024, the Financial Institutions Department made significant progress in expanding its network of correspondent banks abroad, reaching 369 RMA relationships. In parallel with the growing number of branches, the Bank continued to work on improving the support and solutions offered to customers in foreign trade transactions and international payments.

During the year, the Bank actively expanded the scope of its Turkish lira (TRY) vostro account service and made a significant contribution to increasing trade in local currency through this innovation. By offering a wide range of services to our correspondent banks, the widespread use of local currency has been promoted. In addition, our foreign borrowing instruments were diversified, and contribution was made to the Bank's direct borrowing sources.

Alongside customer-oriented correspondent bank relations, the number of nostro accounts held with correspondent banks was increased. Credit relations were established with correspondent banks and non-bank financial institutions, and the facilities provided in this area were expanded. In addition, effective efforts were undertaken to diversify the number of correspondent banks engaged with in our treasury transactions and increase our foreign trade volumes.

Looking ahead to 2025, our Bank will continue to work diligently to further expand the correspondent bank network in order to improve the solutions to be offered to customers in the field of foreign trade and to increase the Bank's own funding and transaction diversity.





## BANKING DEVELOPMENTS IN 2024

# OUR INNOVATIVE STEPS IN SUKUK ISSUANCE RECOGNIZED WITH PRESTIGIOUS AWARDS

We reinforce our strength in participation finance with the awards we have won in global and local platforms.

## Investment Banking and Investor Relations

The year 2024 marked a successful period for the Investment Banking and Investor Relations Directorate in terms of increased business volume and efficiency. The Directorate operates under the umbrella of Investor Relations and Issuances Department (Sukuk and Investor Relations Service, Sustainability Service) and Portfolio Custody Service.

Year	Name of Award	Awarding Institution	Awarded Project Name
2024	Lead Arranger in Sukuk Issuance, 2023	9 <sup>th</sup> TSPB Golden Bull Award	All Sukuk Issuances
2024	Islamic Economics Application Award	İKAM	Participation Based Portfolio Custody Service
2024	Fastest Growing Sukuk Arranger-Türkiye	Global Business Outlook	Sukuk Issuances



## GOLDEN BULL AWARDS TO TÜRKİYE'S RISING POWER!

Emlak Katılım, became the leading arranger in 2023 sukuk issuances.



## BANKING DEVELOPMENTS IN 2024

# STRONG PERFORMANCE IN SUKUK ISSUANCES

We contribute to growth through sukuk issuances focused on sustainability and social responsibility.



### Investor Relations and Issuances

#### Sukuk and Investor Relations Service

- In 2024, the volume of lease certificates (sukuk) issued by our Bank domestically increased by approximately 77% year-on-year, reaching TRY 31.4 billion. Through direct sukuk issuances without use of intermediary institutions, significant cost savings were achieved. Leveraging its expertise in participation-based capital markets, our Bank also acted as an intermediary for sukuk issuances aligned with participation finance principles for corporate clients operating across a wide range of sectors—including agriculture, recycling, real estate, automotive, food, energy, telecommunications, and start-ups. As of the end of 2024, our Bank maintained its market leadership with a 33% share of the sukuk balance of TRY 7.4 billion in outstanding issuances it intermediated, contributing significantly to the growth and development of participation-based capital markets through innovative sukuk models. In 2024, the Bank was awarded the “Fastest Growing Sukuk Issuer-Türkiye” award given by Global Business Outlook and the 9<sup>th</sup> TSPB Golden Bull Award in the category of “Sukuk

Issuance and Sales in 2023” within the scope of the 9<sup>th</sup> TSPB Golden Bull Awards as the institution that issued the highest number of Sukuk.

- In 2024, our Bank intermediated the two sukuk issuances based on work contracts amounting to TRY 700 million in total of TWF İFM A.Ş., which is a wholly-owned subsidiary of the Türkiye Wealth Fund and carries out the Istanbul Finance Center Project planned to contribute to Istanbul’s transformation into a global financial hub. Our contribution to the construction of the Istanbul Finance Center continued this year as well.
- In February and March 2024, our Bank intermediated Türkiye’s first social sukuk issuances made by the private sector with a total nominal amount of TRY 100,000,000 for a stakeholder operating in the e-commerce sector. The funds raised from the sukuk issuances were used by our stakeholder to support the e-commerce financing of women and young entrepreneurs, and the first Fund Allocation and Impact Report of the issuances was published. All of the funds raised were allocated to SMEs, with 21% of the sales volume directed to women entrepreneurs and 11% to young entrepreneurs.

- In March 2024, our Bank successfully issued a TRY 300 million sustainable sukuk with a maturity of one year. The funds obtained from this sukuk issuance were used to finance projects that contribute to combating climate change, financing SMEs operating in the earthquake region and social development.
- To date, through thematic sukuk issuances totaling over TRY 2 billion—including those intermediated by our Bank—we have helped prevent the release of approximately 142,240 tons of CO<sub>2</sub> emissions into the atmosphere. In addition, women entrepreneurs were supported and a large portion of the funds obtained from the issuance of sustainable sukuk were used to support the sustainable development of companies operating in the earthquake zone.
- Within the scope of Investor Relations activities, all legal notifications and reporting of our Bank and asset leasing companies, which are 100% subsidiaries of our Bank, were carried out smoothly through platforms such as the Public Disclosure Platform (KAP), e-Company, Turkish Capital Markets Association (TCMA), etc. Moreover, interactions with credit rating agencies, preparation of annual reports, and general assembly processes of asset leasing companies were carried out successfully.



## BANKING DEVELOPMENTS IN 2024

# SECTOR PIONEER IN PORTFOLIO CUSTODY SERVICES

**Our Bank ensures transparency and accountability in the supervision of participation-based funds with the portfolio custody service, which it started to provide by undertaking the pioneering role in the sector.**



### Portfolio Custody Service

- With the portfolio custody license obtained from the Capital Markets Board in April 2023, our Bank started to provide collective portfolio custody services to participation-based investment funds, which will make a significant contribution to the development of the sector. By pioneering this service in the industry, our bank has adopted the mission of establishing a trust environment for healthy development of the sector by ensuring transparency and accountability in the auditing of participation-based funds. In addition, the number of participation-based funds we actively take under custody increased by 200% year-on-year and reached 24 funds.
- In 2024, our Bank was deemed worthy of the Islamic Economics Application Award by İKAM for our participation-based portfolio custody service.

- Within the scope of the approval received from the Capital Markets Board in October 2024, in addition to our collective custody activities, we also received permission for individual custody activities.
- Our Custody Branch Coded 118 commenced operations on October 1, 2024.

### 2025 Targets

- To continue supporting the development of the sector by developing innovative and sustainable sukuk models in participation-based capital markets,
- To maintain arranger services for corporate companies' sukuk transactions and enabling companies in different sectors to access financing,
- To accelerate efforts for sustainability structuring in our Bank and realizing sustainability reporting,
- To procure long-term funding from international financial institutions to support the sustainable growth of our Bank,
- To start providing individual custody services to participation-based investment institutions,
- To increase sustainable sukuk issuances and corporate finance activities,
- To operationalize the participation-based asset management company planned to be established as a 100% subsidiary of our Bank.

### Sustainability Service

The Sustainability Report 2023, which covers our Bank's strategies, performance and targets in environmental, social and governance areas, was published. This report has been prepared in compliance with Global Reporting Initiative (GRI) standards.

Our bank has initiated efforts to enhance its institutional capacity and competencies in the field of sustainability. In this context, a "Sustainability" page was opened at Emlak Katılım e-Academy and a total of 10 different online trainings such as "Introduction to Sustainability," "Fundamentals of Sustainable Development," "Sustainability General Concepts and Processes" were made available to all our personnel. The training titled "Sustainability General Concepts and Processes" was assigned to all personnel, which was completed by 1394 employees. Policies reflecting our Bank's sustainability strategies, targets and orientations were prepared, and existing policies were revised in line with an Environmental, Social and Governance axis. In addition, the Sustainability Strategy, which includes our Bank's short-, medium- and long-term sustainability targets, was published with the approval of the Board of Directors.

Efforts to integrate climate risk management into our Bank's overall risk management process started, and existing policies were updated in consideration of climate risks.

The Environmental and Social Risk Assessment Procedure, which specifies how non-financial environmental, social and governance risks will be included in financing decisions and risk assessment processes, has been published.

## BANKING DEVELOPMENTS IN 2024

# STABLE FINANCIAL SUPPORT TO SMES

**Total financing provided to SMEs in all areas amounted to TRY 52 billion in 2024.**

## SALES AND MARKETING

### Corporate and Commercial Banking

As the Corporate and Commercial Banking Directorate, we continue to serve our customers with our 110 branches and 101 corporate and commercial portfolios across Türkiye.

As of 2024, thanks to our customer-oriented approach and strong financial infrastructure, we have provided services to our 28 thousand valuable customers.

As Corporate and Commercial Banking, our total fund size reached TRY 93.9 billion and our funds allocated TRY 75.2 billion.

With our TRY 25 billion non-cash loan volume, we continue to support our customers in their various financial needs.

We continue to diversify our financial solutions with our innovative products and services and maintain our mission to make a difference in the sector by fully meeting the needs of our customers.

In the coming period, we aim to contribute to both the national economy and the goals of our customers with our future-oriented strategies and innovation-focused approaches.

We will continue to be the reliable business partner of our customers by reinforcing our position in the sector with our strong infrastructure, expert team and customer satisfaction-oriented service approach.

### Retail and SME Banking

The Retail and SME Banking Directorate successfully completed the year 2024 with a focus on product and service quality in retail, private and SME banking business lines with a total of 332 portfolio representatives, including 177 retail and 155 SME representatives, serving 256,320 customers across 108 branches.

Within the scope of our mission of a “Productive Türkiye” support was provided to industrialists, traders, SMEs and artisans in their production and investment activities by facilitating access to finance through digital and innovative products. Financial support was provided to exporting SMEs with advantageous profit rates to ensure export financing. In order to further strengthen our

service collaborations, cash financing support was provided to our artisans and SMEs with 3 new Katılım Finans Kefalet (KFK) support packages, and the total financing provided in all areas amounted to TRY 52 billion in 2024.

The Retail and SME Banking Directorate completed the 2024 fiscal year with a deposit volume of TRY 76.9 billion, cash and non-cash financing risks of TRY 23.3 billion and non-dividend income of TRY 6.5 billion.

### 2025 Targets

- Making the project price system work in an authorized manner, with a price algorithm created specifically for the customer on the basis of efficiency,
- Making needs analyzes at the branches and supporting the field sales units with trainings,
- Making the products and services developed by the Sales Departments understandable and healthy operational for the field staff,
- Increasing sales opportunities by using remote sales channels effectively in reaching budget targets,
- Increasing the field activities of sales teams with applicable and understandable campaign designs, and
- Making accurate distributions and following up targets by making field analyzes in branch targeting processes.





## BANKING DEVELOPMENTS IN 2024

# PRODUCT DIVERSITY TO MEET CUSTOMER NEEDS

We continue to work on new products within the scope of the Commercial Finance and Cash Products Service in accordance with our Bank's objective of reaching commercial companies and inclusion.

**In 2025, we aim to complete innovations that will enhance the role of the digital channel in our sales.**



### Product Development

Product Development Department consists of 3 services: Commercial Finance and Cash Products Service, Fund Collection, Fund Extended Products and Services, and Insurance Management Service.

### Products Developed in 2024

- Turk Eximbank Islamic Leasing Financing
- Investment Committed Advance Financing
- Participation Account as You Wish
- Customized Financing Solutions Tailored to Your Needs
- Exporter Women Support Package
- Agricultural Land Financing
- Digital Content Producer Account
- Joint Workplace Finance
- Leasing with Contribution
- Future Assurance Annual Life Insurance
- Government Supported Credit Insurance
- Individual Assurance Insurance
- Long Term Leasing Insurance
- Sustainability Themed Financing
  - o Green Housing Finance
  - o Energy Efficiency Management Financing
  - o Individual Energy Efficiency Financing
  - o Wastewater Treatment and Recovery Investment and Operation Financing
  - o Women Farmer Support Financing
  - o Women Entrepreneur Support Financing

### 2025 Targets

In 2025, as the Fund Collection, Fund Extension Products and Services Unit, we intend to develop our digital transformation, business excellence, and innovative product strategies, in addition to our fund collection and fund extension products, by concentrating upon our customers. Through our digital channels, we will provide our customers with instant and easy access to customized products and services tailored for their needs, anytime and anywhere. Along with our digital financing products, digital participation, savings and investment products are also among our strategic priorities in 2025.

We continue to work on new products within the scope of the Commercial Finance and Cash Products Service in accordance with our Bank's objective of reaching commercial companies and inclusion. With innovative end-to-end financing products, we intend to participate in the financial cycle between the supplier and the buyer end to end.

New product developments are actively monitored by the Insurance Management Service, particularly for the needs of customers in the insurance business. In 2025, we aim to address customer demands with new items while also carrying out innovations that will enhance the role of the digital channel in our sales.



## BANKING DEVELOPMENTS IN 2024

# STRONG INCREASE IN THE SIZE OF FUND DISBURSEMENT

In 2024, the amount of fund disbursements increased by 51% compared to the previous year, and our loan size reached TRY 126.9 billion.

### CREDIT ALLOCATION

The Deputy Directorate General of Credit Allocation consists of Corporate-Commercial Loans, SME Loans and Retail Loans Departments.

In 2024, the amount of funds disbursed increased by 51% compared to the previous year and our loan size reached TRY 126.9 billion (TRY 93.4 billion cash, TRY 33.5 billion non-cash).

### CREDIT RISK MANAGEMENT

Under the Deputy General Management of Credit Risk Management, there are three departments: Financial Analysis and Intelligence, Credit Policies and Risk Analytics, Project Finance and Monitoring, Credit Risk Monitoring and Collections.

Credit Policies and Risk Analytics was established in 2024 and continues its activities with 2 separate services as Credit Policies Service and Risk Analytics Service.

In 2024, Project Finance and Monitoring Department of our Bank signed a Profit & Loss Sharing (Musharakah) agreement with Emlak Konut GYO for the first time in the sector.

In 2024, a total of 26 different project investment requests were evaluated in the field of investment projects. Of the projects evaluated, 20 projects are in the field of renewable energy resources in order to meet the energy needs of future generations, reduce environmental damage and contribute to sustainability.

In 2025, we are developing new business models in order to contribute to the energy, real estate, industry, infrastructure & superstructure and similar sectors investments of our investors who meet the technical and financial qualification criteria of our Bank.

### Collections

As of the end of 2024, our Bank achieved a close monitoring and non-performing loan ratio of 0.85% and 0.91%, respectively, successfully completing the previous year in terms of problematic receivables management.







## BANKING DEVELOPMENTS IN 2024

# GROWTH IN FOREIGN TRADE TRANSACTIONS

**A total of 44,800 transactions were realized in foreign trade products, an increase of 247% compared to 2023.**



## OPERATION

### Foreign Trade and Treasury Operations

Within the scope of vostro account services provided to banks operating abroad, 14 new accounts were opened in 2024.

In 2024, the FX Transfers Operation Service was divided into two services, namely Incoming and Outgoing Transfers Operation Services. In 2024, the number of FX transfer transactions exceeded 265,000 in total, while transaction volumes exceeded USD 73 billion in the same period.

Work on the SWIFT GPI application, which will offer a better user experience in transfer transactions, has been completed and is planned to be available to our customers by January 2025, while the SWIFT Go application, which will ensure that low-amount foreign currency transfers reach their recipients in a short time, is planned to be launched in the first quarter of 2025.

And a total of 44,800 transactions were realized in foreign trade products, an increase of 247% compared to 2023.

A total of 294 Kg of gold was collected in 2023 in KADSIS physical gold transactions, which was launched in July 2022, and this figure increased by 50% to 400 kg in 2024. In addition, in Ahlatçı ATOM system, which was newly launched in the last quarter of 2023, gold transactions amounted to 688 Kg, following with 706 Kg in 2024.

Investment Fund transactions, which started to be intermediated in 2022, totaled TRY 76 billion in its first year. The number of transactions, which was 6,794 in 2023, increased by 640% to 43,480 by the end of 2024, with a volume of TRY 332 billion.

In sukuk issuance transactions, the transaction volume of TRY 29.3 billion in 2023 was realized as TRY 31.5 billion in 2024. The trading volume of Sukuk transactions, the operational process of which we carried out, increased from TRY 14 billion in 2023 to TRY 17.8 billion in 2024.

With the diversification of investment products, the tendency of customers to open investment accounts has also increased, and the number of account openings which was 33,539 in 2023, has tripled, reaching 11,800.

In addition to new customer and user habits, the increase in FAST transaction limits was also reflected in FAST transaction amounts, which reached TRY 55.6 billion with 4.9 million transactions in 2024. MoneyGram transfers realized through our branches increased by 145% to 30,247 transactions.

Launched in the last quarter of 2023, the PTT & Emlak Katılım collaboration enabled our customers to deposit money into their Emlak Katılım accounts from all PTT branches, especially in provinces/districts where we do not have branches. There is a 250% increase in the number of TRY transactions compared to 2023.

## BANKING DEVELOPMENTS IN 2024

# EFFECTIVE MANAGEMENT OF COLLATERAL AND INSURANCE TRANSACTIONS

**In 2024, 12,766 collateral transactions, 7,571 collateral release transactions and 9,548 external insurance policy entries subject to collateral were approved.**

In order to save more on branch, group and treasury costs and to enable the Bank to carry out high-volume cash transactions that our branches are currently unable to carry out due to staff shortages and insurance risks, a Main Vault was established at the İkitelli branch location under Ankes Management. As a result of the main vault operations that started in early February 2024, a total of more than TRY 5 million was saved in 2024, mainly in CIT company and treasury costs. Transaction volumes at the main vault amounted to TRY 4.5 billion, USD 1 billion and EUR 98 million.

## Credit Operations

The Credit Operations Department consists of seven services in total: Retail Credit Operations Service, Corporate Credit Operations Service, Financial Leasing Service, Insurance and Collateral Operations Service, Letters of Guarantee Operations Service, Real Estate Valuation Service and Collateral Tracking Service.

## Retail and Corporate Credit Operations Services

Within its activities of 2024:

- In the current version of KBFKS used by all participation banks under the TKBB, successful document notifications related to funding transactions have been made in integration with institutions such as Revenue Administration, MFKS (Central Invoice Registration System), FKB (Financial Institutions Association), KGF (Credit Guarantee Fund), etc.
- Within the scope of the protocol and successful integration with the Participation Finance Guarantee (KFK) institution established for participation banks, fund disbursement transactions were successfully carried out with KFK collateral.
- As in previous years, the applications, disbursements, closures and commitment closures of the loans extended by Eximbank, for which we are an intermediary, were carried out successfully in 2024 as well.

## Financial Leasing Service

Financial leasing financing disbursements carried out under the Corporate Credit Operations Service are now carried out by the Financial Leasing Service established in the first quarter of 2024. The Bank carries out leasing fund disbursement transactions within the scope of participation banking principles, Financial Leasing, Factoring and Funding Companies Law No. 6361 and related legal regulations. Technical information and support was provided for the systematic development of leasing transactions, which serve as the source of the Earn with the Producer – Monthly Rental Income Participation Account, a first in participation banking, and the operational processes for funding were successfully concluded.

## Insurance and Collateral Operations Service

In 2024, 12,766 collateral transactions, 7,571 collateral release transactions and 9,548 external insurance policy entries subject to collateral were approved.

Our Realized Projects:

- As per the additional protocol signed with the Union of Turkish Notaries in 2024, software developments regarding the new service transition and the change in fee items in vehicle pledge transactions were successfully put into the live environment.
- A collective pre-pledge development was made in new vehicles, and it was realized that more than one vehicle can be pre-pledged at the same time. With this development, the workload of the branches was reduced.
- It is ensured that all revision changes are automatically transferred to the Bank's system as the current motor insurance value list is published by the Insurance Association of Türkiye.

## Our Planned Projects

- In 2025, in order to prevent the problems encountered especially in confirming the model information of second-hand vehicles, it is planned to prevent mistakes by integrating the first traffic policy model and the last active motor insurance policy model information of the vehicles that we will take as collateral from the contracted insurance companies into the collateral flow.
- It will be ensured that the number of e-mortgage transactions within the real estate mortgage establishment transactions will be increased, and that the Bank will become more competitive in this field by making the necessary improvements and organizations.



## BANKING DEVELOPMENTS IN 2024

# UNINTERRUPTED ACCESS TO CUSTOMER SERVICES

**The Customer Communication Center continued to deliver outstanding, prompt assistance to our customers 24/7 in 2024, with a focus on customer satisfaction.**

### **Letters of Guarantee Operations Service**

Letters of guarantee transactions, which were carried out under the Insurance and Collateral Operations Service, are now carried out by the Letters of Guarantee Operations Service established in the first quarter of 2024. Within the scope of the Banking Law in force, the principles of participation banking and the rules and principles applied by our Bank regarding letters of guarantee, the Letters of Guarantee Operations Service performs the issuance of letters of guarantee by our branches and controls them within certain processes.

### **Real Estate Valuation Service**

All processes of appraisal transactions at our Bank are carried out through Invex (Real Estate Valuation System). All correspondence between the branches, the Real Estate Valuation Service and the Appraisal Company is recorded on Invex. A total of 2,786 appraisal reports were issued in 2024. Of these reports, 122 were for individual loan requests and 2,664 were for corporate/SME requests.

- In accordance with the BRSA regulations, valuation reports are checked, and the following checks are performed.
  - o Ensuring the control of restrictions (annotation, declaration, mortgage, etc.) on the land registration
  - o Ensuring the technical (project, license, etc.) compliance of the valuation report according to our Bank's procedures
  - o Checking the characteristics of the real estate (physical condition, zoning status, etc.)
  - o Control of official documents such as interior/exterior visuals, Land Registry Certificate, Zoning Plan, Project/license, map etc.
  - o Whether the determination regarding the current location of the real estate and its compliance with the official documents has been made correctly
  - o Whether the report is organized in a way that does not create contradictions within itself within the framework of all findings
  - o Whether the positive/negative explanations regarding the opinion on the sales capability are adequate,
  - o Expressing opinions on valuation reports in line with the Bank's criteria

### **Collateral Tracking Service**

In the 2024 fiscal year:

- Development requests were opened and required efforts were made to correct the errors detected in the collateral deficits report and advance collateral early warning report screens used. A statistical study was conducted on the rate of follow-up of customers, for which information was requested from branches and reported to senior management during the year.
- Within the scope of the collateral deficits reports sent to the branches, a monthly average of TRY 254 million collateral deficit was complemented, preventing the Bank from financial loss.
- The software work on the requested collateral deficit listing screen is planned to start in 2025.

### **Core Banking and Branches Operations**

Within its activities of 2024:

In check payment and collection transactions, the number of our Bank's checks reached 43,792, and a payment at a volume of approximately TRY 21 billion 504 million was made. Other Bank checks amounted to 85,021, and collections amounted to approximately TRY 22 billion 191 million on a volume basis.

In corporate collections, the number of corporations subject to collection in 2024 was 112.

### **Digital Banking and Payment Systems Operations**

In 2024, a name and organization change was made as the Digital Banking and Payment Systems Operations Department, and Member Merchant Operations Service, Card Operations Service and Digital Banking Operations Service were added to the Department.

### **Customer Communication Center**

The Customer Communication Center continued to deliver outstanding, prompt assistance to our customers 24/7 in 2024, with a focus on customer satisfaction. Service levels were above 90%.



## BANKING DEVELOPMENTS IN 2024

# HIGH SUCCESS RATE IN CUSTOMER SATISFACTION

**In 2024, the customer satisfaction rate was 93% in the post-call surveys.**

Our customers can quickly and easily obtain passwords using the self-service facilities provided by Interactive Voice Response (IVR).

The customer satisfaction rate was 93% in the quality assessments and post-call surveys conducted to measure service quality and provide better service to our customers. An automated outbound call system was established.

The number of outbound calls made through the Customer Communication Center regarding various products and services increased by 110% compared to the previous year.

68% of the people who connect to our Customer Communication Center via video calls and remote authentication have succeeded in becoming our Bank's customers. In 2024, 10% of our Bank's individual customer acquisition was achieved through remote video calls.

Customer satisfaction was ensured by responding to complaints, requests, satisfaction and suggestions regarding the number of our Bank's customers and products and services within an average of 2 days.

Live chat services are continued to be provided through internet and mobile branch for e-branch customers and those with special needs. Incoming chat calls increased by 47% compared to the previous year.

### **ATM Operations**

In 2024, efforts were made to ensure more stable operation in our ATM channel and to integrate our new products into the ATM channel. It was planned to offer our customers the ability to deposit money with a QR code at all ATMs in Türkiye by the beginning of 2025 in accordance with the TR QR Code standard.

### **Product and Customer Security**

By following the Product and Customer Security trends experienced in the sector, necessary measures were ensured to be taken against developments and possible risks.

As part of 2024 activities, the Bank integrated the Interbank Intelligence System "SIPER" product to prevent fraud, which was requested by the Central Bank of the Republic of Türkiye and is managed by Bankalararası Kart Merkezi AŞ. With the SIPER product, many fraud incidents were prevented.

Within the scope of Product and Customer Security, efforts were made to inform Bank employees and customers about the prevention of fraud and to raise awareness on this issue.

In order to detect, monitor and prevent fraudulent activities on the channels where all products used in our Bank operate, a high-performance "Fraud Monitoring Tool" that will work in an integrated manner across channels was purchased. In 2025, the "Fraud Monitoring Tool" integration will be realized within the scope of planned activities. In anticipation of the impact of the high-volume projects that will be realized on behalf of our Bank in 2025 on our processes, efforts will be made to prevent fraud.







## **INFORMATION ON THE EXTRAORDINARY GENERAL ASSEMBLY, INCLUDING THE EXTRAORDINARY GENERAL ASSEMBLY MEETING HELD DURING THE YEAR, THE DATE OF THE MEETING, THE DECISIONS TAKEN AT THE MEETING AND THE RELATED PROCESSES**

No extraordinary general assembly meeting was held in 2024.

## **AMENDMENTS MADE IN THE ARTICLES OF ASSOCIATION DURING THE ACCOUNTING PERIOD AND THE RATIONALE**

No amendments were made in the articles of association in 2024.



## BOARD OF DIRECTORS



**Prof. Dr. Mehmet Emin BİRPINAR**  
Chairman of the Board of Directors

Mr. Birpinar graduated from İstanbul Yıldız Technical University Faculty of Engineering in 1988 and received his masters and doctoral degree at the same faculty. He further completed master's degree from Italian University in 1991 and Netherlands Delft Technology University in 1994 in Civil Engineering. He assumed the title of Professor in 2009 and he is currently a faculty member of Yıldız Technical University. Birpinar started to work as Istanbul Provincial Environment and Forestry Manager in 2003, as Istanbul Provincial Environment and Urbanization Manager in 2011 and was appointed as Deputy Secretary of Ministry of Environment and Urbanization in 2013. Prof. Dr. Birpinar was elected as the Office Director of Convention for the Protection of the Mediterranean Sea against Pollution, known as Barcelona Convention, for 2014-2015 period at the 18<sup>th</sup> Meeting of the Contracting Parties which took place in Istanbul in December 2013. He was appointed as Chief Negotiator on 9 April 2015 to represent Türkiye at international climate change negotiations realized in accordance with the United Nations Framework Convention on Climate Change. Prof. Birpinar is a member of Water Engineering Research and Development Center (WERDEC), Association for International Water Engineering and Research (AR), The American Society of Civil Engineers (ASCE) and serves as a member of the Board of Directors of various nonprofit organizations. He has over a hundred articles and papers published in scientific journals, national or international congresses and he is a columnist in various newspapers. He is a Member of the Board of Directors of Emlak Katılım since 3 September 2018.



**Prof. Dr. Murat BALCI**  
Vice Chairman of the Board of Directors

Graduated from Marmara University Faculty of Law in 2002, Mr. Balci received his master's degree on Public Law from Marmara University Institute of Social Sciences in 2004 and doctoral degree from the same institute in 2009. He was a faculty member of Doğuş University Faculty of Law between 2009 and 2013. He worked as a faculty member at Fatih Sultan Mehmet Vakıf University between October 2013 and March 2024, and has been serving as the Dean of Faculty of Law at the same university since March 2024. Prof. Dr. Murat Balci is the founding Chairman of the Board of Directors of Katılım Finans Kefalet A.Ş., which was established in 2023. He is an independent attorney-at-law at his own practice, Batu Hukuk Avukatlık-Danışmanlık since 2004. Balci, who is also a graduate of Istanbul Commerce University, Faculty of Business Administration, completed his thesis on "A Comparative Analysis of Istanbul Finance Center with London and Frankfurt Financial Centers" in 2021 and received his master's degree from Istanbul Commerce University International Banking and Finance Master's Program. Having publications of "Banking Law and Related Legislation with Reasons and Case Laws," "Commentary on the Capital Market Law," "Fundamentals and Theories of Banking," "Supervision in Banks," "International Economic Sanctions in Banking" in the field of Banking Law, Balci received the title of Professor in 2019. Prof. Dr. Murat Balci was appointed as the President of the Turkish National Police Academy with the Presidential Decree dated November 2, 2024 and numbered 389. As of September 3, 2018, he was appointed as a Board Member at Türkiye Emlak Katılım Bank, and as of August 5, 2024, he has been serving as the Deputy Chairman of Board of Directors at the Bank.



**Onur GÖK**  
Member of the Board of Directors and CEO

Onur Gök started his professional career as an Assistant Tax Inspector in 2011 and was appointed as Tax Inspector with the joint (triple) Decree published in the Official Gazette dated 01.07.2015 and numbered 29403. He worked as the rapporteur of the Central Report Evaluation Commission of the Tax Inspection Board between September 2017 and April 2018 and also worked in the "Legislation Department" of the Board Presidency. In April 2018, he was appointed as the Deputy Secretary General of the Tax Council of the Ministry of Treasury and Finance with the approval of the Ministry and served in this position until March 2019. Within the structure of the Tax Council, he participated in the Istanbul Finance Centre studies and Tax Reform studies, especially the Income and Corporate Tax Reform studies as a working group member. Between April 2019 and June 2021, he served as the Deputy Chairman of the Board of Tax Inspection Board. During this period, he served as the Chairman of the Central Report Evaluation Commission and Deputy Chairman of the Central Disciplinary Board. Along with the position of Deputy Chairman, he served as the Secretary General and Deputy Chief Executive Officer at the Tax Council of the Ministry of Treasury and Finance between January 2020 and July 2021. He served as Advisor to the Minister of Treasury and Finance between December 2021 and June 2023. From June 2022 to July 2023, he served as the General Manager of Financial Markets and Foreign Exchange at the Ministry of Treasury and Finance. He served as the member of the Board of Auditors of İller Bankası AŞ (Bank of Provinces), the Board of Directors of the Development and Investment Bank, the Board of Directors of the Credit Guarantee Fund and the Board of Directors of the Turkish Growth and Innovation Fund of the European Investment Fund. He succeeded in the Certified Public Accountant Examination held by TÜRMOB and was entitled to become a Certified Public Accountant. He has written 2 books titled "Corporate Tax Revision" and "Determination and Declaration of Income Tax Base: With Explanations and Examples." He also has several studies published in national and international congresses. He has more than sixty articles and papers published in the fields of financial law and economics. Onur GÖK has been serving as the CEO and the Member of the Board of Directors of Türkiye Emlak Katılım Bankası as of July 14, 2023.



## BOARD OF DIRECTORS



**Hasan SUVER**  
Board Member

He was born in Sürmene in 1961. He completed his primary and secondary school education in Trabzon and his high school education in Samsun. He graduated from the Marmara University, Faculty of Political Sciences, Department of International Relations. He received his master's degree at the Istanbul University, Institute of Social Sciences, Department of Social Structure and Social Change with his thesis study "Intellectuals and Social Change." He carried out business activities in the fields of food, hygiene and construction within the company he founded. He was actively involved in political activities starting as of his high school, faculty and post-graduate periods and his business life.

Fluent in English, SUVER has written four books, which are as follows:

- Fatihin Kültürel Mirası (Cultural History),
- Tarihin Tebessümü (Interesting Historical Events),
- Denemeler (Articles on City, Culture, Art, Civilization, Politics and Philosophy),
- Duyguların İzinde (Poems)

He became a candidate for parliament in 2002. After he served as the Council Member and the Deputy Mayor of Fatih Municipality between years 2004 and 2018, he held the office of Mayor of Fatih between years 2018 and 2019. Additionally, he served as a Board member in NGOs such as Marmara University Alumni and Member Association, Adnan Kahveci Culture and Assistance Association, Fatih Red Crescent Association and Association of Language and Literature. As of December 26, 2019, he has been holding the office of the Vice Minister in the Ministry of Environment and Urbanization. Since March 21, 2022, he has been serving as the Board Member in Türkiye Emlak Katılım Bankası.



**Mahmut GÜRCAN**  
Board Member

He was born in Istanbul in 1966. After completing his education at Zeytinburnu Imam Hatip Secondary School in 1980 and at Şehremini High School in 1983, he graduated from Marmara University, Faculty of Economics and Administrative Units, Department of Economics in 1988. Between 1989 and 1990, he studied English at the "Anglo School of English." Mahmut GÜRCAN, who started his business life in 1988 with the production of eyeglasses in his family company, traded the eyeglasses he manufactured in the domestic market, and also exported them abroad. The family company, which is engaged in the textile sector and which he is the founder of, has been continuing its activities since 2002. This company, of which Mahmut GÜRCAN is also the chairman of the board of directors, operates by exporting the textile products it produces abroad. Mahmut GÜRCAN, whose political life was very active, entered political life in 1992 as the Chairman of the Welfare Party Bakırköy District Yeşilköy Neighborhood. Afterwards, he served as Welfare Party Bakırköy District Vice President, Virtue Party Bakırköy District Vice President and Member of the Board, Founding Member of AK Party Bakırköy District Presidency, Member of the Board of Directors of AK Party Bakırköy District Presidency, AK Party Bakırköy District Presidency for 3 terms, Member of AK Party Headquarters MKYK with the election held in 2<sup>nd</sup> and 3<sup>rd</sup> Extraordinary Congresses, consultancy in the AK Party Headquarters Organization Presidency, AK Party Headquarters Istanbul 3<sup>rd</sup> Region Coordinator, AK Party Headquarters East Anatolia Regional Coordinator, AK Party Istanbul Provincial Vice Presidency in charge of financial and administrative affairs. In addition to his duties, he also chaired the election coordination centers in Ağrı, Şanlıurfa and Denmark. In addition, he is a Member of the Istanbul Chamber of Commerce, Istanbul Chamber of Industry, MÜSIAD, Science Dissemination Society and Ensar Foundation. He was appointed as Deputy Minister of Treasury and Finance on December 16, 2021, and served as Deputy Minister of Treasury and Finance until June 22, 2023. On June 22, 2023, he was appointed as Deputy Minister of Trade and he is still serving in this position. Mahmut GÜRCAN, who is married and has 3 children, has a good command of English.



**Mahmut KAÇAR**  
Board Member

He was born in Şanlıurfa in 1975. Having started his official duty in 1993, Kaçar graduated from Harran University, Faculty of Engineering, Department of Environmental Engineering in 1999. He served as a Member of Parliament from Şanlıurfa for the 24<sup>th</sup> and 26<sup>th</sup> Parliamentary Terms between 2011-2018. Kaçar, who was the member of the Board of Directors of Ziraat Bank from 2018 to 2023, served as the member of the Board of Directors of Ziraat Hayat ve Emeklilik A.Ş. and Ziraat Sigorta A.Ş. between 2018-2019 and as the member of the Board of Directors of Ziraat Katılım Bankası A.Ş. between 2019-2020. Kaçar, who had served as the President of the Turkish Environment Agency, is fluent in Arabic and speaks English at the intermediate level. He is married and has 3 children. He has been serving as the Member of the Board of Directors of Türkiye Emlak Katılım Bankası since August 4, 2023.



## BOARD OF DIRECTORS



### **Mehmet Nuri YAZICI** Board Member

Mr. Yazıcı, who has graduated from Economics and Commercial Sciences Academy at İstanbul University in 1974, started his Professional career at D.B. Deniz Nakliyat T.A.Ş. in 1978. Mr. Yazıcı served as a manager in Atlas General Partnership between 1986-1990, and worked in Turkish Republic Ministry of Foreign Affairs Consulate General of Brussels between 1990-1991. He acted as Managing Partner in Denizati Turizm İşletmeciliği Ltd. Şti. during 1991-1994 period, after which he joined İstanbul Metropolitan Municipality and worked as Member of the Municipal Council and Advisor to the Chairman between 1994-2009. He took up responsibilities of Member of the Board of Directors at Yazıcılar A.Ş. between 2009-2013 and Member of the Board of Directors at Türk Hava Yolları A.O. between 2013-2015. Mr. Yazıcı is a Member of the Board of Directors of Emlak Katılım since 19 June 2019.



### **Volkan Mutlu COŞKUN** Board Member

Coşkun graduated with honors from İstanbul Technical University (ITU) Department of Meteorological Engineering in 1993 and from Anadolu University Faculty of Economics and Administrative Sciences, Department of Economics in 2011. In 1993, Coşkun started his career as an engineer in the General Directorate of State Hydraulic Works (DSİ), Operation and Maintenance Department. He worked as Branch Manager in various units at DSİ between 2004-2011, and as a private secretary at the Ministry of Food, Agriculture and Livestock between 2011-2014. He was appointed as the Ministry Counselor on 11.06.2014 while having served as the Ministry's Private Secretary. Coşkun was appointed as the Deputy Undersecretary of the Ministry of Food, Agriculture and Livestock on 27.08.2015 and as the Ministry Counselor on 23.02.2017. He served as the Deputy Undersecretary between 04.12.2017-19.08.2018. On August 19, 2018, he was appointed as the General Manager of Meteorology at the Ministry of Agriculture and Forestry. Volkan Mutlu Coşkun was unanimously elected as a member of the WMO Executive Council by the 18<sup>th</sup> World Meteorological Congress on June 13, 2019 and represented the 6<sup>th</sup> Regional Union (European Region) in the 2019-2022 period. On June 2, 2023, he was re-elected as a member of the WMO Executive Council for the period of 2023-2027 by the 19<sup>th</sup> World Meteorological Congress. Coşkun was appointed as a member of the Board of Directors of the Turkish Grain Board (TMO) on November 11, 2019 and carried out this duty until June 3, 2022. He was reappointed as the General Manager of Meteorology at the Ministry of Environment, Urbanization and Climate Change which was newly established with the Presidential Decree on 29.10.2021 and still continues this duty. Volkan Mutlu Coşkun is a member of the Board of Directors of Türkiye Emlak Katılım Bankası as of August 5, 2024.





## SENIOR MANAGEMENT



**Onur GÖK**  
CEO/Board Member

Onur Gök started his professional career as an Assistant Tax Inspector in 2011 and was appointed as Tax Inspector with the joint (triple) Decree published in the Official Gazette dated 01.07.2015 and numbered 29403. He worked as the rapporteur of the Central Report Evaluation Commission of the Tax Inspection Board between September 2017 and April 2018 and also worked in the "Legislation Department" of the Board Presidency. In April 2018, he was appointed as the Deputy Secretary General of the Tax Council of the Ministry of Treasury and Finance with the approval of the Ministry and served in this position until March 2019. Within the structure of the Tax Council, he participated in the Istanbul Finance Centre studies and Tax Reform studies, especially the Income and Corporate Tax Reform studies as a working group member. Between April 2019 and June 2021, he served as the Deputy Chairman of the Board of Tax Inspection Board. During this period, he served as the Chairman of the Central Report Evaluation Commission and Deputy Chairman of the Central Disciplinary Board. Along with the position of Deputy Chairman, he served as the Secretary General and Deputy Chief Executive Officer at the Tax Council of the Ministry of Treasury and Finance between January 2020 and July 2021. He served as Advisor to the Minister of Treasury and Finance between December 2021 and June 2023. From June 2022 to July 2023, he served as the General Manager of Financial Markets and Foreign Exchange at the Ministry of Treasury and Finance. He served as the member of the Board of Auditors of İller Bankası AŞ (Bank of Provinces), the Board of Directors of the Development and Investment Bank, the Board of Directors of the Credit Guarantee Fund and the Board of Directors of the Turkish Growth and Innovation Fund of the European Investment Fund. He succeeded in the Certified Public Accountant Examination held by TÜRMOB and was entitled to become a Certified Public Accountant. He has written 2 books titled "Corporate Tax Revision" and "Determination and Declaration of Income Tax Base: With Explanations and Examples." He also has several studies published in national and international congresses. He has more than sixty articles and papers published in the fields of financial law and economics. Onur GÖK has been serving as the CEO and the Member of the Board of Directors of Türkiye Emlak Katılım Bankası as of July 14, 2023.



**Uğur KARA**  
Executive Vice President

Graduated from Business Administration Department of Faculty of Economics and Administrative Sciences at Pamukkale University, Uğur Kara completed his master's degree in Department of Labor Economics and Industrial Relations at Marmara University. Mr. Kara started his Professional career at İSTAÇ A.Ş. in 2003, and acted as Human Resources Manager at the same company between 2012 and 2018. After serving as the General Manager of İSPARK A.Ş. starting 2018, he currently acts as the Assistant General Manager in charge of Human Resources and Strategy at Emlak Katılım since October 14, 2019.



**Nihat BULUT**  
Executive Vice President

Nihat Bulut graduated from Faculty of Economics and Administrative Sciences (English) at Marmara University in 1996. He started to work at Albaraka Türk Katılım Bank in the Project and Marketing Department as Assistant Expert in 1998. Having served as Deputy Manager in Corporate Banking Department and Commercial Loans Department between 2006-2013, Nihat Bulut held Manager positions in different operational units of the same company between 2013-2017. He continued his career at the same institution as a Manager in Corporate Loans Department as of 2017. He served as the Executive Vice President of Credits at Emlak Katılım since 02.03.2020 and then as the Executive Vice President of Credit Risk Management as of 28.11.2023.



## SENIOR MANAGEMENT



**Yusuf OKUR**  
Executive Vice President

Yusuf Okur graduated from Boğaziçi University Faculty of Economics and Administrative Sciences in 1997 and started his professional career at Assistant Specialist position in Albaraka Türk Katılım Bank at the same year. As of 2000, Okur worked in Kadıköy Branch at positions of Chief, Second Manager and Assistant Manager. He continued to serve as the Branch Manager of the Merter, Kavacık and Sultanbeyli branches as of 2005, after which he transferred to the General Directorate of the same bank as Department Manager starting at January 2017. Yusuf Okur continued his career as Retail and Private Banking Sales Manager until 29 February 2020. He has been serving as the Executive Vice President in charge of Operations at Emlak Katılım since March 2, 2020.



**Ali Kemal KÜÇÜKCAN**  
Executive Vice President

Born in 1975, Ali Kemal Küçükcan graduated from Ankara Science High School in 1992 and completed his bachelor's degree at Middle East Technical University, Faculty of Engineering, with a major in Environmental Engineering, in 1998. He got his MBA degree from Yeditepe University in 2003. Küçükcan joined Garanti Bank's Financial Institutions Unit in 2000 and served as the Senior Regional Manager of the Financial Institutions Unit and as the Assistant Manager of the same unit. He then served as the Head of International Banking (Financial Institutions) at Şekerbank T.A.Ş., from 2013 to 2019. As of March 2019, he continues his career as Financial Institutions Unit Manager at Türkiye Emlak Katılım Bankası. He has been serving as the Executive Vice President in charge of Treasury and International Banking at Türkiye Emlak Katılım Bankası since October 19, 2022.



**Tuğba GEDİKLİ**  
Executive Vice President

After earning her Bachelor of Economics (English) from the Istanbul University Faculty of Economics, Tuğba Gedikli started her career at HSBC Bank. She continued her career as a senior team leader at PwC, an independent audit company, where she engaged in independent audits of companies from a variety of sectors, particularly real estate, energy, production and financial services, as well as corporate public offering projects. She joined Unilever in 2014 and assumed managerial roles at the Financial Reporting and Budget departments. As of 2017, she served as Management Consultant, Investor Relations and Finance Manager at Emlak Konut GYO, respectively. Tuğba Gedikli, who assumed the position as Budget and Financial Reporting Director at Emlak Katılım in 2018, was involved in the processes related to the relaunch and establishment of the Bank. She has been serving as the Executive Vice President in charge of Finance since October 19, 2022.



## SENIOR MANAGEMENT



**Bülent KARACALAR**  
Executive Vice President

Bülent Karacalar was born in Ankara in 1978. After graduating from Karadeniz Technical University, Faculty of Economics and Administrative Sciences, Department of Business Administration in 2000, he started his career at Anadolu Finans Kurumu in 2002. After the merger of Anadolu Finans and Family Finans institutions under the umbrella of Türkiye Finans Katılım Bankası, he continued his duty at this bank and took on the position of Branch Manager as of 2011. Karacalar, who joined Ziraat Katılım Bank in 2015, served as the Branch Manager, Loans and Foreign Trade Operations Department Head, Branch Banking and Sales Management Department Head and Corporate Branch Banking Department Head, respectively. He has been serving as the Executive Vice President in charge of Credit Allocation at Emlak Katılım as of November 28, 2023.



**Serkan UMAN**  
Executive Vice President

He was born in Kayseri in 1976. He graduated from Middle East Technical University, Faculty of Arts and Sciences, Department of Mathematics in 1999. He completed his MBA at Maltepe University Social Sciences Institute in 2006. Uman, who started his career in 1999 at Türkiye İş Bankası Information Technologies Software Development Unit, worked as System Analyst, Team Leader and Project Manager, respectively. As of 2011, he worked as Software System Architect, Manager, Director, Group Manager and Deputy General Manager at Softtech. Uman, who worked as Assistant General Manager of IT and Operations at Hedef Investment Bank in 2022, became Assistant General Manager of Information Technologies at İfo Yatırım Menkul Değerler A.Ş. and Technology Group President at Hedef Holding as of June 2023. He has been serving as the Executive Vice President of Information Technologies and Digital Banking at Emlak Katılım since November 28, 2023.



**Şenol ALTUNDAŞ**  
Executive Vice President

Şenol Altundaş was born in Istanbul in 1972. Altundaş, who started working at Pamukbank after graduating from Marmara University English International Relations Department in 1996, continued his working life at Akbank in 2003 and served as Branch Manager between 2005 and 2015. After successfully serving as General Manager at Ak Finansal Kiralama A.Ş. between 2015 and 2019, he served as Maslak and Central Branch Manager at Emlak Katılım, respectively. Mr. Altundaş holds an MBA in English from Sabancı University and is fluent in English. As of November 28, 2023, he has been serving as the Deputy General Manager of Sales and Marketing at Türkiye Emlak Katılım Bankası.



## EXECUTIVES OF THE INTERNAL SYSTEMS



**Abdulkadir CEBECİ**  
Head of Internal Audit Department

Mr. Cebeci graduated from Marmara University Department of Business Administration Management at Faculty of Economics and Administrative Sciences in 2004, Mr. Cebeci completed his master's degree in Financial Economics Department at İstanbul Bilgi University. Owing International Internal Auditor and SMMM Certificates, Mr. Cebeci embarked upon his banking career at Kuveyt Türk Katılım Bank as an assistant internal auditor in 2005, from 2006 until 2018 took over several responsibilities at Türkiye Finans Katılım Bank Department of Inspection Board, respectively as assistant inspector, inspector, senior inspector and audit supervisor. In 2018, Abdulkadir Cebeci assumed responsibility as the Vice President of Inspection Board at Emlak Katılım and acts as the President of the Inspection Board since November 11, 2019.



**Erhan ŞANLI**  
Head of Risk Management

Having graduated from Boğaziçi University Mathematics Department in 2005, he completed his master's degree in Data Engineering at Marmara University in 2021.

Şanlı started working at Albaraka Türk Katılım Bankası in 2006 and served as Credit Allocation Manager during 2006-2018 and Credit Risk Monitoring Manager during 2018-2021. At Albaraka Türk, he took part in the Main Banking Transformation Project between 2013-2015 and in the Digital Albaraka Projects between 2017-2018. He also took part in many independent projects, including TÜBİTAK projects. Mr. Şanlı has been serving as the Head of Risk Management in Emlak Katılım as of January 2021.



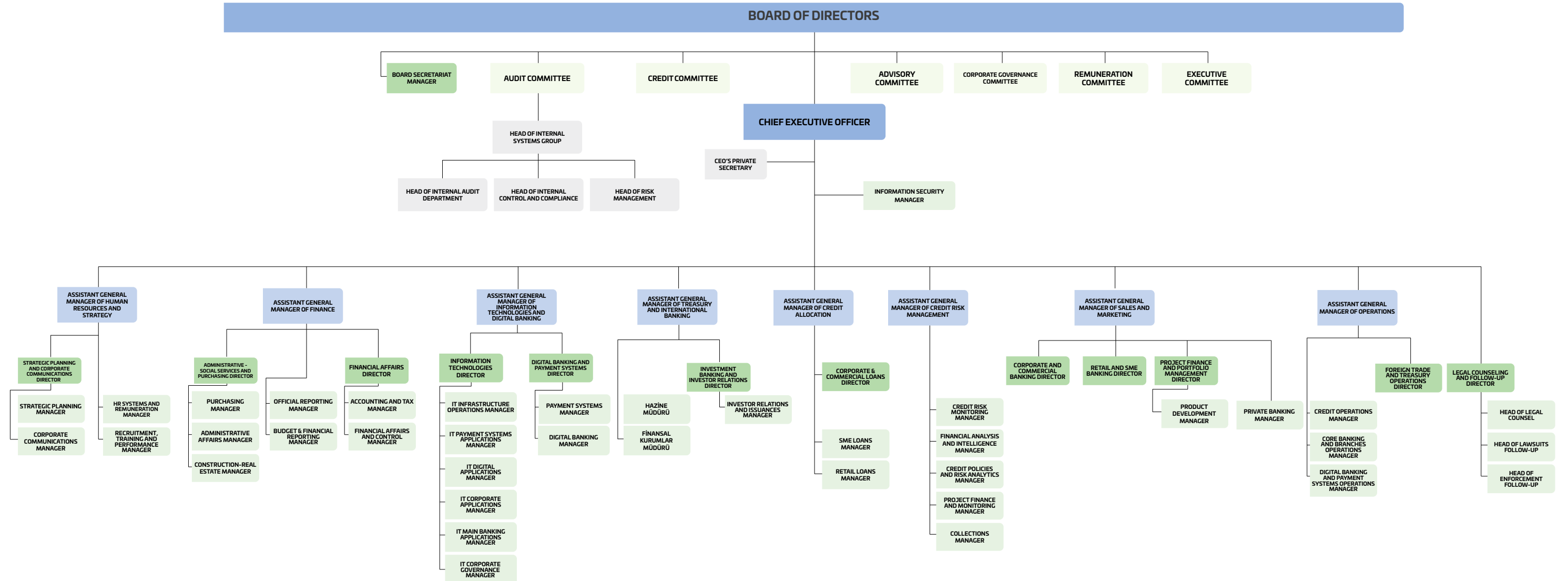
**Halil İbrahim ÖZER**  
Head of Internal Control and Compliance

Mr. ÖZER has a Bachelor's degree from İstanbul University Faculty of Business Administration (English) and Anadolu University Faculty of Economics Department of Finance, and a Master's degree from Maltepe University. He started his banking career in 2006 at T. Garanti Bankası A.Ş. as MT. Between 2008-2016, he served as the Chairman of the Board of Inspectors at Şekerbank T.A.Ş., Bank Pozitif Kredi ve Kalkınma Bankası A.Ş., Albaraka Türk Katılım Bankası A.Ş. Mr. ÖZER worked in various branches of Albaraka Türk Katılım Bankası A.Ş. between 2016-2021, and became Branch Manager in 2019. He holds Certified Public Accountant (SMMM), SPL 3, Participation Banking Principles and Standards Compliance and Audit, BES, SPL Derivative Instruments, SPL Corporate Governance Rating, SPL-Credit Rating and SEGEM certificates. Halil İbrahim Özer has been serving as the Head of Internal Control and Compliance at Türkiye Emlak Katılım Bankası A.Ş. as of 04.03.2021.





## ORGANIZATION CHART





## INFORMATION ON ACTIVITIES OF COMMITTEES

### Credit Committee

Member	Position	Committee Position
Prof. Dr. Murat Balcı	Vice Chairman of the Board of Directors	Committee Chairman
Onur Gök	Member of the Board of Directors/CEO	Committee Member
Mahmut Gürcan	Board Member	Committee Member
Prof. Dr. Mehmet Emin Birpınar	Chairman of the Board of Directors	Committee Member (Substitute)
Hasan Suver	Board Member	Committee Member (Substitute)

The committee is responsible for finalizing the credit decisions using the authority of the Board of Directors on extending credits within the framework of methods and principles specified by the Banking Regulation and Supervision Agency and limitations delegated to them.

The Credit Committee convened 19 times in 2024.

### Audit Committee\*\*

Member	Position	Committee Position
Mehmet Nuri Yazıcı	Board Member	Committee Chairman
Volkan Mutlu Coşkun*	Board Member	Committee Member

\* Mr. Volkan Mutlu Coşkun has been serving on the Audit Committee as of 02/08/2024.

\*\* Mr. Ramazan Güngör is not serving on the Audit Committee as of 31/07/2024.

Audit Committee, on behalf of the Board of Directors, is commissioned and responsible for overseeing the effectiveness and adequacy of the Bank's internal systems, operation of those systems along with accounting and reporting systems in line with the regulations specified by the Banking Law and integrity of the information generated; regularly monitoring the activities of companies selected by the Board of Directors which provide independent audit, rating, valuation and support services; and coordinating consolidated internal audit services for subsidiaries subject to consolidation based on regulations specified by the Banking Law.

The Audit Committee convened 17 times in 2024.



## INFORMATION ON ACTIVITIES OF COMMITTEES

### Remuneration Committee\*\*

Member	Position	Committee Position
Hasan Suver	Board Member	Committee Chairman
Mehmet Nuri Yazıcı	Board Member	Committee Member
Volkan Mutlu Coşkun*	Board Member	Committee Member

\* Mr. Volkan Mutlu Coşkun has been serving on the Remuneration Committee as of 02/08/2024.

\*\* Mr. Ramazan Güngör is not serving on the Remuneration Committee as of 31/07/2024.

Responsible for establishing a remuneration policy to prevent extensive risk taking, supporting an effective risk management in line with the scope of the Bank's operations, structure, strategy, long term goals and risk management structure; reporting on these to the Board of Directors; determining its advices considering long term targets; providing a balanced allocation and ensuring a reward system.

The Remuneration Committee convened once in 2024.

### Executive Committee

Member	Position	Committee Position
Prof. Dr. Mehmet Emin Birpınar	Chairman of the Board of Directors	Committee Chairman
Onur Gök	Member of the Board of Directors/CEO	Committee Member
Hasan Suver	Board Member	Committee Member

The Executive Committee is responsible for providing suggestions for general topics such as the Bank's strategy, business plans, policies and practice directions, preparing reports, making announcements and supporting other units of the Bank on specified areas.

### Corporate Governance Committee

Member	Position	Committee Position
Mahmut Kaçar	Board Member	Committee Chairman
Prof. Dr. Murat Balcı	Vice Chairman of the Board of Directors	Committee Member
Mahmut Gürcan	Board Member	Committee Member

In accordance with the "Communique on Corporate Governance Principles for Banks" issued by Banking Regulation and Supervision Agency, the Committee's responsibilities include monitoring the Bank's compliance with the corporate governance principles, making improvements in this area and providing suggestions to the Board of Directors.

The Corporate Governance Committee convened once in 2024.



## ADVISORY COMMITTEE AND RESUMES

### Prof. Dr. Hamdi DÖNDÜREN

Hamdi Döndüren is a graduate of Balıkesir İmam Hatip High School and Muharrem Hasbi High School. He graduated from Istanbul Higher Islamic Institute in 1970 and the Faculty of Law at Istanbul University in 1971. He worked as a self-employed lawyer for a while under the Balıkesir Bar Association. He held the positions of Preacher of Central Balıkesir and as Mufti of Çanakkale, Bozcaada. He became a lecturer in Islamic Law, the Fiqh Method and the Turkish Civil Law at the Konya Higher Islamic Institute in 1975. In 1978, he started the Bursa Higher Islamic Institute. He earned his doctorate at the Faculty of Theology at Ankara University in 1983 with his thesis "Profit Margins in Purchase and Sale in Islamic law." He became Assistant Professor in 1983, Associate Professor in 1988 and Professor in 1995 at Bursa Uludağ University Faculty of Theology, Department of Islamic Law. In 1986, he had been to Riyadh Imam Muhammad University for research and attended the courses of "Ma'hed Ta'İlmi'l-Luga al-Arabiyye (Arabic Language Teaching Institute)" and succeeded in the exams he attended at the end of the semester. He served as the member of Advisory Board at Türkiye Finans Katılım Bankası A.Ş. between years 2014-2020, at Vakıf Katılım Bankası A.Ş. between years 2016-2019 and at Ziraat Katılım Bankası A.Ş. between years 2015-2020. He currently serves as lecturer at the Department of Islamic Economics and Finance in Konya Karatay University. He has various articles, papers and on Islamic law and Islamic economics. His most recent works are the 10-volume Ahkâmü'l-Kur'an Tafsir, and the work titled "İslâm Hukukuna Göre Son Dönem Osmanlı Kanunlar Külliyyatı (Last Period Ottoman Laws Collection According to Islamic Law)," which is currently in publication.

### Prof. Dr. Mehmet SARAÇ

Mehmet Saraç graduated from Istanbul University, Faculty of Business Administration in 1990. He completed his master's program at the same Faculty at the Accounting Department in 1992 and received a master's degree in Accounting and Taxation from The George Washington University in 1997. He acquired his PhD in Finance from Boğaziçi University in 2004. He served as research assistant at the same university between 1998-2006. Between 2007- 2014, he served as lecturer first at Sakarya University and then received the Associate Professor title and served as Founder and Chairman of the Department of Islamic Economics and Finance. He continued his studies as visiting professor at Istanbul Commerce University between 2010-2012 and at Istanbul Şehir University between 2014-2015. He moved to Istanbul University in 2014, and was among the founders of the Islamic Economics and Finance department and research center at this university. Between 2016-2019, he served as the Director of the Center for Islamic Economics and Finance at Istanbul University. He also served as member of advisory board at Independent Industrialists' and Businessmen's Association (MÜSİAD) between 2015-2018. He has been a full-time Prof. Dr. at Istanbul University since 2017, a member of the Advisory Board of the Research Center for Islamic Economics (İKAM) since 2016, and a visiting professor at Istanbul Commerce University since 2022.

### Prof. Dr. Şevket TOPAL

Şevket Topal was born on 20 June 1967 in Giresun/Görece. He graduated from Eynesil İmam Hatip High School in 1987 and completed his university education at Marmara University Faculty of Theology in 1992. He graduated from Atatürk University Vocational School of Justice in 2016 and is still attending his education at Istanbul University AUZEM / Faculty of Economics since 2020. He completed his master's degree in 1995 and PhD in 2000 at On Dokuz Mayıs University, Institute of Social Sciences. He started his career as a teacher in Samsun-Havza between 1992-1993. Between 1993 and 2007, he worked as a research assistant at Yüzüncü Yıl University, Faculty of Theology, Department of Islamic Law. He worked as Assistant Professor in 2007-2009, Associate Professor in 2009-2014 and Prof. Dr. in 2014 at Rize University, Faculty of Theology. He has an advanced level of English and Arabic. He has many articles or books published in his field. He also served as a Member of the University Administrative Board and Senate, the Founding Director of RTEU Vocational School of Justice between 2012-2014 and the Founding Dean of RTEU Faculty of Law between 2016-2020, and still continues his duty as the Dean of RTEU, Faculty of Theology.



## ADVISORY COMMITTEE'S ASSESSMENT REGARDING EMLAK KATILIM'S COMPLIANCE WITH PARTICIPATION BANKING PRINCIPLES AND STANDARDS

Pursuant to Article 4 of the Communiqué on Compliance with the Principles and Standards of Participation Banking published on 14 September 2019 (hereinafter referred to as the Communiqué), the Advisory Committee, which was established under the Board of Directors and continues its activities, acts by considering the principle of independence when making decisions. The Secretariat function of the Advisory Committee, which is also determined in the 5<sup>th</sup> paragraph of the same article of the Communiqué, is carried out with an independent structure under the Chairmanship of Internal Control and Compliance.

The Advisory Committee has prepared this assessment within the scope of its mandate. The principles and contracts regarding the transactions and practices of the bank during the relevant period were continued to be reviewed. The reviewing process was carried out to form an opinion on whether the bank complies with the principles and standards of participation banking and the decisions of the Committee.

The Senior Management of the Bank is responsible for the execution of the bank's activities in compliance with the principles and standards of participation banking and the decisions of the Committee. It is the responsibility of the Committee to form and report an independent opinion within the scope of the review of the Bank's activities.

The review was planned and conducted to obtain the necessary information and disclosures in order to gather sufficient evidence that would provide reasonable assurance that our Bank has not violated the principles and standards of participation banking and the decisions of the Committee. On the other hand, activities related to the review of relevant documents and processes on the basis of the types of transactions realized by the Bank are carried out through specific structures under the Internal Control and Compliance Department.

In the review, the products, contracts and practices used in the Bank were discussed. Considering the 2024 operating period, our remarks, opinions and assessments for the relevant period are provided below.

In the 2024 operating period, 38 Advisory Committee meetings were held and 72 decisions were taken at these meetings. These decisions were announced by the Secretariat of the Advisory Committee, taking into account the relevant stakeholders throughout the Bank.

The Advisory Committee and the Audit Committee held their meetings in 2024, as stated in the Communiqué, to discuss the reports prepared regarding participation banking compliance, control and audit activities and the actions taken/to be taken regarding the findings included in the reports.

Considering the reports on the implementation of the Advisory Committee's decisions, internal negotiations and other issues;

- a) It has been observed that, during the period up to December 31, 2024, the contracts, transactions, and relationships in which the Bank was involved were in compliance with the Communiqué on Compliance with Participation Banking Principles and Standards, as well as the decisions of the Committee.
- b) Dividend allocation and loss reflection practices on participation accounts comply with the principles approved by our Committee in line with the Communiqué on Compliance with Participation Banking Principles and Standards.
- c) In the meeting held between the Advisory Committee and the Audit Committee, an agreement was reached on the relevant issues regarding the reports prepared on participation banking activities and the actions taken for the determinations included in the reports.
- d) It was observed that the revenues obtained from inappropriate ways and/or sources according to the Communiqué on Compliance with Participation Banking Principles and Standards, were saved/spent in accordance with the decisions of our Committee.
- e) It was observed that Compliance, Control and Internal Audit activities were carried out at the point of implementation of the decisions made.
- f) It has been observed that the internal legislation documents such as the policies, implementation instructions and processes regulating the Bank's compliance with the principles and standards of participation banking have been created and the issues set forth in the relevant communiqués have been designed.
- g) It has been observed that the required attention was paid in terms of compliance with the decisions of the Advisory Board and the Advisory Committee.
- h) It was noted that educational and training trainings/seminars were organized for the employees in order to establish and develop the participation banking culture within the Corporation.

## OUR SUSTAINABILITY APPROACH



As Emlak Katılım, we play a pioneering role in sustainability in the field of participation finance. It is believed that the finance sector has an important role to play in achieving Türkiye's net zero commitments. And therefore, given its awareness of ethical, environmental and social responsibilities, sustainability activities are acknowledged as a core component of business strategies.

Sustainability actions are addressed on two main axes:

- Integrating sustainability into corporate governance mechanisms and managing Environmental, Social and Governance risks,
- Offering financial products and services to support sustainable development and the Republic of Türkiye's commitments to the Sustainable Development Goals (SDGs).

Sustainability principles are integrated into the business model and strategy, focusing on four main themes in light of an ESG (Environmental, Social and Governance) oriented perspective:

- Efficient and Widespread Service
- Strong Communication
- Digitalization and Operational Excellence
- Innovative and Responsible Finance

In addition, digitalization and fintech applications are implemented to increase the traceability of operational processes and develop reporting systems. With the project that was launched in 2022 and involved intensive efforts during this reporting period, our Bank's sustainability strategy and goals, as well as policy and ESG risk management structure were renewed.

Recognizing the crucial role of finance in creating a greener and more sustainable economy, our Bank strives to provide the best support for the commitments made by the Republic of Türkiye under the Paris Agreement and the steps taken for sustainable development. In this context, innovative products and services are developed to facilitate sustainable investments, particularly renewable energy, recycling, green buildings, agricultural energy and water efficiency projects. The Bank prioritizes financing projects that promote sustainable development and local production and contribute to economic growth.

In addition to green finance, the Bank continues to work on innovative financial models that will pioneer social welfare and development. The aim is to expand access to financial services for sustainable development. In addition, various communication activities, including social responsibility projects, are being planned to raise individual and corporate awareness on sustainability.



## OUR SUSTAINABILITY GOVERNANCE

As Emlak Katılım, we established our Sustainability Committee and the subordinate Sustainability Working Groups (Corporate Sustainability Working Group, Financial Sustainability Working Group and Climate Risk and Reporting Working Group) to integrate sustainability into our corporate governance, while also effectively monitoring and managing our ESG commitments.

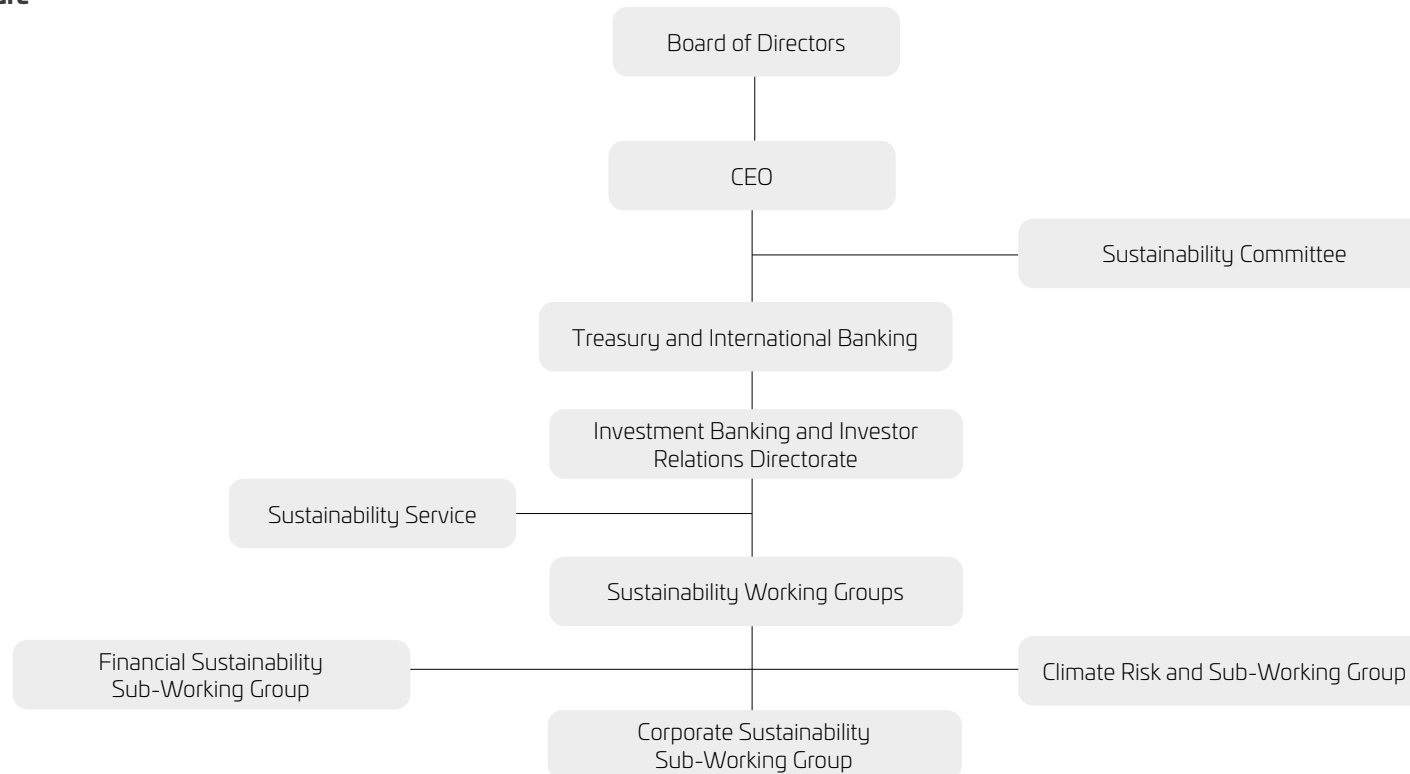
These working groups are tasked with developing the Bank's sustainability strategy and policies in their respective fields and implementing them after the Committee's approval.

The working groups are also responsible for monitoring sustainability targets and presenting performance results to the Sustainability Committee annually. Working Groups regularly monitor global and local developments, public regulations and industry trends in their respective fields, inform the Sustainability Committee about new risks and opportunities and offer suggestions accordingly. The organization of trainings and projects to raise corporate and individual awareness on sustainability is also monitored through the Working Groups. As Emlak Katılım, another responsibility we assume is to

contribute to the development of the sustainability network in the finance and real sector, particularly in the participation finance ecosystem; our Working Groups also operate in this scope.

Established in 2023 as part of the Investment Banking and Investor Relations Directorate, our Sustainability Service enables the Working Groups and the Sustainability Committee to carry out their work more quickly and effectively.

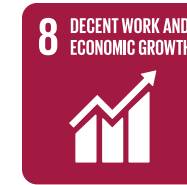
### Governance Structure



## OUR SUSTAINABILITY STRATEGY

- Absolute reduction in greenhouse gas emissions will be realized across our value chain.
  - A data infrastructure of the quality and scope required for the analysis of financial risks based on climate change will be established and climate risk management capacity will be enhanced.
  - Sustainable loans will be encouraged. A favorable environment will be created for easier access to sustainability-oriented international funds.
  - In the fight against climate change, we will work in collaboration with our customers to identify climate risks and opportunities and manage these risks and opportunities.
  - In line with Türkiye's 2053 net zero target, the Bank will become a member of national and/or international sustainability organizations.
  - The zero waste approach and circular business model will be included in Emlak Katılım's business plan in the short term.
  - The presence of women in management positions will be maintained in parallel with the sector average.
- Contribution to society will be increased, and talent development will be supported.
  - Inclusive, equitable and quality education and lifelong learning opportunities for all will be promoted.
  - The share of loans linked to the UN Sustainable Development Goals in the total loan portfolio will be calculated.
  - Access to clean and affordable energy will be increased.
  - Comprehensive compliance programs with mandatory training will be spread to minimize the risk of non-compliance.
  - Relevant security measures will be put in place to manage increased risk in the cyber domain, and employee trainings will be provided.
  - Strategy and governance will be developed to provide redress and reporting tools, as well as proactive and effective communication through available channels and resources for stakeholders to share their concerns about psychological pressure in the workplace.
  - Sustainability criteria will be developed and standardized in supplier evaluation processes.
  - Emlak Katılım's corporate management structure will be developed in accordance with global standards within the scope of sustainability governance.

### Sustainable Development Goals Aligned with Our Strategy





## OUR ENVIRONMENTAL AND SOCIAL IMPACT

Our environmental and social impact is closely related not only to our financial results, but also to the sustainability of our society and the world. For this reason, our Bank attaches importance to its commitments and strategies to create environmental and social impact.

Aware of its social responsibilities, it takes into account the environmental impact of its operations and involves stakeholders in decision-making processes. Strategies that create value for both the environment and society are implemented by addressing these important dimensions that shape our Bank's sustainability journey. These efforts are ongoing to encourage society to pay more attention to environmental issues, spread sustainability to the masses and support a social transformation for a more sustainable future.

With the goal of minimizing environmental impact, our Bank focuses on reducing carbon emissions. Measures such as increasing energy efficiency, investing in renewable energy sources and developing sustainable production processes are implemented to achieve this goal. The use of energy-efficient lighting and air conditioning systems and the solar energy system installed demonstrate the importance attached to this issue.

A Zero Waste management system is in place, and the head office and all branches have zero waste certificates. There are studies conducted and planned to be conducted in the future on waste prevention, reduction and recycling. In order to reduce the use of paper in purchasing processes, work is being carried out on digitalization.

It is believed that a people-oriented approach is the most valuable capital in shaping the business world of the future. Social responsibility projects, training programs for employees and effective communication activities are being carried out to raise awareness of sustainability both in society and among company employees.

Comprehensive training and development programs are being organized to support the personal and professional development of employees. Each employee is provided with qualified training opportunities to increase their knowledge and tools in sustainability areas. The aim is that they fulfill their individual responsibilities in the company's material issues.

In order to increase employee satisfaction, efforts are made to create work environments that best support them. Employee satisfaction surveys conducted regularly every year guide the continuous improvement of practices. The efforts and contributions of employees are supported by a fair remuneration policy. This approach strengthens the link between sustainable growth and employee satisfaction.





## DEVELOPMENTS IN SUSTAINABILITY

- The 2023 Sustainability Report, which outlines our Bank's strategies, performance, and targets in the areas of environmental, social, and governance (ESG), has been released. This report complies with the Global Reporting Initiative (GRI) standards.

- Efforts were initiated to improve our Bank's corporate capacity and competence in the field of sustainability. In this context, a "Sustainability" page was opened at Emlak Katılım e-Academy and a total of 10 different online trainings such as "Introduction to Sustainability," "Fundamentals of Sustainable Development," "Sustainability General Concepts and Processes" were made available to all our personnel. The training titled "Sustainability General Concepts and Processes" was assigned to all personnel, which was completed by 1,394 employees. Policies reflecting our Bank's sustainability strategies, targets and orientations were prepared, and existing policies were revised in line with an Environmental, Social and Governance axis. In addition, the Sustainability Strategy, which includes our Bank's short-, medium- and long-term sustainability targets, was published with the approval of the Board of Directors.

Within the scope of Sustainability Working Group activities:

- Efforts to integrate climate risk management into our Bank's overall risk management process started, and existing policies were updated to incorporate climate risks. In this scope, the Bank's Environmental Policy, Environmental and Social Impact Management Policy, Environmental Social Risk Management Policy, Climate Risk Policy and Occupational Health and Safety Policy were prepared and published.

- The Environmental and Social Risk Assessment Procedure, which outlines how non-financial environmental, social and governance risks will be included in financing decisions and risk assessment processes, has been published. In line with the Procedure, the Environmental Social Risk Assessment (ESRA) System was incorporated to our main banking application. And, the loan requests of our Bank's customers started to be evaluated by taking into account sustainability criteria in line with the determined limits and sectors. Instead of traditional POS slips, our "digital slip" application, which contributes to the environment by reducing paper consumption and is an important step in the field of sustainability, was put into use. Our new feature, where our customers can easily make slip preferences and view their digital slips from the mobile branch, has also been presented to our customers.
- In accordance with modern requirements, efforts have been made to improve business processes such as Wage and HR Systems, and in 2024, 10 new screens and reports were installed as part of the digitization process. Sustainability is prioritized in the new screens, and it is intended to reduce the consumption of paper and plastic files.
- A screen was developed and activated within our main banking application to calculate Scope 1 and Scope 2 emissions of our Bank. In this scope, consumption elements such as paper, glass, plastic, electricity, natural gas, etc. at the head office, additional service buildings, and branches will be reported through the relevant system, and emissions will be calculated accordingly.

### Deposit Management System (DYS)

In order to encourage the recycling of beverage packaging, the necessary infrastructure work was carried out in 2024 for the DYS, a system based on accepting return of containers of certain products after use which are sold by pre-collecting a certain amount of deposit and providing refund of such pre-collected deposit fees.

Within the scope of the system, thanks to the special barcode and logo on plastic, glass and aluminum packages, consumers will be able to return these packages and receive their deposit fees back. Returns will be made through deposit return machines or manual collection points. The collected packaging will be transferred to recycling facilities and converted into raw materials. This will reduce logistics costs and support environmentally friendly production.

DYS imposes various obligations on packaging manufacturers, market suppliers, points of sale and consumers. These obligations are as follows:

- Packaging manufacturers are obliged to produce their packaging in accordance with DYS standards and to add special barcodes and logos.
- Market suppliers are obliged to report packaging information to the Türkiye Environment Agency and pay the deposit fee.
- Points of sale must display the deposit fee on the sale of deposit products and establish a return point.
- Consumers should participate in the system by returning their beverage packaging to the designated return points.
- Warehouses and carriers are responsible for delivering the collected packaging to recycling facilities.

## SUSTAINABLE FINANCING

# STRONG SUPPORT FOR SUSTAINABLE DEVELOPMENT THROUGH THEMATIC SUKUK ISSUANCES IN TÜRKİYE

**With the first social sukuk issuance realized by the private sector in Türkiye, TRY 100 million financing was provided to SMEs, women and young entrepreneurs.**

The Sustainable Finance Framework Document, which was prepared in 2021 and whose update work began in 2024, was developed in line with the International Capital Markets Association's (ICMA) Green Bond Principles, which is considered an important milestone in the adoption of environmental funding principles, globally recognized sustainable financing frameworks such as the Islamic Development Bank's Sustainable Finance Framework and the "Green Debt Instrument, Sustainable Debt Instrument, Green Lease Certificate, Sustainable Lease Certificate Guide" put into practice by the Capital Markets Board on 24.02.2022. Under this framework, thematic sukuk issuances have been carried out.

- Our Bank intermediated the first social sukuk issuances made by the private sector in Türkiye with a total nominal amount of TRY 100,000,000 in February and March 2024 for a stakeholder operating in the e-commerce sector. With this issuance, where Emlak Katılım acted as an arranger, SMEs, Women Entrepreneurs and Young Entrepreneurs were supported, contributing to the goals of economic development, financial inclusion and job creation. All of the funds raised were allocated to SMEs, with 21% of the sales volume directed to women entrepreneurs and 11% to young entrepreneurs.

- On March 2024, our Bank issued a TRY 300 million sustainable sukuk with a maturity of 1 year. The funds obtained from this sukuk issuance were used to finance projects that contribute to combating climate change, financing SMEs operating in the earthquake region and social development.
- Our Bank has so far prevented a total of 142,240 tCO<sub>2</sub>e through thematic sukuk issuances of over TRY 2 billion, including the sukuk issuances it undertook as intermediary. In addition, women entrepreneurs were supported and a large portion of the funds obtained from the issuance of sustainable sukuk were used to support the sustainable development of companies operating in the earthquake-affected region.

### SME Financing Support

By the end of 2024, a total of TRY 52 billion was provided in financing to artisans and SMEs. This financing supports the production and investment activities of SMEs, which indirectly increases employment.

## OUR COMMUNAL SOCIAL RESPONSIBILITY PROJECTS

Cash donations were made to various public institutions and foundations as part of social responsibility projects. These donations were directed to organizations operating in different fields such as social services, education, culture, disaster management, environmental protection and supporting children. Support for educational and cultural services, projects in memory of martyrs and environmental protection were also included. In this scope, a total of TRY 434,200,000 in cash donations were made in 2024.



## INFORMATION ON HUMAN RESOURCES PRACTICES

# COMPREHENSIVE TRAINING AND DEVELOPMENT PROGRAMS FOR EMPLOYEES

Keeping employee satisfaction at a high level, conducting talent management effectively and supporting the career development of our employees are among our prioritized goals.

### Human Resources Practices

Employee satisfaction and loyalty is one of the cornerstones of our Company. We act meticulously to provide our employees with a fair, healthy and safe working environment. In this scope, keeping employee satisfaction at a high level, conducting talent management effectively and supporting the career development of our employees are among our prioritized goals. We regard our human resources as our most valuable asset and consider developing the competencies of our employees and ensuring sustainable growth in their careers as a strategic priority. We organize comprehensive training and development programs to support their personal and professional development.

In order to ensure the sustainability of our Bank's success, we renewed our human resources systems in line with the evolving conditions of the day and implemented the best HR practices. In this scope, with a proactive and innovative approach, we manage our human resources processes in coordination with all units to achieve Emlak Katılım's strategic goals. In line with the importance we attach to talent management, equal opportunities and employee satisfaction, we aim to create a workforce that is agile and compliant with ethical values, thus contributing to both individual and corporate success. As a reflection of our corporate culture, we strive to provide our employees with a working environment where they can improve their competencies and exhibit high performance. We ensure growth together by rewarding high performance and celebrating success.

With this perspective, studies and developments in the fields of Recruitment, Career Management, Employer Branding, Training and Development, Performance - Talent Management, Wage Management and Employee Relations continued intensively in 2024 as well.



### Recruitment and Career Management

Within the scope of our My Career Talks project, online and physical one-on-one meetings are held with employees of our Bank about the steps of our professional journey, such as promotion, performance, career path, talent management, training and development processes, or any other issues that the employee would like to discuss. Their expectations are noted, their concerns are resolved and career advice is provided. In 2024, 700 of our employees were involved in My Career Talks, and a total of 900 interviews were held. Furthermore, all business units and 53 branches were visited, which included sharing and informative presentations on common ground with employees and managers.





## INFORMATION ON HUMAN RESOURCES PRACTICES

# SUPPORT FOR YOUNG TALENTS AND NEW JOBS

**139 people were hired within the framework of the “New Graduates” program, which was launched to boost youth employment and train young, dynamic staff members having embraced the corporate culture of Emlak Katılım and will carry our Bank forward.**

In order to meet the career expectations of employees and ensure diversity in career mobility, comprehensive work was done in promotion, assignment and temporary duty practices, and the relevant improvements were put into operation in 2024.

Within the framework of creating new career opportunities for our employees, 14 employees were promoted to director/unit manager/branch manager. During the April and October promotion periods across the corporation, our 474 employees were promoted.

The title structure of our Bank has been revised in a way to create new opportunities in the career journey of employees and to bring new organizational capabilities to the Bank. Accordingly, the titles of Service Director, Senior Director, Senior Teller were created and put into practice in the relevant processes.

Detailed work was done for manager appointments or promotion processes to managerial positions, and with the publication of the relevant application instruction in 2025, it is planned to integrate the model that will be formed with end-to-end main banking program.

318 new positions were created across the organization. Of these, 115 employees were employed in the branches, 162 in the Head Office, and 41 in Information Technologies.

139 people were hired within the framework of our “New Graduates” program, which we launched to boost youth employment and train young, dynamic staff members having embraced the corporate culture of Emlak Katılım and will carry our Bank forward.

An Assistant Inspector and Assistant Auditor recruitment program was carried out within the Internal Systems business family for new graduates and young professionals. Within the scope of the recruitment program, 2,066 candidates were evaluated, and 19 candidates were employed. 15 students fulfilled their internships at our institution as part of the National Internship Program, which is coordinated by the Human Resources Office of the Presidency of the Republic of Türkiye.

We engage in employer branding efforts “Under the Same Roof” and plan every step of the recruitment process for the candidates with the perspective of enhancing our employer brand. In this regard, a total of 13 different events for university students, including fairs, lectures, seminars, and simulations, were attended.



Our ‘Mobile HR’ application, which allows us to track human resources practices and integrated employee data into our banking system, continues to serve with its new design and features. We continue our efforts to provide the application with the capability of an in-house social networking platform in 2025.

### Organizational Development

Within the scope of the goals and new requirements, arrangements were made on the organizational charts, and necessary revisions were made by analyzing the process flows/segregation of duties. The infrastructure of the Document Management System was improved, and paper consumption was reduced by carrying out internal legislative documents through systematic approval. The Bank’s Policies, implementation instructions, processes, and forms were reviewed.

In 2024, the Suggestion Board reviewed 815 ideas, and 20 awards were granted via the “Idea Bank” technology platform, which was developed to review and implement all ideas from our employees.

## INFORMATION ON HUMAN RESOURCES PRACTICES

# AWARENESS AND INFORMATION ACTIVITIES

In order to ensure the healthy functioning of our Emlak Katılım instant feedback system, awareness and information activities were carried out for our managers and employees.

### Performance and Talent Management

Our Emlak Katılım performance assessment system has been designed on the basis of competence and goal, and our employees are assessed annually in terms of both behavioral and tangible work outputs. In this framework, performance assessments of a total of 1,699 employees, including 865 Head Office and 834 branch employees, were carried out in three stages (Self-assessment, 1<sup>st</sup> assessment, 2<sup>nd</sup> assessment) in 2024.

To ensure the healthy functioning of our Emlak Katılım instant feedback system, which we have developed specifically for our Bank and have been implementing since 2021 and to transform the feedback phenomenon into a culture within our Bank, awareness and informative activities have been conducted for both managers and employees. In this context, feedback training was planned for 153 managers and 103 service directors in 2024. With the realization of this training, our practice was strengthened.

In 2024, our managers provided positive/negative feedback intensively through our instant feedback system to their employees in order to appreciate their successes and contributions, thereby strengthening or drawing attention to areas where improvement is needed to support their development. In 2024, 7,200 competencies were fed with 3,577 feedback records. In this context, our feedbacks increased by 60% from 2023 to 2024.

Another aspect of the feedback practice is that with the BOA screen improvements made in order to enable our employees who are assigned to temporary duty in our branches to receive feedback, the Core Banking and Operations Department, which assigns temporary duties, has enabled to enter feedback to our assigned employees.



## INFORMATION ON HUMAN RESOURCES PRACTICES

# COMMON GOALS SET FOR EMPLOYEES

**Considering the strategic objectives of our Bank, common goals have been established to support both corporate and individual development among our employees.**



We aimed to raise the awareness and technical knowledge of our managers on goal evaluation, which has an important place within the scope of our performance assessment system, by designing goal management training for our managers. Within this framework, Management by Goals training was provided to 50 managers in 2024.

Through the Individual Goal Setting processes that serve the strategic goals of our organization, where each employee will play an effective and productive role in the realization of the organization's goals, a separate goal scorecard was created for each employee with the SMART (Specific, Measurable, Achievable, Relevant, Time-Bound) approach. Within this scope, 4,852 individual targets were determined and assigned to our employees as of early 2024.

Additionally, considering the strategic objectives of our Bank, common goals have been established to support both corporate and individual development among our employees. These goals, centered around themes such as digitalization, vocational training, personal development, quality management and communication-interaction, have been assigned to employees in appropriate positions.

Regarding the Individual Goals set for each of our employees at the beginning of the year, an "Individual Goal Revision" study was carried out in line with the realization of the 2<sup>nd</sup> quarter activities of 2024 to achieve the goal realization of the organization and to make the organization more effective/productive, and the individual goals needed were updated. In this scope, 332 individual targets of 263 employees were updated as of August 2024.

In addition to raising awareness for Performance and Talent Management processes and practices, unit/branch visits were organized to directly interact with our managers and employees through on-site visits and to inform them about our operational topics. In this scope, 23 units and 10 branches were visited.

Within the scope of talent management activities, our "Discover Your Strength" (Discovering the Potential of Our Employees) project, which we launched in 2023, was continued in 2024. Within this framework, assessment center exercises were conducted for our 39 employees, and their potentials were measured across 6 competencies through multiple scenarios, exercises and applications.

Questions, information and document requests made manually and sent to us within the scope of our activities were transferred to the BOA Main Banking application, systematizing the process. In our Bank, the multi-source survey application we designed on competence, climate, leadership and service quality in order to evaluate the opinions and thoughts of our managers and employees on various topics has been put into use under the name "BENCE" and will be available as of 2025 within the framework of our needs.

### Training and Development

Training and development programs are being carried out to improve the existing competencies of our employees in line with their potential and performance, to prepare them for new roles and to increase corporate loyalty and productivity.

Training and development activities are designed within the framework of adult education principles with a corporate academy approach, taking into account our Bank's strategies, sectoral dynamics, technological developments, participation finance principles, career maps of our employees, business productivity and personalized learning principles, which are offered through synchronous and asynchronous methods for the areas, tasks and employees identified through training needs analysis studies.

## INFORMATION ON HUMAN RESOURCES PRACTICES

# MORE THAN 10,000 TRAINING CONTENTS

**In order to promote a culture of continuous learning, we have made available various platforms that our employees can access from anywhere at any time, providing access to more than 10,000 training contents.**

Basic orientation trainings were organized for our 318 new colleagues to help them adapt to their new jobs more quickly. In addition, our 103 new employees who started working at our branches were provided with mentoring support within the scope of "Orientation Guidance," starting from their first working day.

With the "Career Start Trainings," 3,742 hours of training was held for our internal systems and customer communication center employees with hybrid training methods consisting of theoretical and practical content.

Within the scope of the "Operation School," 2,514 hours of training was provided on 15 different topics, with an emphasis on practice, in order to increase the awareness of our teller and operations employees on legal regulations, teller transactions, operational processes and potential risks.

With the Sales School, trainings on our products, credit processes, customer relations, risks in sales, sales skills, etc. were designed to prepare our sales employees for their new duties, and 1,878 hours of training was held on 18 different topics with hybrid methods.

In relation to participation banking, which forms the basis of our banking approach, 1,853 hours of participation banking training was held for our 356 employees with various titles and seniority levels through trainings in which the details of products and processes were shared.

For our 896 employees, product trainings were planned to introduce new products and raise awareness of existing products, and participation through hybrid methods was made available.

For our information technology employees, 5,828 hours of training was provided on 26 different topics related to software, cybersecurity, hardware, analysis and similar processes.

In order to increase the efficiency of our employees in the use of office programs, 3,140 hours of training was provided on Excel, Word, Power BI, SQL, MS Project, etc.

In order to inform our colleagues about issues such as workplace safety and ergonomics, emergency interventions, first aid, disasters, etc., trainings were planned with various methods and durations, and our employees were provided with knowledge and skills that supported a safe working environment through trainings lasting a total of 2,968 hours.

In the "Competence Development Trainings," where our employees could make their own personal and professional development plans and choose the method, calendar and topics, 5,150 hours of training was held for our employees in 159 different topics.

In order to promote a culture of continuous learning, e-academy, e.mobil+, Udemy and CBIKO Distance Learning Gate platforms, which our employees can access from anywhere at any time, were made available to our employees, providing access to more than 10,000 training contents. The number and methods of trainings continued to be enriched with current contents developed with internal resources and by outsourcing. During the year, our employees spent 35,689 hours in this digital library consisting of e-learning, podcasts, short books and simulations.





## INFORMATION ON HUMAN RESOURCES PRACTICES

# SOCIAL ACTIVITIES INCREASING EMPLOYEE LOYALTY

**In 2024, various social activities, social club events and social responsibility projects were carried out as part of employer branding efforts.**

Throughout the year, 22,425 hours of virtual classroom training was provided on 239 different topics. At the same time, 13,884 hours of face-to-face training was provided on 98 different topics, continuing the real classroom training practice on subjects where interaction had a high added value.

For the academic development and foreign language training of our employees, protocols were signed with 11 universities and 6 foreign language training centers to ensure that our colleagues receive training under appropriate methods and conditions.

Considering all the data, an average of 48 hours of training was provided for each employee. 19% of the trainings were conducted face-to-face, 30% in virtual classrooms and 48% through asynchronous applications. Over 2,000 hours of on-the-job training was provided. Our internal trainers took part in 35% of the trainings.

### Employee Relations

At Emlak Katılım, increasing employee experience and internal communication in line with our Human Resources strategies is one of our priorities. In this regard, various efforts have been made to improve the time our employees spend under the Emlak Katılım umbrella, their working environment, and their relationships with their colleagues, aiming to strengthen the bond among them and their motivation.

Various social activities, social club events and social responsibility projects were carried out within the scope of our employer branding efforts, which we set out with the motto "Under the Same Roof." The Emlak Katılım Super League Football Tournament and Emlak Katılım Photo Contest, which have become traditional and lasted for about two months, as well as Kocaeli Aytepe Nature Walk, In-House Bowling Tournament and Red Crescent Blood Donation Events are among the events we organized in 2024 with the highest number of participants. Additionally, we have various clubs employees can join based on their interests and organize various activities such as Nature, Orphanage and Solidarity, Gastronomy, Photography, Book Reading, Running and Cycling, Chess and Team Sports.

In addition, on our Employee Relations intranet page, where we meet on a common ground with all our employees, twelve new brand agreements that provide special advantages and discounts for Emlak Katılım employees, the "İçimizden Biri (One of Us)" Interview with three of our employees with special talents or occupations, internal announcements, marriage and birth news, as well as news content regarding all our events were published.

### Remuneration and HR Systems

Remuneration and HR Systems at Emlak Katılım are designed to increase employee loyalty, maintain employee motivation high and lead employees to corporate goals, and share success with them. As in previous years, sector data and internal balances were taken into consideration when updating the wage structure in 2024.

Emlak Katılım has a comprehensive remuneration structure that includes base salary, bonus (1/3 base salary on a monthly basis), foreign language compensation, working location compensation, clothing, food, transportation, eye-dental, marriage, maternity allowances, nursery support, IT indemnity, disability allowance, as well as an employer group pension system designed to encourage employees to save, and group health and life insurances.

In accordance with the requirements of the time, studies were conducted to improve business processes such as Wage and HR Systems, and in 2024, 10 new screens and reports were installed as part of the digitization process. Sustainability is prioritized in the new screens, and it is intended to reduce the consumption of paper and plastic files.





## INFORMATION ON HUMAN RESOURCES PRACTICES

# SUPPORTIVE TRAININGS FOR EMPLOYEE DEVELOPMENT

In 2024, approximately 24 thousand hours of training were provided in many fields.



### Summary

#### Recruitment and Career Management Practices

- The current number of employees within Emlak Katılım is 1,713 as of the end of 2024.
- A total of 900 separate My Career Talks were held with our 700 employees.
- 95 branch/unit visits were realized.
- 1,500 candidates participated in interviews.
- 2,100 online assessment tools (competency inventory, field knowledge, foreign language exam, etc.) were used.
- Realization of 318 recruitments.
- 139 new graduates started working.
- 14 of our employees were promoted to Director/Unit Manager/Branch Manager.
- 474 of our employees were promoted.
- 12 events were organized for university students.

#### Training and Development

- 318 of our employees received orientation training.
- 103 of our employees were assigned an orientation guide.
- 3,742 hours of career-starting training were provided.
- An average of 48 hours of training was provided per person.
- 2,514 hours of training were provided as part of the Operation School.
- 1878 hours of training were provided as part of the Sales School.
- New recruits received 1,853 hours of training on the participation finance system.
- 5,828 hours of training were provided in the field of information technologies.
- 2,968 hours of training were provided on occupational safety.
- 5150 hours of training were provided as part of competency development of our employees.
- 35% In-house Instructor Utilization rate was achieved in trainings.

#### Performance and Talent Management

- 1,699 of our employees were evaluated within the Performance Assessment System.
- Feedback increased by 60% in 2024 compared to the previous year.
- 4,852 individual targets were assigned.
- 33 branch/unit visits were realized.
- 39 of our employees were included in the assessment center processes.

#### Organizational Development

- 47 organizational chart revisions
- Assessment of 815 suggestions submitted through the Idea Bank
- Carrying out workload analysis study
- 817 internal legislation document updates
- Review of 5,505 screens
- Fulfilling 447 requests through Emlak Katılım request call screens

## INFORMATION ON RISK MANAGEMENT POLICIES IMPLEMENTED BASED ON RISK TYPES AND RISK MANAGEMENT DISCLOSURES

### Emlak Katılım's Risk Management

It is a management discipline consisting of principles that aim to protect the assets and profits of our institution by systematically analyzing, measuring and monitoring the risks that the Bank is exposed to in proportion to the scale and complexity of its operations within the framework of the functional separation of duties method, and by ensuring a strong risk management culture within the Bank.

In our Bank, the Risk Management Presidency operates under the supervision of the Board of Directors through the Audit Committee in accordance with the provisions of the Regulation on the Assessment Process of Banks' Internal Systems and Internal Capital Adequacy published in the Official Gazette dated 11.07.2014 and numbered 29057 by the BRSA.

The objective of Emlak Katılım's risk management process is: to ensure the definition, measurement, monitoring and control of the risks, to which the Bank is exposed, through the policies and limits determined to monitor, control, and when necessary change the operations' nature and level in relation to the risk-return structure that the future cash flows will include.

The risks faced by Emlak Katılım are measured and monitored in accordance with international standards and legal regulations, both on a solo and consolidated basis, using methods that are in line with these standards.

The activity of monitoring and control of the risks to which the Bank is exposed as a result of its banking operations is realized by the Board of Directors through establishing internal control, risk management and internal audit systems in accordance with the related legislation, articles of association, corporate governance principles and banking practices and ensuring their functionality.

Board of Directors monitors and evaluates risk management policies, strategies and various other documents periodically in accordance with changing market conditions.

The Bank is exposed to the following risks as a result of its operations:

### Credit Risk

Credit Risk is the potential risk that the Bank may be exposed to as a result of a situation where the counterparty obligation cannot be fulfilled partially or fully on maturity as affirmed in the agreement. This risk also includes market value loss due to deterioration of the financial position of the counterparty. The definition of credit risk includes both balance sheet and off balance sheet portfolios.

Credit risk is calculated using the standard method in compliance with legal regulations under the Basel framework and is reported to the BRSA on a monthly basis, both on a solo and consolidated basis.

Credit risk is measured by the allocation departments on an individual basis and prior to revision by a method appropriate to the scale of our Bank and by the Risk Management Department on a portfolio basis; the counterparty's financial strength is evaluated and monitored through a regular analysis, necessary information and documents are provided and principles governing them are identified.

Credit Risk Management is executed in line with the policies and practice directions prepared in accordance with legal legislation by the Board of Directors. The following activities are realized within the scope of the Credit Risk Policy:

- Deploying an effective credit mechanism by assessing customer,

- Implementing the risk-reducing measures, providing the appropriate collateral to the appropriate customer,
- Monitoring credit risk effectively,
- Conducting studies to ensure collections on non-performing loans,
- Monitoring the quality of the collateral,
- Calculating expected credit losses within the scope of TFRS9,
- Preventing concentration on the basis of risk groups,
- Preventing sectoral concentration and customer concentration.

### Market Risk

Market risk, as a general definition, refers to the risk of losses that a bank may encounter due to a change in market conditions that affects the Bank's liquidity, buying/selling and accrual portfolios, and investments.

Within this context, market risk is defined as the possibility of loss that the Bank may be exposed to on account of its on- or off-balance sheet position/portfolios due to changes in dividend rates, exchange rates and stock prices. The market risks to which the Bank's positions are exposed are closely monitored as a result of fluctuations in risk factors.

The Bank conducts its activities on risk management in accordance with banking law, related regulations, articles of association, corporate governance principles and banking practices under the Board of Directors' responsibility.

Emlak Katılım constantly monitors whether the market risk complies with the limits determined by the legal regulation and the indicators determined in line with the laws, regulations and guidelines published by the authorities within the framework of the risk appetite.



## INFORMATION ON RISK MANAGEMENT POLICIES IMPLEMENTED BASED ON RISK TYPES AND RISK MANAGEMENT DISCLOSURES

### Liquidity Risk

Liquidity risk is the risk of not being able to meet short-term cash inflows with cash outflows during the same period.

The Bank funds transactions in various terms using the customers' funds and conducts financial intermediary operations. Variable maturity structure of the Bank's various assets and liabilities cause potential maturity disagreement between cash collections and payments, and this generates a liquidity risk.

Liquidity risk consists of funding liquidity risk and market liquidity risk.

Funding Liquidity Risk is the possibility that the funding obligation will not be met at a reasonable cost due to the irregularities in cash inflows and outflows and the maturity-related cash flow inconsistencies.

Market Liquidity Risk refers to the possibility of losses that may arise from the inability of the bank to effectively enter the market due to the shallow market structure, obstacles and segmentation of some products in the markets, and the inability to close their positions at a reasonable price and in sufficient quantities.

Emlak Katılım assesses liquidity risks using methods set forth in regulations and guidelines within the framework of applicable legislation, and it manages liquidity risk using the procedures and principles outlined in its internal policies and implementation instructions.

### Operational Risk

Operational risk is defined as the likelihood of the Bank's suffering a loss due to external factors, failures in internal processes, systems and employees.

Operational risk arises from all of the Bank's operations. Employee errors, errors resulting from the system, transactions based on inadequate or inaccurate information and documents, failures in information flow in the organization, unclear authority levels, changes in structures and/or processes, natural disasters, terrorism and fraudulent acts may cause operational risk.

The Bank defines the risk issues and takes precautions to keep operational risk at an acceptable level.

### Other Risks

Other risks that Emlak Katılım may be exposed to include counterparty credit risks, profit share rate risks arising from banking accounts, strategic risks, reputation risks, country risks and concentration risks.

#### • Counterparty Credit Risk

Counterparty Credit Risk is defined as the likelihood of counterparty of a transaction creating obligations for both parties, failing to meet its obligation before the maturity of the transaction and/or settlement risk (failing to meet its obligation before the settlement date of the transaction).

Under the scope of credit risk, counterparty credit risk is calculated in accordance with the provisions outlined in the "Regulation on the Measurement and Evaluation of Banks' Capital Adequacy" and its annexes. These amounts are reported to the BRSB on a monthly basis, both on a solo and consolidated basis, as part of capital adequacy calculations.

The Bank manages the counterparty credit risk by identifying and monitoring the risks creating these possibilities.

#### • Profit Share Rate Risk Arising from Banking Accounts

Profit share rate risk arising from banking accounts represents the profit share rate risk arising from all on-balance sheet and off-balance sheet items sensitive to profit share, excluding the items followed in buying/selling accounts.

Emlak Katılım assesses risks using legal reports in line with the provisions of the applicable regulation and reports them to the appropriate authorities. The realizations associated with the relevant risk, which are regularly monitored, are closely followed by the senior management. Profit share rate risk deriving from banking accounts is managed in a way that does not exceed the standard ratio specified by the regulation.

#### • Strategic Risk

Strategic risk may be considered business risk. In this context, it is an expression of likelihood of earning less due to inappropriate commercial choices, wrong implementation of commercial choices or not analyzing or not interpreting the industrial changes and decisions, actions not in line with opportunities and threats that may arise from these changes.

Our Bank manages the strategic risk based on volume, quality and complexity of its transactions, overseeing the best practices.

The Bank aims to make rational business decisions and transform based on developments, closely monitoring the national and international economic conjuncture, technological, financial and social developments, legal regulations and the banking sector.

## INFORMATION ON RISK MANAGEMENT POLICIES IMPLEMENTED BASED ON RISK TYPES AND RISK MANAGEMENT DISCLOSURES

### • Reputational Risk

Reputational risk is defined as the likelihood of the Bank incurring a loss due to loss of trust to the Bank or reputation impairment as a result of non-compliance with existing legal regulations or negative view of parties such as current or potential customers, partners, competitors and auditing authorities.

In addition, conducting business in line with the principles of participation finance is considered a component of the Bank's specific reputational risk management.

By means of its internal documents, the Bank ensures that reputation risk is effectively managed at an acceptable level and guides practices accordingly. In the context of managing reputation risk, news reported on traditional and social media is closely tracked and required action is taken regarding the news that may cause reputation damage.

### • Country Risk

Country risk is defined as the likelihood of loss the Bank may be exposed to due to debtors' failure or avoidance to pay their obligations due to uncertainties in economic, social and political conditions of a country. It refers to the probability of loss incurred by the bank, which bears the direct or indirect risk of the borrowers in a foreign country in its portfolio, in case the borrowers in the subject country are unable to fulfill their foreign obligations and/or avoid due to the developments or uncertainties affecting the economic, social and political circumstances.

The Bank manages the country risk based on the international business volume, quality and complexity of its transactions, overseeing the strategic risk management policy prepared in accordance with BRSA regulations.

### • Concentration Risk

Concentration risk is an expression of likelihood of losses resulting from a risk or risk group amount so large (relative to the Bank's capital, total assets or total risk level) that it may threaten the Bank's health and ability to continue its main operations.

Concentration risk, in respect of the health of credit portfolio, is monitored on the basis of measurement. Additionally, legal credit limits in the Banking Law are also used in the measurement of risk concentration. In order to prevent the increase of concentration risk, customer and sector-based concentrations are regularly monitored at our Bank.

### • Climate Risk (Environmental, Social and Governance Risks)

Environmental Risks are classified as physical and transition risks.

**Physical Risks:** Economic costs or financial losses due to extreme weather conditions, changes and losses caused by climate change and/or loss of biodiversity. It is divided into Acute and Chronic risks:

**Acute Risks:** Economic costs and/or financial losses due to natural disasters, extreme weather conditions or accidents,

**Chronic Risks:** Economic costs and financial losses due to changes in climate zones, loss of species, desertification and changes in precipitation regime caused by climate change or loss of biodiversity.

**Transition Risks:** Risks arising from developments related to economic processes such as additional tax burden, production or foreign trade restrictions due to the low carbon economy adaptation.

- Social risks are risks that may arise from non-compliance with global and local standards on human rights, employee rights, occupational health and safety, welfare of society and companies' practices of creating an equitable (equal opportunities for women and men) and fair working environment.
- Governance risks are the risks of financial losses and loss of reputation attributable to non-compliance with global and local standards on corporate governance including the structuring of the Board of Directors, encouraging an equitable approach (equal opportunities for women and men), management of executive bonuses, anti-corruption and bribery and transparency.

Risk factors are defined for all climate risks and sub-risk types (physical/transition risk factors, etc.) and their impact on the Bank's operations and activities are identified.

### Conclusion

Meeting the requirements of Risk Management Strategy, Policy and Practice Directions which are approved by the Bank's Board of Directors, reporting on significant risks the Bank faces to the Board of Directors timely and in a reliable manner, evaluating the risk reports, taking precautions and contributing to the process of defining risk limits are under the responsibility of the executive management.





## INFORMATION ON OUTSOURCED OPERATIONS, INDIVIDUALS AND ORGANIZATIONS

Title of the Company	Service Procured
32 Bit Bilgisayar Hiz. San. ve Tic. Ltd. Şti.	Bap Api Basic Module Subscription Service Procurement
Acerpro Bilişim Teknolojileri A.Ş.	Insurance Platform Service Procurement
Architech Bilişim Sistemleri ve Pazarlama Ticaret A.Ş.	Identity and Transaction Authentication Service Procurement
AUSTRIA Card Türkiye Kart Operasyonları A.Ş.	Credit Card Personalization Service Procurement
Barikat BT Bilişim Tic. A.Ş.	SOC Monitoring Service Procurement
BEP Hologram A.Ş.	Letter of Guarantee Form and Hologram Service Procurement
Bileşim Finansal Teknolojiler ve Ödeme Sistemleri A.Ş.	Full TTH System Service Procurement
Bileşim Finansal Teknolojiler ve Ödeme Sistemleri A.Ş.	Credit Cards Personalization Service Procurement
Bileşim Finansal Teknolojiler ve Ödeme Sistemleri A.Ş.	Credit Cards Full Color Extra Printing Service Procurement
Bilişim ve Yazılım Sistemleri San. Ve Tic. A.Ş.	Informatics Payroll Additional Development, Additional License, Maintenance Service Procurement
Brinks Güvenlik Hizmetleri A.Ş.	Foreign Currency and Precious Metals Service Procurement
Desmer Güvenlik Hizmetleri Tic. A.Ş.	Domestic Cash Transportation Service Procurement
DGPAYSIT Bilişim Teknolojileri A.Ş.	Core Banking Service Procurement Suitable for Service Banking
Ekol Grup Koruma Güvenlik ve Eğitim Hizmetleri A.Ş.	Private Security Service Procurement
Eko Mobil Uygulamalar ve Dijital Pazarlama Anonim Şirketi	Digital Wallet Chip Debit and Prepaid Card System/Processing Service Procurement
Experian Bilgi Hizmetleri Ltd. Şti.	Commercial and Retail Credit Rating Model Development and Individual Income with Individual Quick Financing System
Fineksus Bilişim Çözümleri Tic. A.Ş.	Black List Control Module SWIFT Interface Correspondent Account Reconciliation Module Service Procurement
Fineksus Bilişim Çözümleri Tic. A.Ş.	Paygate Maestro Swift GPI and Swift Go Service Procurement
Fineksus Bilişim Çözümleri Tic. A.Ş.	Paygate Products (Rule Manager Module and Delta Scanning) Service Procurement
Fineksus Bilişim Çözümleri Tic. A.Ş.	SWIFT Event Logs Reporting Service Procurement
Güzel Sanatlar Çek Basım Ltd. Şti.	10s/20s Stub-Sheet Checks Printing and 10s/20s Stub-Sheet Checks Printing with Logo Service Procurement
Hobim Arşivleme ve Basım Hizmetleri A.Ş.	General Archive Service Procurement



## INFORMATION ON OUTSOURCED OPERATIONS, INDIVIDUALS AND ORGANIZATIONS

Title of the Company	Service Procured
Iron Mountain Arşivleme Hizmetleri A.Ş.	Electronic Document Management System (EBYS) Application Service Procurement
İnfina Yazılım A.Ş.	Portfolio Custody Service and Technical System Service Procurement
İpoteka Gayrimenkul Yatırım Danışmanlık A.Ş.	Mortgage Transactions Service Procurement
Kartek Kart ve Bilişim Teknolojileri Tic. A.Ş.	Credit Card Project Service Procurement
Karya Bilişim Ltd. Şti.	Remote Customer Acquisition and Call Center Service Procurement within the Scope of DYS Project
Key Yazılım Çözümleri A.Ş.	Inveks Hypotex License Service Procurement
Link Tera Bilgi Teknolojileri A.Ş.	Credit Risk and Market Risk (BASEL 3-BASEL 4) Implementation Project Service Procurement
Loomis Güvenlik Hizmetleri A.Ş.	Foreign Currency and Precious Metals Service Procurement
Mapa Global Bilgisayar Yazılım Danışmanlık San. Ltd. Şti.	Fast Kolas Integration Service Procurement
Mavi Güvenlik Elektronik San. Tic. Ltd. Şti.	Security Alarm System and Monitoring Service Procurement
Medyasoft Danışmanlık ve Eğitim A.Ş.	Corporate Website Content Management Panel (CMS) Service Procurement
Paycore Ödeme Hizmetleri Takas ve Mutabakat Sistemleri A.Ş.	Credit Card Project Service Procurement
Plastikkart Akıllı Kart İletişim Sistemleri San. ve Tic. A.Ş.	Credit Card Personalization Service Procurement
Posta ve Telgraf Teşkilatı A.Ş.	Debit Cards and Credit Cards Courier Distribution Service Procurement
Posta ve Telgraf Teşkilatı A.Ş.	Correspondent Banking Service Procurement
Prodaft Siber Güvenlik Teknolojileri A.Ş.	BRSA Penetration Test Service Procurement
PTT Para Lojistik ve Özel Güvenlik Hizmetleri A.Ş.	Money and Precious Metals Transport Service Procurement
Rsu Bilişim ve Danışmanlık Hizmetleri A.Ş.	BRSA Penetration Test Service Procurement
Rsu Bilişim ve Danışmanlık Hizmetleri A.Ş.	IT Security Testing Service Procurement
Superonline İletişim Hizmetleri A.Ş.	Gebze Söğütözü Infrastructure Hosting Service Procurement
THOS Hukuk Otomasyon Sistemleri Yazılım A.Ş.	Legal Automation Program Service Procurement
WeChip Ödeme Teknolojileri A.Ş.	Payment Systems Package and Processing Service Procurement



## TRANSACTIONS CONDUCTED WITH RISK GROUP INVOLVING EMLAK KATILIM

The amount of transactions made by the risk group that Emlak Katilim Bankası A.Ş. involved in 2024 and the explanations on this issue are included in the footnote number VII of the fifth part of the financial report in the independent audit report dated 31 December 2024.

## CREDIT RATINGS OF EMLAK KATILIM

Emlak Katilim's credit ratings were affirmed on January 17, 2025 by the international credit rating agency Fitch Ratings. In this context, following the affirmed rating outlook of our Bank, the final table of credit ratings is given below.

Rating Notes	Rating	Outlook
Long-Term Foreign Currency Issuer Credit Rating	B+	Stable
Long-Term Local Currency Issuer Credit Rating	BB-	Stable
Short-Term Foreign Currency Issuer Credit Rating	B	-
Short-Term Local Currency Issuer Credit Rating	B	-
Long Term National Credit Rating	AA (tur)	Stable
Viability Rating	B-	-
Government Support Rating	B+	-
Credit Ratings Excluding Government Support	Rating	Outlook
Long-Term Foreign Currency Issuer Credit Rating	B-(xgs)	-
Long-Term Local Currency Issuer Credit Rating	B-(xgs)	-
Short-Term Foreign Currency Issuer Credit Rating	B(xgs)	-
Short-Term Local Currency Issuer Credit Rating	B(xgs)	-



## SUMMARY BALANCE SHEET AND INCOME STATEMENT\*

Assets (TRY million)	2024	2023	2022
Cash and Banks	71,799	84,046	30,927
Securities	31,503	32,070	23,100
Loans	116,009	67,925	44,293
Other Assets	8,430	4,842	1,907
Total Assets	227,742	188,883	100,227
Liabilities (TRY million)	2024	2023	2022
Funds Collected	166,657	151,497	79,224
Funds Borrowed	18,149	11,180	7,153
Shareholders' Equity	18,185	10,414	6,024
Total Liabilities	227,742	188,883	100,227
Income Statement (TRY million)	2024	2023	2022
Profit Share Income	33,624	16,659	8,298
Profit Share Expenses	24,723	10,372	4,380
Net Profit Share Income/ Expenses	8,901	6,287	3,918
Net Fees and Commission Income/Expenses	2,472	2,281	301
Commercial Profit and Loss (Net)	12,904	4,728	1,861
Other Operating Income	992	643	152
Other Operating Expenses	2,381	2,011	415
Provision for Loans and Other Receivables	6,788	2,763	1,477
Profit/Loss before Taxation	12,102	7,582	3,724
Tax Provisions	3,401	2,452	914
Net Profit/Loss	8,701	5,130	2,810

\* Unconsolidated Data



## ASSESSMENT ON FINANCIAL STANDING, PROFITABILITY AND SOLVENCY

As of end 2024, Emlak Katılım has total assets worth of TRY 227.7 billion and shareholders' equity of TRY 18.2 billion. Concordantly, our Bank's capital adequacy ratio is above the legal requirement at 23.33%. Emlak Katılım continues to increase its profit by utilizing its resources efficiently and productively. Detailed information on the financial standing and solvency can be seen in the financial statements and independent audit report.

## DISCLOSURES ON SPECIAL AND PUBLIC AUDITS CONDUCTED IN THE REPORTING PERIOD

Our Bank is open to public audit and is periodically audited by the Banking Regulation and Supervision Agency (BRSA) and the Turkish Court of Accounts.

The independent audit services in 2024 were conducted by PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.





## INFORMATION ON CONSOLIDATED SUBSIDIARIES

### **Emlak Katılım Varlık Kiralama A.Ş.**

Emlak Varlık Kiralama A.Ş. was established on August 5, 2019 with the authorization obtained from the Banking Regulation and Supervision Agency (BRSA) and the Capital Markets Board of Türkiye (CMB) and registered in the trade registry in order to issue all kinds of lease certificates (sukuk) within the framework of the Communiqué on Lease Certificates (III-61.1) of the CMB, which was published in issue 28670 of the Official Gazette, dated June 7, 2013. A wholly-owned subsidiary of Emlak Katılım, Emlak Varlık Kiralama A.Ş. is an asset leasing company which was established in 2019 with the purpose of issuing sukuk structured in accordance with the principles of participation finance.

Between January 1-December 31, 2024, Emlak Varlık Kiralama A.Ş. issued TRY 5,435,000,000 worth of sukuk in total through sales to qualified investors in Türkiye.

### **Emlak Katılım Varlık Kiralama A.Ş.**

Emlak Katılım Varlık Kiralama A.Ş. was incorporated and registered on January 20, 2020 pursuant to its Banking Regulation and Supervision Agency (BRSA) and Capital Markets Board (CMB) licenses. The company is authorized to issue “any and all manner of lease certificates within the framework of CMB Lease Certificates Communiqué III-61.1 as published in issue 28670 of the Official Gazette dated June 7, 2013.”

Emlak Katılım Varlık Kiralama A.Ş. is a wholly-owned subsidiary of Türkiye Emlak Katılım Bankası A.Ş. Its sole object is to issue sukuk that comply with participation finance principles. It may issue such certificates for sale both in Türkiye and in other countries. The company conducts these operations within the framework of statutory and regulatory requirements acting as a security-issuing agent for investors from which it has accepted funds.

The goal of Emlak Katılım Varlık Kiralama A.Ş. is to provide top-notch service to customers in line with the participation finance principles and values that Emlak Katılım espouses.

Between January 1-December 31, 2024, Emlak Katılım Varlık Kiralama A.Ş. issued TRY 31,454,347,000 worth of sukuk in total with the sales method of private placement and qualified investors in Türkiye.

## ASSESSMENT ON THE OPERATIONS OF INTERNAL CONTROL, INTERNAL AUDIT AND RISK MANAGEMENT SYSTEMS

Audit Committee was established by the Board of Directors in accordance with the Banking Law no. 5411 and Regulation on Banks' Internal Systems and Internal Capital Evaluation Process (ISEDES) to help conduct monitoring and auditing activities. Primary responsibilities of the committee are as follows:

- Overseeing the effectiveness and adequacy of internal audit, internal control and risk management systems, operation of these systems and accounting and reporting systems in line with respective regulations and integrity of the information,
- Making preliminary assessments of independent audit, valuation, rating and support firms and monitoring their activities,
- Establishing an audit and control process to provide assurance in adequacy and accuracy of ICAAP,

Members of the Audit Committee are selected from among the members of our Bank's Board of Directors. Mehmet Nuri YAZICI is the chairman and Volkan Mutlu COŞKUN is the member of the committee.

In addition, within the frame of Banking Law no.5411, Internal Audit Department, Internal Control and Compliance, Risk Management Departments were established and approved within the Internal Systems organization structure to identify, measure, monitor and control the risks that the Bank may be exposed in respect to its strategy and operations. These departments were structured in a way that they are subject to the Audit Committee and Board of Directors through Head of Internal Systems Group.

Activities of units under Internal Systems in 2024 are presented below.

### Internal Audit Department

Emlak Katılım's Department of Inspection Board aims to independently, objectively and reasonably assure the Bank's Board of Directors that activities of Bank's Headquarters' units, branches and subsidiaries subject to consolidation are performed in accordance with the Banking Law and other relevant regulations, and internal legislations, policies, strategies, and targets of the Bank, and that the financials of the Bank are correct, practices for protection of its assets are competent, and the internal control and risk management systems are efficient and sufficient.

Within the framework of the annual audit planning that was prepared based on a risk-based audit approach, audits and in case of need, examination and investigations are carried out on behalf of the Bank's Board of Directors at units, branches, affiliates and support service providers, by taking the laws, legislative regulations in relation to these laws and international internal audit standards including especially the Regulation on Banks' Internal System and Intrinsic Capital Adequacy Assessment Processes into consideration. The follow-ups of the findings regarding the nonconformities found as a result of the carried out audits, examinations and inspections are being performed, and additionally, in order to avoid recurrence of these deficit, error and risks, mutual assessments are made with the related Bank managers and consultancy is being provided in terms of measures to be taken and process improvements to be made. This way, it provides solutions to increase service quality through dialogs with business units to ensure a more effective control and risk management structure.

### Internal Control and Compliance Department

The Internal Control and Compliance Department carries out its duties with a sufficient number of personnel with professional expertise according to the scale of the Bank, the nature and complexity of its activities. In this context, the main activities of the Internal Control and Compliance Department are detailed below.

- Internal Control Activities: aim to protect the Bank's assets, to ensure that the activities are carried out effectively and efficiently in line with the Law and other relevant legislation, internal policies, rules and banking practices, and to ensure the reliability and integrity of the accounting and financial reporting system and the timely availability of information. Accordingly, the Internal Control System was structured to cover all branches, head office units, partnerships subject to consolidation and all activities. For this purpose, control of operations for the execution of activities, control of communication channels, information systems and financial reporting system, and compliance controls are designed as part of daily controls. With the risk- oriented control program, central and onsite control activities are carried out at the Head Office units and branches. Through these control activities, it is aimed to carry out the Bank's activities in a regular, effective and safe manner. For this purpose, accounting, credit and operational transactions and processes are checked within the day, and necessary information is given for the relevant parties to take action as soon as possible for detected errors or deficiencies. In addition to central and onsite control activities, process improvement recommendations are made to improve processes and prevent risks, and these recommendations are shared with business units. Thus, it is ensured to take measures to prevent possible risks, improve processes and take cost-reducing measures.

## ASSESSMENT ON THE OPERATIONS OF INTERNAL CONTROL, INTERNAL AUDIT AND RISK MANAGEMENT SYSTEMS

- **Compliance Activities:** are carried out to maintain conformity with national and international regulations introduced pursuant to the prevention of laundering proceeds of crime and financing of terrorism. Communication and coordination with the Financial Crimes Investigation Board (MASAK) is maintained. The training program prepared due to MASAK obligation is provided to all Emlak Katılım employees via in-class or remote connection devices. In the field of International Banking, investigations are made regarding financial institutions, with whom business relations are planned, and opinions are given to the relevant units. In addition, necessary efforts are carried out to meet the demands of correspondent banks.
- **Legislation Activities:** regulations updated within the context of banking legislation are monitored and announcements and instructions are made to the relevant units of the Bank. Consultancy services are provided to Head Office Units and Branches regarding compliance with the law and other regulations and internal policies, processes and instructions. Opinion is given in terms of compliance with the banking legislation during the development of new products and the update of the Bank's internal legislation documents.
- **KVKK Activities;** Regarding the protection, processing, transmission, storage, and destruction of personal data, all of the required tasks and transactions are conducted in accordance with our Bank's internal procedures and the provisions of the law. It is ensured that the Bank complies with the Law on the Protection of Personal Data and the legislation enacted based on this law, and that actions are taken regarding new practices and identified deficiencies, along with reporting and awareness efforts.

In addition to the operations conducted within the scope of the Protection of Personal Data, our bank carries out studies in order to determine the scope, form, procedures and principles regarding the sharing and transfer of bank secrets and customer secrets, within the scope of the "Regulation on Sharing of Secret Information," which was published in the Official Gazette dated 4 June 2021 and numbered 31501.

- **Advisory Committee Secretariat Activities:** The Advisory Committee Secretariat activities are carried out within the scope of the Communiqué on Compliance with Participation Banking Principles and Standards.

### **Risk Management Department**

A risk management process is built under the supervision of Board of Directors to establish an effective, independent, robust and sustainable risk management system and ensure its implementation within the corporate risk culture. Various activities such as defining, measuring, monitoring, control and reporting of the risks the Bank is exposed to are under the responsibility of Risk Management Department.

Risk Management Department conducts operations defined by the Board of Directors to actively monitor the risk management process and related activities; to provide internal documents such as strategy, policies and practice directions to enable the management of different aspects of risks originating from operations; to ensure adequate and consistent risk measurement, analyses and monitoring activities by recruiting sufficient number of qualified employees within the Risk Management Department; to provide opportunity to access secure technology and management information system; and to guarantee accurate and complete data.

Despite different measurement techniques involved, the Bank implements an integrated approach to handle credit risk, market risk, liquidity risk, operational risk and all other significant risks. Measurements of credit risk, market risk and liquidity risk are being made and reported to the Banking Regulation and Supervision Agency (BRSA), and also scenario analysis and stress tests are being carried out. The Bank handles the risks it is exposed to according to the scale and complexity of its transactions, and it is expected that the complexity of the transactions will increase and the risks to be encountered will differ in the coming periods.

Risk limits have been determined by the board of directors. These limits are reviewed periodically and necessary revisions are made in the light of the Bank's strategies. The Board of Directors closely monitors the realizations of risk limits, scenario analyzes and stress test results.

Besides monitoring and reporting of operational risk, which is one of the other risks that the Bank is exposed to, leakage and losses from operational activities are followed up and recorded. Banking processes and processual works on information technologies are also followed up, risks posed and measures taken are being monitored. Risk analysis of support service provider firms are being conducted in accordance with the Regulation on the Support Services and the results are being presented to the Board of Directors through the Audit Committee. In addition to these, risk assessments are made regarding the new products and services to be offered, and possible risks are determined in advance and necessary precautions are taken.



## **EXPLANATIONS PERTAINING TO SUBSEQUENT EVENTS OCCURRED AFTER THE END OF THE FISCAL YEAR WHICH HAVE SIGNIFICANT IMPORTANCE AND HAVE THE POTENTIAL TO HAVE AN IMPACT ON RIGHTS OF THE SHAREHOLDERS, CREDITORS AND OTHER PERSONS AND INSTITUTIONS**

None.

## **SIGNIFICANT DEVELOPMENTS AFTER THE REPORTING PERIOD**

Emlak Katılım Tasarruf Finansman A.Ş. was established as a subsidiary of the Parent Bank in accordance with the permission obtained from the Banking Regulation and Supervision Agency and registered to the trade registry on March 3, 2025. The capital of the company, which was established to engage in savings finance activities in accordance with the Turkish Commercial Code No. 6012, Financial Leasing, Factoring, Financing and Saving Financing Companies Law No. 6361 and the provisions of the relevant legislation and participation financing principles, is TRY 500,000, and the entire capital was paid by the Parent Bank on February 27, 2025.

## **FINANCIAL BENEFITS PROVIDED TO THE MEMBERS OF THE MANAGEMENT BODY AND SENIOR MANAGEMENT**

The sum of financial benefits such as daily allowances, salaries, premiums, bonuses or dividends provided to the senior management in 2024 amounts TRY 74,283.



## INFORMATION ON EMLAK KATILIM'S DIVIDEND DISTRIBUTION POLICY

Distribution of dividends is effected in consideration of Bank's Articles of Association, provisions of the Turkish Code of Commerce, and Banking Regulation and Supervision Agency (BRSA) regulations.

Calculation and distribution of the dividends:

From our Bank's net profit for the year:

- a) 5% shall be set aside as a statutory general reserve, until the reserve has become equal to paid-in capital;
- b) 5% shall be set aside as a first extraordinary reserve;
- c) 9% may be distributed to employees as a dividend bonus, which amount shall not exceed an employee's three-month gross salary and shall be paid out in accordance with principles to be specified by the Board of Directors;
- d) and from the remainder, a second extraordinary reserve shall be set aside at such rates and in such amounts as the General Assembly shall determine in accordance with article 523/2 of the Turkish Commercial Code; after which the remaining amount may be distributed among shareholders.

## INFORMATION ON THE DONATIONS AND CHARITIES, AND THE EXPENSES WITHIN THE FRAMEWORK OF SOCIAL RESPONSIBILITY PROJECTS MADE BY EMLAK KATILIM DURING THE YEAR

A total of TRY 434,200 in cash donations were made in 2024.

## DISCLOSURES ON ADMINISTRATIVE OR JUDICIAL SANCTIONS IMPOSED ON THE COMPANY AND BOARD MEMBERS FOR ACTS CONTRARY TO LEGISLATIVE PROVISIONS

No administrative or judicial sanction has been imposed on the company and the members of the management body on the grounds that there are practices contrary to the provisions of the legislation.

## INFORMATION CONCERNING LEGAL ACTIONS TAKEN AGAINST OUR BANK WHICH MAY AFFECT THE FINANCIAL STATUS OR OPERATIONS OF OUR BANK AND THEIR POSSIBLE RESULTS

There are no legal actions filed against the Bank that may affect its financial status and operations.





# INDEPENDENT AUDITOR'S REPORT ON THE ANNUAL REPORT OF THE BOARD OF DIRECTORS



## CONVENIENCE TRANSLATION INTO ENGLISH OF INDEPENDENT AUDITOR'S REPORT ORIGINALLY ISSUED IN TURKISH ON THE BOARD OF DIRECTORS' ANNUAL REPORT

To the General Assembly of Türkiye Emlak Katılım Bankası Anonim Şirketi

### 1. Qualified Opinion

We have audited the annual report of Türkiye Emlak Katılım Bankası A.Ş. (the "Bank"), and its subsidiaries subject to consolidation (collectively referred as the "Group") for the period 1 January 2024 - 31 December 2024.

In our opinion, except for the matter described in the Basis for Qualified Opinion section of our report, the financial information and the analysis made by the Board of Directors by using the information included in the audited consolidated and unconsolidated financial statements regarding the Group's and Bank's position in the Board of Directors' Annual Report are consistent and presented fairly, in all material respects, with the audited full set unconsolidated and consolidated financial statements and with the information obtained in the course of independent audit.

### 2. Basis for Qualified Opinion

As expressed in auditor's report dated 10 March 2025 on the full set unconsolidated financial statements of the Bank for the period between 1 January 2024 -31 December 2024 and as expressed in auditor's report dated 14 March 2025 on the full set consolidated financial statements of the Group for the period between 1 January 2024 -31 December 2024; unconsolidated and consolidated financial statements include a free provision in total of TL 7,500,000 thousand which consist of TL 2,850,432 thousand provided in the prior periods and TL 4,649,568 thousand recognized in the current period on net basis; and related deferred tax amounting to TL 2,250,000 thousand which consists of TL 855,130 thousand provided in prior periods and TL 1,394,870 thousand recognized in the current year by the Group and Bank management, which is not within the requirements of BRSA Accounting and Financial Reporting Legislation. Had this provision not been accounted for, other provisions and deferred tax asset would have decreased by TL 7,500,000 thousand and TL 2,250,000 thousand, respectively; net profit and equity would have increased by TL 3,254,698 thousand and TL 5,250,000 thousand, respectively for the year ended 31 December 2024.

Our independent audit was conducted in accordance with the "Regulation on Independent Audit of Banks" published on the Official Gazette No.29314 dated 2 April 2015 and the Independent Standards on Auditing that are part of the Turkish Standards on Auditing (the "TSA") issued by the Public Oversight Accounting and Auditing Standards Authority (the "POA"). Our responsibilities under those standards are further described in the "Independent Auditor's Responsibilities in the Audit of the Annual Report" section of our report. We hereby declare that we are independent of the Group and the Bank in accordance with the Ethical Rules for Independent Auditors (including Independence Standards) (the "Ethical Rules") and the ethical requirements regarding independent audit in regulations issued by POA that are relevant to our audit of the financial statements. We have also fulfilled our other ethical responsibilities in accordance with the Ethical Rules and regulations. We believe that the audit evidence we have obtained during the independent audit provides a sufficient and appropriate basis for our qualified opinion.

PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.  
Kılıçlı Paşa Mah. Meclis-i Mebusan Cad. No:8 İç Kapı No:301 Beyoğlu/İstanbul  
T: +90 212 326 6060, F: +90 212 326 6050, [www.pwc.com.tr](http://www.pwc.com.tr) Mersis Numaramız: 0-1460-0224-0500015

### 3. Our Audit Opinion on the Full Set Unconsolidated and Consolidated Financial Statements

We expressed a qualified opinion in the auditor's reports dated 10 March 2025 on the Bank's full set unconsolidated financial statements for the period 1 January 2024 - 31 December 2024 and dated 14 March 2025 on the Group's full set consolidated financial statements for the period 1 January 2024 - 31 December 2024.

### 4. Board of Director's Responsibility for the Annual Report

The Bank management's responsibilities related to the annual report according to Articles 514 and 516 of Turkish Commercial Code ("TCC") No. 6102 and "Regulation on Principles and Procedures Regarding Preparation and Promulgation of Annual Reports by Banks" published in Official Gazette No.26333 dated 1 November 2006 are as follows:

- To prepare the annual report within the first three months following the balance sheet date and present it to the general assembly;
- To prepare the annual report to reflect the Bank's operations in that year and the financial position in a true, complete, straightforward, fair and proper manner in all respects. In this report, financial position is assessed in accordance with the financial statements. Also in the report, developments and possible risks which the Group may encounter are clearly indicated. The assessments of the Board of Directors in regards to these matters are also included in the report.
- To include the matters below in the annual report:
  - Events of particular importance that occurred in the Bank after the operating year,
  - The Bank's research and development activities,
  - Financial benefits such as salaries, bonuses, premiums and allowances, travel, accommodation and representation expenses, benefits in cash and in kind, insurance and similar guarantees paid to members of the Board of Directors and senior management.

When preparing the annual report, the Board of Directors considers secondary legislation arrangements enacted by the Banking Regulation and Supervision Agency, Ministry of Trade and other relevant institutions.

### 5. Independent Auditor's Responsibility in the Audit of the Annual Report

Our aim is to express an opinion and issue a report comprising our opinion within the framework of TCC, Communiqué and "Regulation on Independent Audit of Banks" published on the Official Gazette No.29314 dated 2 April 2015 provisions regarding whether or not the financial information and the analysis made by the Board of Directors by using the information included in the audited unconsolidated and consolidated financial statements in the annual report are consistent and presented fairly with the audited unconsolidated and consolidated financial statements of the Group and Bank and with the information we obtained in the course of independent audit.

Our audit was conducted in accordance with the TSAs. These standards require that ethical requirements are complied with and that the independent audit is planned and performed in a way to obtain reasonable assurance of whether or not the financial information and the analysis made by the Board of Directors by using the information included in the audited unconsolidated and consolidated financial statements in the annual report are consistent and presented fairly with the audited unconsolidated and consolidated financial statements and with the information obtained in the course of audit.

PwC Bağımsız Denetim ve  
Serbest Muhasebeci Mali Müşavirlik A.Ş.

Talar Gül, SMMM  
Independent Auditor

İstanbul, 14 March 2025



## STATEMENT OF RESPONSIBILITY

### STATEMENT OF RESPONSIBILITY PREPARED IN ACCORDANCE WITH ARTICLE 9 OF THE SECOND PART OF THE CAPITAL MARKETS BOARD'S COMMUNIQUÉ ON PRINCIPLES OF FINANCIAL REPORTING IN CAPITAL MARKETS (II-14.1)

We have examined the Consolidated Financial Statements, as well as the Independent Audit Report and Annual Report of Türkiye Emlak Katılım Bankası A.Ş. for the period of 01.01.2024 - 31.12.2024 prepared in accordance with the Capital Markets Board's Communiqué on Principles of Financial Reporting in Capital Markets (II-14.1), and we declare that:

- Within the framework of our duties and responsibilities at the Bank and the information we possess, the Consolidated Financial Statements, the Independent Audit Report and the Annual Report do not contain any incorrect disclosure on material issues or any insufficiencies that may be misleading as of the date the disclosure is made,
- Within the framework of our duties and responsibilities at the Bank and the information we possess, the Consolidated Financial Statements, the Independent Audit Report and the Annual Report honestly reflect the truth about the assets, liabilities, financial condition and profit and loss of the Bank.

Kind Regards,

**Mehmet Nuri YAZICI**  
Chairman of Audit Committee

**Volkan Mutlu COŞKUN**  
Audit Committee Member

**Onur GÖK**  
CEO



# TÜRKİYE EMLAK KATILIM BANKASI ANONİM ŞİRKETİ

**PUBLICLY ANNOUNCED UNCONSOLIDATED FINANCIAL STATEMENTS  
AND RELATED DISCLOSURES AT DECEMBER 31, 2024  
TOGETHER WITH INDEPENDENT AUDITOR'S**



**CONVENIENCE TRANSLATION INTO ENGLISH OF  
INDEPENDENT AUDITOR'S REPORT ORIGINALLY ISSUED IN TURKISH  
(See Note I.b of Section Three)  
INDEPENDENT AUDITOR'S REPORT**

To the General Assembly of Türkiye Emlak Katılım Bankası Anonim Şirketi

**A. Audit of the Unconsolidated Financial Statements**

**1. Qualified Opinion**

We have audited the accompanying unconsolidated financial statements of Türkiye Emlak Katılım Bankası Anonim Şirketi (the "Bank"), which comprise the statement of unconsolidated balance sheet as at 31 December 2024, unconsolidated statement of profit or loss, unconsolidated statement of profit or loss and other comprehensive income, unconsolidated statement of changes in shareholders' equity, unconsolidated statement of cash flows for the year then ended and the notes to the unconsolidated financial statements and a summary of significant accounting policies and unconsolidated financial statement notes.

In our opinion, except for the effect of the matter on the unconsolidated financial statements described in the basis for the qualified opinion section below, the unconsolidated financial statements present fairly, in all material respects, the unconsolidated financial position of the Bank as at 31 December 2024, and its unconsolidated financial performance and its unconsolidated cash flows for the year then ended in accordance with the Banking Regulation and Supervision Agency ("BRSA") Accounting and Financial Reporting Legislation which includes "Regulation on Accounting Applications for Banks and Safeguarding of Documents" published in the Official Gazette no.26333 dated 1 November 2006, and other regulations on accounting records of Banks published by Banking Regulation and Supervision Agency and circulars and interpretations published by BRSA and Turkish Financial Reporting Standards ("TFRS") for those matters not regulated by the aforementioned regulations.

**2. Basis for Qualified Opinion**

As explained in Section Five Part II. 6.b of Explanations and Notes to the Unconsolidated Financial Statements; the accompanying unconsolidated financial statements as at 31 December 2024 include a free provision in total of TL 7,500,000 thousand which consist of TL 2,850,432 thousand provided in the prior periods and TL 4,649,568 thousand recognized in the current period on net basis; and related deferred tax amounting to TL 2,250,000 thousand which consists of TL 855,130 thousand provided in prior periods and TL 1,394,870 thousand recognized in the current year by the Bank management, which is not within the requirements of BRSA Accounting and Financial Reporting Legislation. Had this provision not been accounted for, other provisions and deferred tax asset would have decreased by TL 7,500,000 thousand and TL 2,250,000 thousand, respectively; net profit and equity would have increased by TL 3,254,698 thousand and TL 5,250,000 thousand respectively for the year ended 31 December 2024.

Our audit was conducted in accordance with the "Regulation on Independent Audit of Banks" published by the BRSA on the Official Gazette No.29314 dated 2 April 2015 and the Standards on Independent Auditing (the "SIA") that are part of Turkish Standards on Auditing issued by the Public Oversight Accounting and Auditing Standards Authority (the "POA"). Our responsibilities under these standards are further described in the "Auditor's Responsibilities for the Audit of the Unconsolidated Financial Statements" section of our report. We hereby declare that we are independent of the Bank in accordance with the Ethical Rules for Independent Auditors (including Independence Standards) (the "Ethical Rules") and the ethical requirements regarding independent audit in regulations issued by POA that are relevant to our audit of the unconsolidated financial statements. We have also fulfilled our other ethical responsibilities in accordance with the Ethical Rules and regulations. We believe that the audit evidence we have obtained during the independent audit provides a sufficient and appropriate basis for our qualified opinion.



**3. Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the unconsolidated financial statements of the current period. Key audit matters were addressed in the context of our independent audit of the unconsolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the Basis for Qualified Opinion Section we have determined the matters described below to be key audit matters to be communicated in our report.

<b>Key Audit Matters</b>	<b>How the key audit matter was addressed in the audit</b>
<p><b>Expected credit losses for loans and receivables</b></p> <p>The Bank has total expected credit losses provision for loans and receivables amounting to TL 1,094,086 thousand in respect to total loans and receivables amounting to TL 116,009,289 thousand which represents a significant portion of the Bank's total assets in its unconsolidated financial statements as of 31 December 2024. Explanations and notes regarding the provision for impairment of loans are represented in Notes VII of Section Three, II of Section Four, VIII of Section Four and I.6 of Section Five of the accompanying unconsolidated financial statements as at 31 December 2024.</p> <p>The Bank recognizes provision for impairment in accordance with "TFRS 9 Financial Instruments" ("TFRS 9") requirements and the "Regulation on the Procedures and Principles for Classification of Loans and Provisions to be Provided" as published in the Official Gazette dated 22 June 2016 numbered 29750. The Bank exercises significant decisions using subjective judgement, interpretation and assumptions over when and how much to record as loan impairment.</p>	<p>Within our audit procedures, we assessed policies and procedures together with the overall governance established by the Bank with respect to classification of loans and receivables and the calculation of expected credit losses in accordance with the applicable regulations. We tested the design and the operating effectiveness of relevant systems and processes implemented in accordance with these principles.</p> <p>We checked the appropriateness of matters considered in methodology applied by the Bank with TFRS 9 for calculation of the provision amount through stage classification of loans and receivables. For forward looking assumptions made by the Bank's management in its expected credit losses calculations, we held discussions with management and evaluated the assumptions using publicly available information. Regarding expected credit losses methodology, we have assessed reasonability and tested model segmentation, lifetime probability of default model, exposure at default calculation, loss given default model and the approaches to reflecting macroeconomic expectations with our financial risk experts. We have assessed interpretation of expert opinion regarding reasonable and supportable forward-looking expectations (including macroeconomic factors).</p>



Key Audit Matters	How the key audit matter was addressed in the audit
Our audit was focused on this area due to existence of complex estimates and information used in the impairment assessment such as historical loss experiences, current conditions, macro-economic expectations; the significance of the loans and receivables balances, the classification of loans and receivables as per their credit risk (staging) and the importance of determination of the associated expected credit loss. Timely and correct identification of default event and significant increase in credit risk and level of judgements and estimations made by the management have significant impacts on the amount of impairment provisions for loans and receivables. Therefore, this area is considered as key audit matter.	<p>Our procedures also included the following:</p> <ul style="list-style-type: none"> <li>- Together with our financial risk experts, we evaluated and tested reasonableness of the changes in the expected credit loss allowance methodology and the performance of the impairment models used.</li> <li>- We checked the suitability and accuracy of the data used in the expected credit loss approach to determine the Bank's impairment allowance.</li> <li>- We checked accuracy of resultant expected credit losses calculations on a sample basis.</li> <li>- To assess the appropriateness of the Bank's determination of staging for credit risk in the framework of existing regulations, identification of impairment and timely and appropriate provisioning for impairment we have performed loan review procedures based on a selected sample.</li> <li>- We evaluated the adequacy of the disclosures made in the unconsolidated financial statements regarding the provision for impairment of loans and receivables.</li> </ul>



#### 4. Responsibilities of Management and Those Charged with Governance for the Unconsolidated Financial Statements

The Bank management is responsible for the preparation and fair presentation of the unconsolidated financial statements in accordance with the BRSA Accounting and Financial Reporting Legislation, and for such internal control as management determines is necessary to enable the preparation of unconsolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the unconsolidated financial statements, management is responsible for assessing the Bank's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Bank or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Bank's financial reporting process.

#### 5. Auditor's Responsibilities for the Audit of the Unconsolidated Financial Statements

Responsibilities of independent auditors in an independent audit are as follows:

Our aim is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance expressed as a result of an independent audit conducted in accordance with "Regulation on Independent Audit of Banks" published by the BRSA on the Official Gazette No.29314 dated 2 April 2015 and SIA is a high level of assurance but does not guarantee that a material misstatement will always be detected. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these unconsolidated financial statements.

As part of an independent audit conducted in accordance with "Regulation on Independent Audit of Banks" published by the BRSA on the Official Gazette No.29314 dated 2 April 2015 and SIA, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the unconsolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.





- Assess the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bank's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bank's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the unconsolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our independent auditor's report. However, future events or conditions may cause the Bank to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the unconsolidated financial statements, including the disclosures, and whether the unconsolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence. We also communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the unconsolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



## B. Other Responsibilities Arising from Regulatory Requirements

1. No matter has come to our attention that is significant according to subparagraph 4 of Article 402 of Turkish Commercial Code ("TCC") No. 6102 and that causes us to believe that the Bank's bookkeeping activities concerning the period from 1 January to 31 December 2024 period are not in compliance with the TCC and provisions of the Bank's articles of association related to financial reporting.
2. In accordance with subparagraph 4 of Article 402 of the TCC, the Board of Directors submitted the necessary explanations to us and provided the documents required within the context of our audit.

## Additional Paragraph for Convenience Translation

BRSA Accounting and Financial Reporting Legislation explained in detail in Section Three differ from International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board including the application of IAS 29 - Financial Reporting in Hyperinflationary Economies as of 31 December 2024. Accordingly, the accompanying unconsolidated financial statements are not intended to present fairly the unconsolidated financial position, results of operations, changes in equity and cash flows of the Bank in accordance with IFRS.

PwC Bağımsız Denetim ve  
Serbest Muhasebeci Mali Müşavirlik A.Ş.

Talar Gül, SMMM  
Independent Auditor

İstanbul, 10 Mart 2025



## UNCONSOLIDATED FINANCIAL REPORT OF TÜRKİYE EMLAK KATILIM BANKASI A.Ş. AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2024

Bank's headquarter address : Barbaros Mahallesi, Begonya Sk. No:9A,  
34746 Ataşehir/İstanbul  
Bank's phone number and facsimile : 00 90 216 266 26 26 - 00 90 216 275 25 25  
Bank's website : www.emlakkatilim.com.tr  
Electronic mail contact info : bilgi@emlakkatilim.com.tr

The unconsolidated financial report for year ended prepared in accordance with the Communiqué on the Financial Statements and Related Disclosures and Footnotes to be Announced to Public by Banks as regulated by the Banking Regulation and Supervision Agency is comprised of the following sections.

- GENERAL INFORMATION ABOUT THE BANK
- UNCONSOLIDATED FINANCIAL STATEMENTS OF THE BANK
- EXPLANATIONS ON THE ACCOUNTING PRINCIPLES APPLIED IN THE RELATED PERIOD
- INFORMATION ON FINANCIAL STRUCTURE AND RISK MANAGEMENT
- EXPLANATORY DISCLOSURES AND FOOTNOTES ON UNCONSOLIDATED FINANCIAL STATEMENTS
- OTHER EXPLANATIONS
- INDEPENDENT AUDITOR'S REPORT

The unconsolidated financial statements and related disclosures and footnotes for year ended; presented in **thousands of Turkish Lira** unless otherwise indicated; have been prepared in accordance with the Communiqué on Accounting Applications of Banks and Safeguarding of Documents, Turkish Accounting Standards, Turkish Financial Reporting Standards and the related appendices and interpretations and in compliance with the records of our Bank, have been reviewed and presented as attached.

**Prof. Dr. Mehmet Emin BİRPINAR**  
Chairman of the Board  
of Directors

**Onur GÖK**  
General Manager

**Mehmet Nuri YAZICI**  
Chairman of the Audit  
Committee

**Volkan Mutlu COŞKUN**  
Member of the Audit  
Committee

**Tuğba GEDİKLİ**  
Executive Vice President  
Responsible of Finance

**Hakan ULUS**  
Statutory Reporting  
Manager

Contact information of the personnel in charge of the addressing of questions about this financial report:

Name-Surname / Title : Hakan ULUS / Statutory Reporting Manager  
Telephone : 00 90 216 275 24 74  
Facsimile : 00 90 216 275 25 25

### Section One General Information

I.	History Of The Bank Including Its Incorporation Date, Initial Legal Status And Amendments To Legal Status	1
II.	Shareholding Structure, Shareholders Having Direct Or Indirect, Joint Or Individual Control Over The Management Of The Bank And Disclosures On Related Changes In The Current Year, If Any	2
III.	Explanation On The Chairman And Members Of Board Of Directors, Members Of Audit Committee, General Manager And Assistant General Managers , Their Areas Of Responsibility And Their Shares In The Bank, If Any	2
IV.	Information On The Bank's Qualified Shareholders	2
V.	Summary On The Bank's Service Activities And Field Of Operations	3
VI.	Differences Between The Communiqué On Preparation Of Consolidated Financial Statements Of Banks And Turkish Accounting Standards With Respect To Consolidation And Short Explanation About The Institutions Subject To Full Or Proportional Consolidation And Institutions Which Are Deducted From Equity Or Not Included In These Three Methods	3
VII.	The Existing Or Potential, Actual Or Legal Obstacles On Immediate Transfer Of Equity Or Reimbursement Of Liabilities Between The Bank And Its Subsidiaries	3

### Section Two The Unconsolidated Financial Statements

I.	Balance Sheet (Statement Of Financial Position)	5-6
II.	Statement Of Off-Balance Sheet	7
III.	Statement Of Profit Or Loss	8
IV.	Statement Of Profit Or Loss And Other Comprehensive Income	9
V.	Statement Of Changes In Shareholders' Equity	10-11
VI.	Statement Of Cash Flows	12
VII.	Statement Of Profit Distribution	13

### Section Three Accounting Policies

I.	Explanations On Basis Of Presentation	14-15
II.	Explanations On Strategy Of Using Financial Instruments And Foreign Currency Transactions	15
III.	Explanations On Forward, Option Contracts And Derivative Instruments	15
IV.	Explanations On Profit Share Income And Expenses	16
V.	Explanations On Fees, Commission Income And Expenses	16
VI.	Explanations On Financial Assets And Liabilities	16-18
VII.	Explanations On Expected Credit Losses:	18-20
VIII.	Explanations On Offsetting Of Financial Instruments	20
IX.	Explanations On Sale And Repurchase Agreements And Lending Of Securities	20
X.	Explanations On Assets Held For Sale And Discontinued Operations And Liabilities Related To These Assets	20
XI.	Explanations On Goodwill And Other Intangible Assets	21
XII.	Explanations On Tangible Assets	21
XIII.	Explanations On Leasing Transactions	22
XIV.	Explanations On Provisions And Contingent Liabilities	23
XV.	Explanations On Liabilities Regarding Employee Rights	23-25
XVI.	Explanations On Taxation	25-26
XVII.	Additional Explanations On Borrowings	27
XVIII.	Explanations On Issued Share Certificates	27
XIX.	Explanations On Acceptances And Aailed Drafts	27
XX.	Explanations On Government Grants	28
XXI.	Explanations On Segment Reporting	28
XXII.	Explanations Regarding Subsidiaries, Affiliates And Jointly Controlled Partnerships	28
XXIII.	Explanations On Other Issues	28

### Section Four Information On Financial Structure And Risk Management

I.	Explanations On Capital Adequacy Standard Ratio	29-35
II.	Explanations On Credit Risk	35-43
III.	Explanations On Currency Risk	44-45
IV.	Explanations On Liquidity Risk	46-51
V.	Explanations On Leverage Ratio	52
VI.	Explanations Regarding The Fair Value Of Financial Assets And Liabilities	52-53
VII.	Explanations Regarding The Activities Carried Out On Behalf And Account Of Other Persons	54
VIII.	Explanations Regarding Risk Management	54-70
IX.	Explanations On Business Segments	71

### Section Five Explanations And Notes On The Unconsolidated Financial Statements

I.	Explanations And Notes Related To Assets Accounts of the balance sheet	72-89
II.	Explanations And Notes Related To Liabilities	90-100
III.	Explanations And Notes Related To Off-Balance Sheet	100-103
IV.	Explanations And Notes Related To The Statement Of Income Or Loss	104-110
V.	Explanations And Notes Related To The Statements Of Changes In Shareholders' Equity	110
VI.	Explanations And Notes Related To The Statement Of Cash Flows	111
VII.	Explanations Related To The Risk Group Of The Bank	112
VIII.	Explanations Related To Domestic, Foreign And Offshore Branches Or Investments And Foreign Representative Offices	113
IX.	Explanations And Notes On Matters After Balance Sheet	113

### Section Six Other explanations

I.	Other explanations on operations of the Bank	114
----	--	-----

### Section Seven Explanations regarding the independent audit report

I.	Explanations on the independent auditor's report	115
II.	Explanations and footnotes prepared by the independent auditor	115



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION ONE

#### General Information

#### I. History of the Bank Including Its Incorporation Date, Initial Legal Status and Amendments to Legal Status:

The Bank was incorporated in Ankara June 3, 1926 with the name of Emlak ve Eytam Bankası, in accordance with instructions of Mustafa Kemal Atatürk. The aim of establishment of the Bank is to support public construction, to provide necessary loan and to protect orphan's right. The Bank had restructured on 1 September 1946 and after this date the title of the Bank had changed as Türkiye Emlak Kredi Bankası Anonim Ortaklığı. The Bank had merged with Anadolu Bankası A.Ş. and assumed the title of Türkiye Emlak Bankası A.Ş. as of 6 January 1988.

Denizcilik Bankası A.Ş. had transferred to Türkiye Emlak Bankası A.Ş. with the all of its assets and liabilities on 29 November 1992 and maritime loans were also collected at this Bank.

During the period in which the Türkiye Emlak Bankası A.Ş. operates, in addition to its banking activities has become serious brand in the construction of qualified housing projects in line with the its establishment purpose, and has produced important housing projects in many provinces of Türkiye, especially in İstanbul, Ankara and İzmir. İstanbul-Ataköy, Ataşehir, Bahçeşehir, Mimaroba, Sinanoba, Ankara-Bilkent, Elvankent, Konutkent, İzmir-Gaziemir and Mavişehir projects are included in the Bank's important projects.

The Bank has entered into a restructuring process with the Law about Türkiye Cumhuriyeti Ziraat Bankası A.Ş., Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bankası A.Ş. no. 4603 dated 21 November 2000, and the transition from the public law status to the status of private law has achieved.

According to BRSA's decision dated July 6, 2001, Türkiye Emlak Bankası A.Ş. was transferred to Türkiye Cumhuriyeti Ziraat Bankası A.Ş. with its assets and liabilities. In this regard, No. 4684 Certain Laws and Delegated Legislation Law Amending the Law No. 4603 and Article 2 of the Law about Türkiye Cumhuriyeti Ziraat Bank, Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bank A.Ş. attached Provisional Article 3 of the Law (3) In accordance with the provisions of paragraph, the permission of Türkiye Emlak Katılım Bankası A.Ş. to accept deposits and perform banking operations came to an end on July 6, 2001.

The Bank's all assets including banking services, branches, deposits, and commitments and liabilities arising from and banking services were transferred to Ziraat and Halk Bank with the protocol held on July 7, 2001. From this date, the Bank's permission for banking activities and collection of deposit removed.

Board of Liquidation, Board of Directors and Board of Supervisors of the Bank had established with the extraordinary general assembly held on September 14, 2001, and liquidation process had actually started with the personnel on temporary duty sent by Türkiye Cumhuriyeti Ziraat Bankası A.Ş. As a result of the Bank's repayment of its debts to the Treasury Department and all other debts after the end of 16 years with the Law of "Some Receivables and Re-Structuring and Certain Laws and Decree Law Amending No. 7020 with the following regulation made in the Law of Türkiye Cumhuriyeti Ziraat Bankası A.Ş., Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bank A.Ş. No. 4603, the liquidation of the Bank has been removed, as of May 27, 2017.

After the liquidation of the Bank, in the General Assembly held on September 3, 2018, the new Articles of Association approved and the status was determined as participation bank. The title of the Bank was registered as Türkiye Emlak Katılım Bankası A.Ş. on September 10, 2018.

The Bank has obtained the operating permission with the decision of the Banking Regulation and Supervision Board dated February 26, 2019 and numbered 8262 published in the Official Gazette dated February 27, 2019 and numbered 30699 and commenced operations as of March 21, 2019.

The Bank's head office is located in İstanbul and there are 113 branches of the Bank as of December 31, 2024. (December 31, 2023: 101). The Bank is operating with 1.713 staff as of December 31, 2024 (December 31, 2023: 1.494).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### General Information (Continued):

#### II. Shareholding Structure, Shareholders Having Direct Or Indirect, Joint Or Individual Control Over The Management Of The Bank And Disclosures On Related Changes In The Current Year, If Any:

The Bank's share is TL 1.026.915 and 99,99% of the Bank's share are owned by Ministry of Treasury and Finance. Except by Ministry of Treasury and Finance, T. Emlak Bankası A.Ş. Emekli ve Yardım Sandığı Vakfı and 33 real person have shares amounting to TL 80,57 (full) and TL 3,38 (full), respectively.

TL 1.026.915 portion of the capital amounting to TL 1.026.915 has been paid and TL 2,82 (full) portion has not been paid by the 33 real person.

The part of the capital belonging to the Ministry of Treasury and Finance is represented by the Ministry of Environment, Urbanisation and Climate Change.

#### III. Explanation On The Chairman And Members Of Board Of Directors, Members Of Audit Committee, General Manager And Assistant General Managers, Their Areas Of Responsibility And Their Shares In The Bank, If Any:

Name and Surname	Administrative Function and Responsibility	Educational Degree
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate
Prof. Dr. Murat BALCI	Vice Chairman of the Board of Directors	Doctorate
Hasan SUVER	Member of BOD	Master
Mahmut GÜRCAN	Member of BOD	Bachelor
Mahmut KAÇAR	Member of BOD	Bachelor
Mehmet Nuri YAZICI	Member of BOD and Chairman of the Audit Committee	Bachelor
Volkan Mutlu COŞKUN	Member of BOD and Member of Audit Committee	Bachelor
Onur GÖK	Member of BOD / General Manager	Master
Tuğba GEDİKLİ	Assistant General Manager Responsible for Finance	Bachelor
Ali Kemal KÜÇÜKCAN	Assistant General Manager Responsible for Treasury and International Banking	Master
Şenol ALTUNDAŞ	Assistant General Manager Responsible for Sales and Marketing	Master
Nihat BULUT	Assistant General Manager Responsible for Credits Risk Management	Bachelor
Bülent KARACALAR	Assistant General Manager Responsible for Credits Allocation	Bachelor
Serkan UMAN	Assistant General Manager Responsible for Digital Banking	Master
Yusuf OKUR	Assistant General Manager Responsible for Operations	Bachelor
Uğur KARA	Assistant General Manager Responsible for Human Resources	Master

The Bank's Chairman and Members of the Board of Directors, Audit Committee Members, General Manager and Deputy General Managers do not have any shares in the Bank.

#### IV. Information On The Bank's Qualified Shareholders:

The Bank's paid in capital amounting to TL 1.026.915 consists of 102.691.549.916 number of shares with a nominal value of TL 0,01 (full) for each share.

Name/commercial name	Share amount	Share ratio	Paid shares	Unpaid shares
Ministry of Treasury and Finance	1.026.915	99,99%	1.026.915	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### General Information (Continued):

#### V. Summary On The Bank's Service Activities And Field Of Operations:

The Bank operates in accordance with the principles of interest-free banking as a participation bank. The Bank mainly collects funds through current accounts and through profit sharing accounts based on profit/loss sharing agreement, lends such funds through corporate finance support, retail finance support, finance lease, financing commodity against document and joint investments.

Briefly, the fields of activity of the Bank are specified in the Articles of Association as follows;

- To buy or sell money or capital market instruments on the spot or in the term according to the legislation and interest-free banking principles, and to mediate their purchase and sale, to operate in stock exchanges,
- Within the principles of interest-free banking; to allocate funds to the economy, to use loans in cash and non- Cash in all types and forms,
- To make financial leasing transactions, to make operational leasing transactions,
- To make all kinds of payment and collection transactions, payment such as travel checks, credit cards the activities of the vehicles, to provide merchant services (POS), consultancy and advising, providing safe deposit services,
- Buying, acquiring, building any kind of real estate and transferring, renting them to other people when necessary and making all kinds of savings on them,
- For Companies and organizations (including insurance companies); giving services of representation, substitution and being agentship,
- To support Agricultural Credit Cooperatives and SMEs, to carry out activities to support urban transformation,
- To carry out portfolio management and management operations,
- Providing custody services,
- The Bank, extends non-cash funds in the type of letter of guarantee, loan of acceptance, letter of credit.

The field of activity of the Bank is not limited to the transactions written in the articles above. If it is deemed beneficial for the Bank to carry out any other transaction than these transactions, it will depend on the decision of the Board of Directors upon the proposal of the Board of Directors, the approval of the necessary legal authorities and the approval of the decision by the Ministry of Customs and Trade. In this way, the approved decision is added to the Articles of Association.

#### VI. Differences Between The Communiqué On Preparation Of Consolidated Financial Statements Of Banks And Turkish Accounting Standards And Short Explanation About The Institutions Subject To Line-By-Line Method Or Proportional Consolidation And Institutions Which Are Deducted From Equity Or Not Included In These Three Methods:

The Bank and its subsidiaries Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş. consolidated financial statements with full consolidation method.

#### VII. The Existing Or Potential, Actual Or Legal Obstacles On Immediate Transfer Of Equity Or Reimbursement Of Liabilities Between The Bank And Its Subsidiaries:

There is no immediate transfer of equity between the Bank and its subsidiaries. There is no existing or potential, actual or legal obstacle to the reimbursement of liabilities between the Bank and its subsidiaries.

## SECTION TWO

### The Unconsolidated Financial Statements

- I. Balance Sheet (Statement Of Financial Position)
- II. Statement Of Off-Balance Sheet
- III. Statement Of Profit Or Loss
- IV. Statement Of Profit Or Loss And Other Comprehensive Income
- V. Statement Of Changes In Shareholders' Equity
- VI. Statement Of Cash Flows
- VII. Statement Of Profit Distribution



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### UNCONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION) AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

ASSETS	Note (Fifth Section-I)	THOUSAND TL CURRENT PERIOD (31/12/2024)			THOUSAND TL PRIOR PERIOD (31/12/2023)		
		TL	FC	Total	TL	FC	Total
I. FINANCIAL ASSETS (NET)		21.687.871	66.606.163	88.294.034	26.431.481	72.995.979	99.427.460
1.1 Cash And Cash Equivalents		12.938.156	58.860.909	71.799.065	17.437.371	66.608.196	84.045.567
1.1.1 Cash and Balances with Central Bank	(1)	12.906.549	40.354.160	53.260.709	17.401.769	52.842.067	70.243.836
1.1.2 Banks	(2)	33.684	18.549.373	18.583.057	42.378	13.835.514	13.877.892
1.1.3 Money Market Placements		-	-	-	-	-	-
1.1.4 Expected Loss Provisions (-)		2.077	42.624	44.701	6.776	69.385	76.161
1.2 Financial Assets Measured at Fair Value Through Profit/Loss (FVTPL)	(3)	306.609	2.433.176	2.739.785	1.202.420	2.048.892	3.251.312
1.2.1 Government Debt Securities		1.778	2.208.759	2.210.537	1.420	2.017.761	2.019.181
1.2.2 Equity Securities		-	-	-	-	-	-
1.2.3 Other Financial Assets		304.831	224.417	529.248	1.201.000	31.131	1.232.131
1.3 Financial Assets Measured at Fair Value Through Other Comprehensive Income (FVOCI)	(4)	8.441.914	5.232.150	13.674.064	7.788.752	4.337.825	12.126.577
1.3.1 Government Debt Securities		8.434.255	5.227.022	13.661.277	7.781.093	4.337.825	12.118.918
1.3.2 Equity Securities		7.659	5.128	12.787	7.659	-	7.659
1.3.3 Other Financial Assets		-	-	-	-	-	-
1.4 Derivative Financial Assets	(5)	1.192	79.928	81.120	2.938	1.066	4.004
1.4.1 Derivative Financial Assets Measured at FVTPL		1.192	79.928	81.120	2.938	1.066	4.004
1.4.2 Derivative Financial Assets Measured at FVOCI		-	-	-	-	-	-
II. FINANCIAL ASSETS MEASURED AT AMORTIZED COST (NET)		80.833.282	49.102.259	129.935.541	55.286.670	28.763.425	84.050.095
2.1 Loans	(6)	70.581.089	44.993.683	115.574.772	45.848.320	21.694.016	67.542.336
2.2 Lease Receivables	(8)	109.763	324.754	434.517	262.580	120.246	382.826
2.3 Other Financial Assets Measured at Amortized Cost	(7)	11.009.290	4.079.829	15.089.119	9.592.906	7.099.147	16.692.053
2.3.1 Government Debt Securities		11.009.290	4.079.829	15.089.119	9.592.906	7.099.147	16.692.053
2.3.2 Other Financial Assets		-	-	-	-	-	-
2.4 Expected Loss Provisions(-)	(6)	866.860	296.007	1.162.867	417.136	149.984	567.120
III. ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	166.063	-	166.063	8.283	-	8.283
3.1 Asset Held for Sale		166.063	-	166.063	8.283	-	8.283
3.2 Assets of Discontinued Operations		-	-	-	-	-	-
IV. PARTNERSHIP INVESTMENTS	(10)	67.600	-	67.600	22.600	-	22.600
4.1 Associates (Net)		67.500	-	67.500	22.500	-	22.500
4.1.1 Associates Consolidated Under Equity Accounting		-	-	-	-	-	-
4.1.2 Unconsolidated Associates		67.500	-	67.500	22.500	-	22.500
4.2 Subsidiaries (Net)		100	-	100	100	-	100
4.2.1 Unconsolidated Financial Investments in Subsidiaries		100	-	100	100	-	100
4.2.2 Unconsolidated Non-Financial Investments in Subsidiaries		-	-	-	-	-	-
4.3 Joint Ventures (Net)		-	-	-	-	-	-
4.3.1 Joint Ventures Consolidated Under Equity Accounting		-	-	-	-	-	-
4.3.2 Unconsolidated Joint-Ventures		-	-	-	-	-	-
V. TANGIBLE ASSETS (NET)	(11)	1.146.340	-	1.146.340	922.856	-	922.856
VI. INTANGIBLE ASSETS (NET)	(12)	548.057	-	548.057	250.364	-	250.364
6.1 Goodwill		-	-	-	-	-	-
6.2 Other		548.057	-	548.057	250.364	-	250.364
VII. INVESTMENT PROPERTY (NET)	(13)	-	-	-	-	-	-
VIII. CURRENT TAX ASSET		-	-	-	-	-	-
IX. DEFERRED TAX ASSETS	(14)	4.478.879	-	4.478.879	1.713.189	-	1.713.189
X. OTHER ASSETS	(15)	3.033.326	71.937	3.105.263	2.477.240	10.439	2.487.679
TOTAL ASSETS		111.961.418	115.780.359	227.741.777	87.112.683	101.769.843	188.882.526

The accompanying explanations and notes are an integral part of these financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

LIABILITIES	Note (Fifth Section-II)	THOUSAND TL CURRENT PERIOD (31/12/2024)			THOUSAND TL PRIOR PERIOD (31/12/2023)		
		TL	FC	Total	TL	FC	Total
I. FUNDS COLLECTED	(1)	63.274.375	103.382.306	166.656.681	57.999.233	93.497.685	151.496.918
II. FUNDS BORROWED	(2)	15.926.161	2.223.080	18.149.241	10.174.836	1.004.966	11.179.802
III. MONEY MARKET FUNDS		-	-	-	-	-	-
IV. SECURITIES ISSUED (Net)		-	-	-	-	-	-
V. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS		-	-	-	-	-	-
VI. DERIVATIVE FINANCIAL LIABILITIES	13.085	17.487	30.572	27.199	-	-	27.199
6.1 Derivative Financial Liabilities at Fair Value Through Profit or Loss	(3)	13.085	17.487	30.572	27.199	-	27.199
6.2 Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income	(5)	-	-	-	-	-	-
VII. LEASE PAYABLES (NET)	(4)	739.965	-	739.965	507.319	-	507.319
VIII. PROVISIONS	(6)	9.460.439	661.743	10.122.182	3.536.924	292.693	3.829.617
8.1 General Provisions		-	-	-	-	-	-
8.2 Reserve for Employee Benefits		1.416.000	-	1.416.000	558.907	-	558.907
8.3 Insurance Technical Provisions (Net)		-	-	-	-	-	-
8.4 Other Provisions		8.044.439	661.743	8.706.182	2.978.017	292.693	3.270.710
IX. CURRENT TAX LIABILITY	(7)	2.185.238	-	2.185.238	1.336.476	-	1.336.476
X. DEFERRED TAX LIABILITY	(8)	-	-	-	-	-	-
XI. LIABILITIES FOR ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	-	-	-	-	-	-
11.1 Held for Sale Purpose		-	-	-	-	-	-
11.2 Related to Discontinued Operations		-	-	-	-	-	-
XII. SUBORDINATED DEBT INSTRUMENTS	(10)	-	7.664.460	7.664.460	-	7.078.467	7.078.467
12.1 Loans		-	7.664.460	7.664.460	-	7.078.467	7.078.467
12.2 Other Debt Instruments		-	-	-	-	-	-
XIII. OTHER LIABILITIES	(11)	3.874.106	134.470	4.008.576	746.531	2.266.416	3.012.947
XIV. SHAREHOLDERS' EQUITY	(12)	18.107.260	77.602	18.184.862	10.304.897	108.884	10.413.781
14.1 Paid-in capital		1.026.915	-	1.026.915	1.026.915	-	1.026.915
14.2 Capital Reserves		113.906	-	113.906	39.272	-	39.272
14.2.1 Share Premium		-	-	-	-	-	-
14.2.2 Share Cancellation Profits		-	-	-	-	-	-
14.2.3 Other Capital Reserve		113.906	-	113.906	39.272	-	39.272
14.3 Other Accumulated Comprehensive Income or Loss That Will Not Be Reclassified Through Profit or Loss	(12.722)	-	-	(12.722)	2.987	-	2.987
14.4 Other Accumulated Comprehensive Income or Loss That Will Be Reclassified Through Profit or Loss	(285.545)	77.602	(207.943)	671.615	108.884	-	780.499
14.5 Profit Reserves		8.563.975	-	8.563.975	3.434.574	-	3.434.574
14.5.1 Legal Reserves		684.752	-	684.752	428.276	-	428.276
14.5.2 Status Reserves		-	-	-	-	-	-
14.5.3 Extraordinary Reserves		7.879.223	-	7.879.223	3.006.298	-	3.006.298
14.5.4 Other Profit Reserves		-	-	-	-	-	-
14.6 Income or (Loss)		8.700.731	-	8.700.731	5.129.534	-	5.129.534
14.6.1 Prior Periods' Income or (Loss)		-	-	-	-	-	-
14.6.2 Current Period Income or (Loss)		8.700.731	-	8.700.731	5.129.534	-	5.129.534
TOTAL LIABILITIES		113.580.629	114.161.148	227.741.777	84.633.415	104.249.111	188.882.526

The accompanying explanations and notes are an integral part of these financial statements.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## UNCONSOLIDATED STATEMENT OF OFF-BALANCE SHEET AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF OFF BALANCE SHEET	Note (Fifth Section-III)	THOUSAND TL CURRENT PERIOD (31/12/2024)			THOUSAND TL PRIOR PERIOD (31/12/2023)		
		TL	FC	Total	TL	FC	Total
<b>A. OFF BALANCE SHEET COMMITMENTS (I-II+III)</b>		<b>51.881.877</b>	<b>25.695.365</b>	<b>77.577.242</b>	<b>30.623.995</b>	<b>18.872.890</b>	<b>49.496.885</b>
<b>I. GUARANTEES AND SURETIES</b>	<b>(1)</b>	<b>22.828.675</b>	<b>9.710.404</b>	<b>32.539.079</b>	<b>15.438.616</b>	<b>4.450.678</b>	<b>19.889.294</b>
1.1 Letters of Guarantees		22.820.009	7.252.127	30.072.136	15.427.366	3.851.866	19.279.232
1.1.1 Guarantees Subject to State Tender Law		-	-	-	-	-	-
1.1.2 Guarantees Given for Foreign Trade Operations		-	-	-	-	-	-
1.1.3 Other Letters of Guarantee		22.820.009	7.252.127	30.072.136	15.427.366	3.851.866	19.279.232
1.2 Bank Loans		4.847	168.863	173.710	11.250	6.905	18.155
1.2.1 Import Letter of Acceptances		4.847	168.863	173.710	11.250	6.905	18.155
1.2.2 Other Bank Acceptances		-	-	-	-	-	-
1.3 Letter of Credits		3.819	2.289.414	2.293.233	-	591.907	591.907
1.3.1 Documentary Letter of Credits		3.819	2.289.414	2.293.233	-	591.907	591.907
1.3.2 Other Letter of Credits		-	-	-	-	-	-
1.4 Prefinancing Given as Guarantee		-	-	-	-	-	-
1.5 Endorsements		-	-	-	-	-	-
1.5.1 Endorsements to the Central Bank of Türkiye		-	-	-	-	-	-
1.5.2 Other Endorsements		-	-	-	-	-	-
1.6 Other Guarantees		-	-	-	-	-	-
1.7 Other Collaterals		-	-	-	-	-	-
<b>II. COMMITMENTS</b>	<b>(1)</b>	<b>27.667.206</b>	<b>1.778.522</b>	<b>29.445.728</b>	<b>9.525.408</b>	<b>9.017.365</b>	<b>18.542.773</b>
2.1 Irrevocable Commitments		27.667.206	1.778.522	29.445.728	9.525.408	9.017.365	18.542.773
2.1.1 Asset Purchase and Sale Commitments		257.030	1.151.923	1.408.953	17.597	8.492.543	8.510.140
2.1.2 Share Capital Commitment to Associates and Subsidiaries		-	-	22.500	-	67.500	67.500
2.1.3 Loan Granting Commitments		26.858.081	-	26.858.081	9.126.506	-	9.126.506
2.1.4 Securities Underwriting Commitments		-	-	-	-	-	-
2.1.5 Commitments for Reserve Deposit Requirements		-	-	-	-	-	-
2.1.6 Payment Commitment for Cheques		457.605	-	457.605	313.805	-	313.805
2.1.7 Tax And Fund Liabilities from Export Commitments		-	-	-	-	-	-
2.1.8 Commitments for Credit Card Expenditure Limits		71.990	-	71.990	-	-	-
2.1.9 Commitments for Promotions Related with Credit Cards and Banking Activities		-	-	-	-	-	-
2.1.10 Receivables From Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.11 Payables for Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.12 Other Irrevocable Commitments		-	626.599	626.599	-	524.822	524.822
2.2 Revocable Commitments		-	-	-	-	-	-
2.2.1 Revocable Loan Granting Commitments		-	-	-	-	-	-
2.2.2 Other Revocable Commitments		-	-	-	-	-	-
<b>III. DERIVATIVE FINANCIAL INSTRUMENTS</b>		<b>1.385.996</b>	<b>14.206.439</b>	<b>15.592.435</b>	<b>5.659.971</b>	<b>5.404.847</b>	<b>11.064.818</b>
3.1 Derivative Financial Instruments for Hedging Purposes		-	-	-	-	-	-
3.1.1 Fair Value Hedge		-	-	-	-	-	-
3.1.2 Cash Flow Hedge		-	-	-	-	-	-
3.1.3 Hedge of Net Investment in Foreign Operations		-	-	-	-	-	-
3.2 Held for Trading Transactions	<b>(3)</b>	1.385.996	14.206.439	15.592.435	5.659.971	5.404.847	11.064.818
3.2.1 Forward Foreign Currency Buy/Sell Transactions		44.101	5.138.970	5.183.071	256.594	234.281	490.875
3.2.1.1 Forward Foreign Currency Transactions-Buy		22.043	2.595.364	2.617.407	128.879	117.149	246.028
3.2.1.2 Forward Foreign Currency Transactions-Sell		22.058	2.543.606	2.565.664	127.715	117.132	244.847
3.2.2 Other Forward Buy/Sell Transactions		1.341.895	9.067.469	10.409.364	5.403.377	5.170.566	10.573.943
3.3 Other		-	-	-	-	-	-
<b>B. CUSTODY AND PLEDGED ITEMS (IV+V+VI)</b>		<b>1.192.003.347</b>	<b>87.120.421</b>	<b>1.279.123.768</b>	<b>648.260.645</b>	<b>57.007.019</b>	<b>705.267.664</b>
<b>IV. ITEMS HELD IN CUSTODY</b>		<b>37.467.026</b>	<b>14.628.132</b>	<b>52.095.158</b>	<b>30.723.306</b>	<b>13.172.276</b>	<b>43.895.582</b>
4.1 Assets Under Management		-	-	-	-	-	-
4.2 Investment Securities Held in Custody		14.674.350	2.065.950	16.740.300	7.639.437	1.464.484	9.103.921
4.3 Cheques Received for Collection		10.185.540	218.873	10.404.421	9.227.575	91.562	9.319.137
4.4 Commercial Notes Received for Collection		1.180.631	-	1.180.631	1.398.913	-	1.398.913
4.5 Other Assets Received for Collection		-	-	-	-	-	-
4.6 Assets Received for Public Offering		-	-	-	-	-	-
4.7 Other Items Under Custody		51.748	-	51.748	24.325	-	24.325
4.8 Custodians		11.374.749	12.343.309	23.718.058	12.433.056	11.616.230	24.049.286
<b>V. PLEDGED ITEMS</b>		<b>1.154.536.321</b>	<b>72.492.289</b>	<b>1.227.028.610</b>	<b>617.537.339</b>	<b>43.834.743</b>	<b>661.372.082</b>
5.1 Marketable Securities		9.570.400	-	9.570.400	817.400	-	817.400
5.2 Guarantee Notes		-	-	-	-	-	-
5.3 Commodity		11.905.088	3.152.112	15.057.200	10.073.899	3.175.397	13.249.296
5.4 Warranty		-	-	-	-	-	-
5.5 Properties		161.965.468	-	161.965.468	89.186.170	-	89.186.170
5.6 Other Pledged Items		971.095.365	69.340.177	1.040.435.542	517.459.870	40.659.346	558.119.216
5.7 Pledged Items-Depository		-	-	-	-	-	-
<b>VI. ACCEPTED INDEPENDENT GUARANTEES AND WARRANTIES</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL OFF BALANCE SHEET ACCOUNTS (A+B)</b>		<b>1.243.885.224</b>	<b>112.815.786</b>	<b>1.356.701.010</b>	<b>678.884.640</b>	<b>75.879.909</b>	<b>754.764.549</b>

The accompanying explanations and notes are an integral part of these financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF PROFIT AND LOSS	Note (Fifth Section-IV)	THOUSAND TL	
		Current period	Previous period
		31 December 2024	1 January – 31 December 2023
<b>I. PROFIT SHARE INCOME</b>	<b>(1)</b>	<b>33.623.549</b>	<b>16.659.286</b>
1.1 Profit Share on Loans		25.541.726	10.896.178
1.2 Income Received from Reserve Deposits		2.113.923	764.274
1.3 Income Received from Banks		34.053	6.923
1.4 Income Received from Money Market Placements		-	-
1.5 Income Received from Marketable Securities Portfolio		5.787.835	4.886.791
1.5.1 Financial Assets at Fair Value Through Profit and Loss		211.063	421.352
1.5.2 Financial Assets at Fair Value Through Other Comprehensive Income		3.221.716	2.836.885
1.5.3 Financial Assets Measured at Amortised Cost		2.355.056	1.628.554
1.6 Finance Lease Income		67.080	91.230
1.7 Other Profit Share Income		78.932	13.890
<b>II. PROFIT SHARE EXPENSE (-)</b>	<b>(2)</b>	<b>24.722.741</b>	<b>10.372.720</b>
2.1 Expense on Profit Sharing Accounts		18.904.116	7.873.015
2.2 Profit Share Expense on Funds Borrowed		5.640.320	2.391.763
2.3 Profit Share Expense on Money Market Borrowings		93.154	12.621
2.4 Expense on Securities Issued		-	-
2.5 Lease Profit Share Expense		85.151	95.321
2.6 Other Profit Share Expenses		-	-
<b>III. NET PROFIT SHARE INCOME (I - II)</b>		<b>8.900.808</b>	<b>6.286.566</b>
<b>IV. NET FEES AND COMMISSIONS INCOME/EXPENSE</b>		<b>2.471.539</b>	<b>2.281.160</b>
4.1 Fees and Commissions Received		2.643.195	2.445.021
4.1.1 Non-Cash Loans		300.640	171.865
4.1.2 Other	<b>(3)</b>	2.342.555	2.273.156
4.2 Fees and Commissions Paid (-)		171.656	163.861
4.2.1 Non-Cash Loans		604	263
4.2.2 Other	<b>(3)</b>	171.052	163.598
<b>V. DIVIDEND INCOME</b>	<b>(4)</b>	<b>-</b>	<b>-</b>
<b>VI. NET TRADING INCOME</b>	<b>(5)</b>	<b>12.903.903</b>	<b>4.727.746</b>
6.1 Capital Market Transaction Gains / (Losses)		6.372	44.950
6.2 Gains/ (Losses) from Derivative Financial Instruments		1.819.245	(809.649)
6.3 Foreign Exchange Gains / (Losses)		11.078.286	5.492.445
<b>VII. OTHER OPERATING INCOME</b>	<b>(6)</b>	<b>991.835</b>	<b>642.521</b>
<b>VIII. TOTAL OPERATING PROFIT (III+IV+V+VI+VII)</b>		<b>25.268.085</b>	<b>13.937.993</b>
<b>IX. PROVISION FOR EXPECTED LOSS (-)</b>	<b>(7)</b>	<b>1.031.760</b>	<b>429.826</b>
<b>X. OTHER PROVISION EXPENSES (-)</b>	<b>(7)</b>	<b>5.756.729</b>	<b>2.333.578</b>
<b>XI. PERSONNEL EXPENSES (-)</b>		<b>3.997.017</b>	<b>1.582.049</b>
<b>XII. OTHER OPERATING EXPENSES (-)</b>	<b>(8)</b>	<b>2.380.958</b>	<b>2.010.969</b>
<b>XIII. NET OPERATING PROFIT/LOSS (VII-IX-X-XI-XII)</b>		<b>12.101.621</b>	<b>7.581.571</b>
<b>XIV. INCOME RESULTED FROM MERGERS</b>		<b>-</b>	<b>-</b>
<b>XV. PROFIT/LOSS FROM PARTNERSHIPS USING THE EQUITY METHOD</b>		<b>-</b>	<b>-</b>
<b>XVI. GAIN/LOSS ON NET MONETARY POSITION</b>		<b>-</b>	<b>-</b>
<b>XVII. PROFIT/LOSS BEFORE TAXES (XVII-XVIII)</b>		<b>12.101.621</b>	<b>-</b>
<b>XVIII. TAX PROVISION FOR CONTINUING OPERATIONS (+)</b>	<b>(10)</b>	<b>3.400.890</b>	<b>2.452.037</b>
18.1 Current Tax Provision		5.755.956	3.327.534
18.2 Deferred Tax Expense (+)		2.747.299	2.065.460
18.3 Deferred Tax Income (-)		5.102.365	2.940.957
<b>XIX. NET OPERATING PROFIT/LOSS AFTER TAXES (XIII+...+XVI)</b>	<b>(9)</b>	<b>8.700.731</b>	<b>5.129.534</b>
<b>XX. INCOME FROM DISCONTINUED OPERATIONS</b>		<b>-</b>	<b>-</b>
20.1 Income from Assets Held for Sale		-	-
20.2 Income from Sale of Associates, Subsidiaries and Joint-Ventures		-	-
20.3 Income from Other Discontinued Operations		-	-
<b>XXI. EXPENSES FROM DISCONTINUED OPERATIONS (-)</b>		<b>-</b>	<b>-</b>
21.1 Expenses on Assets Held for Sale		-	-
21.2 Expenses on Sale of Associates, Subsidiaries and Joint-Ventures		-	-
21.3 Expenses from Other Discontinued Operations		-	-
<b>XXII. PROFIT/LOSS BEFORE TAXES ON DISCONTINUED OPERATIONS (XX-XXI)</b>		<b>-</b>	<b>-</b>
<b>XXIII. PROVISION FOR TAXES OF DISCONTINUED OPERATIONS (+)</b>	<b>(9)</b>	<b>-</b>	<b>-</b>
23.1 Current Tax Provision		-	-
23.2 Deferred Tax Expense (+)		-	-
23.3 Deferred Tax Income (-)		-	-
<b>XXIV. NET PROFIT/LOSS FROM DISCONTINUED OPERATIONS (XXII+XXIII)</b>		<b>-</b>	<b>-</b>
<b>XXV. NET PROFIT/LOSS (XIX+XXIV)</b>		<b>8.700.731</b>	<b>5.129.534</b>
Earnings Per Share		0.08473	0.04995

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	THOUSAND TL	THOUSAND TL
	CURRENT PERIOD (01/01/2024-31/12/2024)	PRIOR PERIOD (01/01/2023-31/12/2023)
<b>I. CURRENT PERIOD PROFIT/LOSS</b>	<b>8.700.731</b>	<b>5.129.534</b>
<b>II. OTHER COMPREHENSIVE INCOME</b>	<b>(923.778)</b>	<b>(739.627)</b>
<b>2.1 Other Income/Expense Items not to be Recycled to Profit or Loss</b>	<b>(9.837)</b>	<b>22.101</b>
2.1.1 Revaluation Surplus on Tangible Assets	-	-
2.1.2 Revaluation Surplus on Intangible Assets	-	-
2.1.3 Defined Benefit Plans' Actuarial Gains/Losses	(14.053)	31.573
2.1.4 Other Income/Expense Items not to be Recycled to Profit or Loss	-	-
2.1.5 Deferred Taxes on Other Comprehensive Income not to be Recycled to Profit or Loss	4.216	(9.472)
<b>2.2 Other Income/Expense Items to be Recycled to Profit or Loss</b>	<b>(913.941)</b>	<b>(761.728)</b>
2.2.1 Translation Differences	-	-
2.2.2 Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI	(1.399.067)	(1.088.189)
2.2.3 Gains/Losses from Cash Flow Hedges	-	-
2.2.4 Gains/Losses on Hedges of Net Investments in Foreign Operations	-	-
2.2.5 Other Income/Expense Items to be Recycled to Profit or Loss	74.501	-
2.2.6 Deferred Taxes on Other Comprehensive Income to be Recycled to Profit or Loss	410.625	326.461
<b>III. TOTAL COMPREHENSIVE INCOME (I+II)</b>	<b>7.776.953</b>	<b>4.389.907</b>

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## UNCONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

CHANGES IN EQUITY						Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss			Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss							
	CURRENT PERIOD (01/01/2024-31/12/2024)	Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6	Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority Interests	Total Shareholder s' Equity
I.	Balances at Beginning Period	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.574	-	5.129.534	10.413.781	10.413.781
II.	Correction made as per TAS 8	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2.1	Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2.2	Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-		-
III.	Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.574	-	5.129.534	10.413.781	10.413.781
IV.	Total Comprehensive Income(*)	-	-	-	-	-	(15.709)	-	-	(988.442)	74.501	-	-	8.700.731	7.771.081	7.771.081
V.	Capital Increase in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-		-
VI.	Capital Increase from Internal Sources	-	-	-	-	-	-	-	-	-	-	-	-	-		-
VII.	Adjustments to Paid-in Capital	-	-	-	-	-	-	-	-	-	-	-	-	-		-
VIII																
	Convertible Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-		-
IX.	Subordinated Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-		-
X.	Other Changes	-	-	-	(29.389)	-	-	-	-	-	6.301	-	23.088	-		-
XI.	Profit Distribution	-	-	-	133	-	-	-	-	-	-	5.129.401	-	(5.129.534)		-
11.1	Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-		-
11.2	Transfers to Reserves	-	-	-	133	-	-	-	-	-	-	5.129.401	-	(5.129.534)		-
11.3	Others	-	-	-	-	-	-	-	-	-	-	-	-	-		-
	Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	10.016	-	(12.722)	-	-	(207.943)	80.802	8.563.975	23.088	8.700.731	18.184.862	18.184.862

1. Revaluation surplus on tangible and intangible assets,
2. Defined Benefit Plans' Actuarial Gains/Losses,
3. Other (Accumulated amounts of share of investments accounted for by the equity method that can not be classified as profit / loss from other comprehensive income with other comprehensive income that will not be reclassified to other profit or loss),
4. Foreign Currency Translation Differences,
5. Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI,
6. Other (Accumulated amount of cash flow hedge gains / losses, equity attributable to equity holders of the Group for profit or loss from other comprehensive income and other comprehensive income to be reclassified to other profit or loss).

(\*) The bank, with the approval of the Banking Regulation and Supervision Agency (BRSA) dated December 30, 2024, secured a subordinated loan of 100 million Euros under the additional core capital framework, which is non-term and non-profit sharing, from the Türkiye Wealth Fund (TVF) Market Stability and Balance Sub-Fund on April, 30 2024. This includes the initial accounting effects of financial assets measured at amortized cost.

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## UNCONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

CHANGES IN EQUITY						Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss			Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss							Total Equity Except for Minority Interests	Total Shareholders' Equity
PRIOR PERIOD (01/01/2023-31/12/2023)		Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6	Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss			
I.	Balances at Beginning Period	1.026.915	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.711	-	2.809.949	6.023.874	6.023.874	
II.	Correction made as per TAS 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.1	Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.2	Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
III.	Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.711	-	2.809.949	6.023.874	6.023.874	
IV.	Total Comprehensive Income	-	-	-	-	-	22.101	-	-	(761.728)	-	-	-	5.129.534	4.389.907	4.389.907	
V.	Capital Increase in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VI.	Capital Increase from Internal Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VII.	Adjustments to Paid-in Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VIII.	Convertible Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IX.	Subordinated Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
X.	Other Changes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
XI.	Profit Distribution	-	-	-	6.086	-	-	-	-	-	-	2.803.863	-	(2.809.949)	-	-	-
11.1	Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2	Transfers to Reserves	-	-	-	6.086	-	-	-	-	-	-	2.803.863	-	2.809.949	-	-	-
11.3	Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.574	-	5.129.534	10.413.781	10.413.781	

1. Revaluation surplus on tangible and intangible assets,
2. Defined Benefit Plans' Actuarial Gains/Losses,
3. Other (Accumulated amounts of share of investments accounted for by the equity method that can not be classified as profit / loss from other comprehensive income with other comprehensive income that will not be reclassified to other profit or loss),
4. Foreign Currency Translation Differences,
5. Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI,
6. Other (Accumulated amount of cash flow hedge gains / losses, equity attributable to equity holders of the Group for profit or loss from other comprehensive income and other comprehensive income to be reclassified to other profit or loss).

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### UNCONSOLIDATED STATEMENT OF STATEMENT OF CASH FLOWS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

	THOUSAND TL CURRENT PERIOD (01/01/2024- 31/12/2024)	THOUSAND TL PRIOR PERIOD (01/01/2023- 31/12/2023)
<b>STATEMENT OF CASH FLOWS</b>		
<b>A. CASH FLOWS FROM BANKING OPERATIONS</b>		
<b>I.1 Operating Profit Before Changes In Assets And Liabilities from Banking Operations</b>	<b>14.690.276</b>	<b>27.022.896</b>
I.1.1 Profit Share Income Received	28.574.968	15.821.757
I.1.2 Profit Share Expense Paid	(23.915.523)	(8.848.990)
I.1.3 Dividend Received	-	-
I.1.4 Fees and Commissions Received	2.643.195	2.445.021
I.1.5 Other Income	990.255	305.522
I.1.6 Collections from Previously Written off Loans	119.907	304.568
I.1.7 Payments to Personnel and Service Suppliers	(3.142.412)	(1.582.049)
I.1.8 Taxes Paid	(5.173.926)	(2.553.136)
I.1.9 Others	14.593.812	21.130.203
<b>I.2 Changes in Assets and Liabilities from Banking Operations</b>	<b>(44.130.263)</b>	<b>8.262.218</b>
I.2.1 Net (Increase) Decrease in Financial Assets at Fair Value Through Profit or Loss	463.577	(968.632)
I.2.2 Net (Increase) Decrease in Due From Banks and Other Financial Institutions	(1.600.312)	(17.183.251)
I.2.3 Net (Increase) Decrease in Loans	(42.356.712)	(16.241.720)
I.2.4 Net (Increase) Decrease in Other Assets	(527.474)	276.007
I.2.5 Net Increase (Decrease) in Bank Deposits	1.545.861	4.276.685
I.2.6 Net Increase (Decrease) in Other Deposits	(4.064.930)	40.439.909
I.2.7 Net Increase (Decrease) in Financial Liabilities Measured at Financial Assets at Fair Value Through Profit or Loss	-	-
I.2.8 Net Increase (Decrease) in Funds Borrowed	1.163.959	(4.026.749)
I.2.9 Net Increase (Decrease) in Matured Payables	-	-
I.2.10 Net Increase (Decrease) in Other Liabilities	1.245.768	1.689.969
<b>I. Net Cash Flows from Banking Operations</b>	<b>(29.439.987)</b>	<b>35.285.114</b>
<b>B. CASH FLOWS FROM INVESTING ACTIVITIES</b>		
<b>II. Net Cash Flow From Investing Activities</b>	<b>2.495.087</b>	<b>(4.307.900)</b>
2.1 Cash Paid For Acquisition of Investments, Associates and Subsidiaries	(45.000)	(22.500)
2.2 Cash Obtained From Disposal of Investments, Associates and Subsidiaries	-	-
2.3 Purchases of Property and Equipment	(537.211)	(586.445)
2.4 Disposals of Property and Equipment	19.443	783
2.5 Purchase of Financial Assets at Fair Value Through Other Comprehensive Income	(709.554)	(1.685.192)
2.6 Sale of Financial Assets at Fair Value Through Other Comprehensive Income	1.288.655	798.810
2.7 Purchase of Financial Assets Measured at Amortised Cost	(4.759.960)	(2.500.000)
2.8 Sale of Financial Assets Measured at Amortised Cost	7.238.714	-
2.9 Other	-	(313.356)
<b>C. CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<b>III. Net Cash Flows from Financing Activities</b>	<b>6.441.574</b>	<b>(833.135)</b>
3.1 Cash Obtained from Funds Borrowed and Securities Issued	35.456.080	166.134.526
3.2 Cash Used for Repayment of Funds Borrowed and Securities Issued	(28.933.232)	(166.941.418)
3.3 Issued Capital Instruments	-	-
3.4 Dividends Paid	-	-
3.5 Payments for Finance Leases	(81.274)	(26.243)
3.6 Other	-	-
<b>IV. Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents</b>	<b>6.625.052</b>	<b>5.823.987</b>
<b>V. Net Increase/(Decrease) In Cash And Cash Equivalents</b>	<b>(13.878.274)</b>	<b>35.968.066</b>
<b>VI. Cash and Cash Equivalents at the Beginning of the period</b>	<b>53.215.879</b>	<b>17.247.813</b>
<b>VII. Cash and Cash Equivalents at the End of the period</b>	<b>39.337.605</b>	<b>53.215.879</b>

The accompanying explanations and notes are an integral part of these financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### UNCONSOLIDATED STATEMENT OF PROFIT DISTRIBUTION AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF PROFIT DISTRIBUTION	CURRENT PERIOD (*) December 31, 2024	PRIOR PERIOD December 31, 2023
<b>I. DISTRIBUTION OF CURRENT YEAR INCOME</b>		
I.1. CURRENT YEAR INCOME	12.101.621	7.581.571
I.2. TAX AND DUTIES PAYABLE (-)	3.400.890	2.452.037
I.2.1. Corporate tax (Income tax)	5.755.956	3.327.534
I.2.2. Income withholding tax	-	-
I.2.3. Other taxes and legal liabilities (**)	(2.355.066)	(875.497)
<b>A. NET INCOME FOR THE YEAR (I.1-I.2)</b>	<b>8.700.731</b>	<b>5.129.534</b>
I.3. PRIOR YEAR LOSSES (-)	-	-
I.4. First legal reserves (-)	-	256.477
I.5. Other statutory reserves (-)	-	133
<b>B. DISTRIBUTABLE NET PERIOD INCOME [(A-(I.3+I.4+I.5))(*)]</b>	<b>8.700.731</b>	<b>4.872.924</b>
I.6. FIRST DIVIDEND TO SHAREHOLDERS (-)	-	-
I.6.1. To owners of ordinary shares	-	-
I.6.2. To owners of preferred shares	-	-
I.6.3. To owners of preferred shares (Preemptive rights)	-	-
I.6.4. To Profit sharing bonds	-	-
I.6.5. To owners of the profit /loss sharing certificates	-	-
I.7. DIVIDEND TO PERSONNEL (-)	-	-
I.8. DIVIDEND TO BOARD OF DIRECTIONS (-)	-	-
I.9. SECOND DIVIDEND TO SHAREHOLDERS (-)	-	-
I.9.1. To owners of ordinary shares	-	-
I.9.2. To owners of preferred shares	-	-
I.9.3. To owners of preferred shares (Preemptive rights)	-	-
I.9.4. To profit sharing bonds	-	-
I.9.5. To owners of the profit /loss sharing Certificates	-	-
I.10. SECOND LEGAL RESERVE (-)	-	-
I.11. STATUS RESERVE (-)	-	-
I.12. EXTRAORDINARY RESERVE	-	4.872.924
I.13. OTHER RESERVE	-	-
I.14. SPECIAL FUNDS	-	-
<b>II. DISTRIBUTION FROM RESERVES</b>		
2.1. DISTRIBUTED RESERVES	-	-
2.2. SECOND LEGAL RESERVES (-)	-	-
2.3. SHARE TO SHAREHOLDERS (-)	-	-
2.3.1. To owners of ordinary shares	-	-
2.3.2. To owners of preferred shares	-	-
2.3.3. To owners of preferred shares (Preemptive rights)	-	-
2.3.4. To profit sharing bonds	-	-
2.3.5. To owners of the profit /loss sharing certificates	-	-
2.4. SHARED TO PERSONNEL (-)	-	-
2.5. SHARE TO BOARD OF DIRECTIONS (-)	-	-
<b>III. EARNINGS PER SHARE</b>		
3.1. TO OWNERS OF ORDINARY SHARES (***) (Full TL)	0.08473	0.04995
3.2. TO OWNERS OF ORDINARY SHARES (%)	8.5	4.9
3.3. TO OWNERS OF PREFERRED SHARES	-	-
3.4. TO OWNERS OF PREFERRED SHARES (%)	-	-
<b>IV. DIVIDEND PER SHARE</b>		
4.1. TO OWNERS OF ORDINARY SHARES (Full TL)	-	-
4.2. TO OWNERS OF ORDINARY SHARES (%)	-	-
4.3. TO OWNERS OF PREFERRED SHARES	-	-
4.4. TO OWNERS OF PREFERRED SHARES (%)	-	-

(\*) General Assembly of the Parent Bank is the authorized body for the profit appropriation decisions. The Ordinary General Assembly Meeting has not been held as of the date of the preparation of these financial statements.

(\*\*) Deferred tax income has not been subjected to profit distribution.

(\*\*\*) Calculated by using the number of share certificates as of year-end.

The accompanying explanations and notes are an integral part of these financial statements.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION THREE

#### Accounting Policies

#### I. Explanations On Basis Of Presentation:

##### a. The preparation of the financial statements and related notes and explanations in accordance with the "Turkish Accounting Standards and Regulation on the Principles and Procedures Regarding Banks" Accounting Application and Safeguarding of Documents:

The Bank prepares its unconsolidated financial statements according to the "Regulation on the Procedures and Principles Regarding the Accounting Practices of Banks and Storage of Documents" published in the Official Gazette dated 1 November 2006 and numbered 26333 and other regulations published by the Banking Regulation and Supervision Board regarding the accounts and records of banks and the Banking Regulation and Supervision Agency, Turkish Accounting Standard 34 (TAS 34) Interim Financial Reporting Standard and Turkish Financial Reporting Standards (TFRS 34), which were put into effect by the Public Oversight Accounting and Auditing Standards Authority ("KGK") in the circulars and statements of the Auditing Authority ("BRSA") and on matters not regulated by them. It is regulated in accordance with the "BRSA Accounting and Financial Reporting Legislation", which includes the provisions of "TFRS". In addition, TMS29 "Financial Reporting in Hyperinflationary Economies" as outlined in TFRS, does not apply to banks, financial leasing, factoring, savings financing, and asset management companies, as explained below. The format and contents of the unconsolidated financial statements to be disclosed to the public and their explanations and footnotes are in accordance with the "Communiqué on Financial Statements to be Announced to the Public by Banks and Related Disclosures and Footnotes" published in the Official Gazette dated 28 June 2012 and numbered 28337, and the communiqués that make additions and amendments to this communiqué. has been prepared appropriately. The Bank keeps its accounting records in Turkish currency, in accordance with the Banking Law, Turkish Commercial Code and Turkish tax legislation. Financial statements have been prepared in TL based on historical cost principle, except for financial assets and liabilities that are shown at their fair values.

##### b. Accounting policies and valuation principles applied in the preparation of unconsolidated financial statements:

The accounting policies followed and the valuation principles used in the preparation of financial statements are in accordance with the regulations, communiqués, explanations and circulars published by the BRSA regarding accounting and financial reporting principles, and in matters not regulated by these, within the scope of TFRS put into effect by the KGK (all "BRSA Accounting and Financial Reporting Legislation") determined according to the principles set out herein. With its announcement dated November 23, 2023, KGK stated that the financial statements of businesses applying Turkish Financial Reporting Standards for the annual reporting period ending on or after December 31, 2023 should be prepared in accordance with the Financial Reporting Standard in High Inflation Economies ("TAS 29"). He explained that institutions or organizations authorized to regulate and supervise in their own fields may determine different transition dates for the implementation of TAS 29 provisions. Based on this announcement of the KGK, BRSA, with its decision numbered 10744 dated December 12, 2023 decided that the financial statements of banks and financial leasing, factoring, financing, savings financing and asset management companies dated December 31, 2024 will not be subject to the inflation adjustment required within the scope of TAS 29. In accordance with the BRSA's decision dated January 11, 2024 and numbered 10825; It has been decided that banks, financial leasing, factoring, financing, savings financing and asset management companies will switch to inflation accounting as of January 1, 2025. Accordingly, no inflation adjustment was made in the unconsolidated financial statements dated December 31, 2024 within the scope of TAS 29 Financial Reporting Standard in Highly Inflationary Economies.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Accounting Policies (Continued):

#### I. Explanations on Basis Of Presentation (Continued):

##### c. Comparative information and classifications:

Significant changes in accounting policies are applied retrospectively and the financial statements of the previous period are restated. The financial statements of the Bank are prepared in comparison with the previous period in order to allow the determination of financial status and performance trends. Comparative information is restated when necessary in order to comply with the presentation of the current period financial statements.

#### II. Explanations On Strategy Of Using Financial Instruments And Foreign Currency Transactions:

The Bank develops its strategies regarding financial instruments by taking into account its resource structure. The Bank's resource structure mainly consists of funds collected as "special current accounts", "participation accounts" and "participation accounts investment proxy pools". Apart from the collected funds, the Bank's most important fund sources are equity and funds provided by domestic/foreign financial institutions.

Exchange rate difference income and expenses arising from foreign currency transactions are accounted for in the period in which the transaction is made, based on the "Turkish Accounting Standard on the Effects of Exchange Rate Changes" ("TAS 21"). Foreign currency assets and liabilities are converted into Turkish Lira by being valued at the end-of-period exchange rates, and the resulting exchange rate differences are reflected in the records as foreign exchange transaction profit or loss.

When loans monitored in foreign currency credit accounts are transferred to follow-up, they continue to be monitored in foreign currency credit accounts and are valued at current rates.

Differences arising from the conversion of securities representing debt and monetary financial assets into Turkish Lira are included in the income statement.

Assets and liabilities in precious metals that are monitored in asset and liability accounts and are not subject to a maturity are converted into Turkish Lira by being valued at the Borsa Istanbul weighted average price at the end of the period, and the resulting valuation differences are reflected in the records as foreign exchange transaction profit or loss.

#### III. Explanations On Forward, Option Contracts And Derivative Instruments:

The derivative financial instruments of the Bank consist of forward foreign currency, forward precious metal and swap agreements. The Bank records the spot foreign currency transactions in asset purchase and sale commitments.

The Bank's derivative instruments are classified, measured and accounted in accordance with "TFRS 9 Financial Instruments". Derivative instruments are initially recognized at fair value and subsequently measured at fair value.

The liabilities and receivables arising from the derivative transactions are recorded as off-balance sheet items at their contractual values. The derivative transactions are accounted for at fair value subsequent to initial recognition and are presented in the "Derivative Financial Assets at Fair Value Through Profit or Loss", "Derivative Financial Assets at Fair Value Through Other Comprehensive Income" or "Derivative Financial Liabilities at Fair Value Through Profit or Loss" and "Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income" items of the balance sheet depending on the resulting positive or negative amounts of the computed value. These amounts on the balance sheet present the fair values of derivative transactions. The differences that occur in the fair value as a result of the valuation are accounted in the "Income / loss from derivative financial transactions" in the income statement.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### IV. Explanations On Profit Share Income And Expenses:

##### *Profit share income:*

Profit share income is accounted in accordance with the internal rate of return method, which is equal to the net present value of the future cash flows of the financial asset determined in TFRS 9 and reflected to the accrual basis.

##### *Profit share expense:*

The Bank records profit share expenses on accrual basis. The profit share expense accrual calculated in accordance with the unit value method on profit sharing accounts has been included under the account 'Funds Collected' in the balance sheet.

#### V. Explanations On Fees, Commission Income And Expenses:

Other than commission income and fees and expenses for various banking services that are reflected as income/expense when collected/paid, fees and commission income and expenses are reflected to income statement depending on the term of the related transaction. The commissions and fees other those whose amortised costs are integral part of their effective profit rate, are accounted for in accordance with the TFRS 15 Revenue from Contracts With Customer Standard.

In accordance with provisions of TFRS the portion of the commission and fees which are related to the reporting period and collected in advance for cash and non-cash loans granted is reflected to the income statement by using the internal rate of return method and straight line methods, respectively over the commission period of the related loan, respectively. Fees and commission collected in advance which are related to the future periods are recorded under the account "Unearned Revenues" and included in "Other Liabilities" in the balance sheet. The commission received from cash loans corresponding to the current period is presented in "Profit Share from Loans" in the statement of profit or loss.

#### VI. Explanations On Financial Assets And Liabilities:

The Bank categorizes its financial assets as "Fair Value Through Profit or Loss", "Fair Value Through Other Comprehensive Income" or "Measured at Amortized Cost". Such financial assets are recognized or derecognized according to TFRS 9 Financial Instruments Part three Issued for classification and measurement of the financial instruments published in the Official Gazette No. 29953 dated January 19, 2017 by the Public Oversight Accounting and Auditing Standards Authority. Financial assets are measured at fair value at initial recognition in the financial statements.

During the initial recognition of financial assets other than "Financial Assets at Fair Value Through Profit or Loss", transaction costs are added to fair value or deducted from fair value.

The Bank recognizes a financial asset into financial statements when it becomes a party to the contractual terms of a financial instrument. During the first recognition of a financial asset into the financial statements, business model determined by the Bank management and the nature of contractual cash flows of the financial asset are taken into consideration. When the business model determined by the Bank's management is changed, all affected financial assets are reclassified and this reclassification is applied prospectively. In such cases, no adjustments is made to earnings, losses or profit share that were previously recorded in the financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### VI. Explanations On Financial Assets And Liabilities (Continued):

##### **Financial assets at fair value through profit or loss:**

Financial assets at fair value through profit or loss classified under two main categories as "Derivative Financial Assets" and "Financial assets at fair value through profit or loss". Financial assets classified in this group are taken into the financial statements with cost values that reflect their fair values and are shown in the financial statements at fair value in the following periods. The resulting valuation gain and loss are included in the profit / loss accounts.

Sukuku classified as financial assets measured at fair value through profit or loss are valued at the weighed average clearing prices formed on BIST as of the balance sheet data if they are traded on BIST, and at the prices of the Central Bank of the Republic of Türkiye if they are not traded on BIST. Gains and losses arising from this valuation are included in the profit/loss accounts.

##### **Financial assets valued at fair value through other comprehensive income:**

Financial assets at fair value through other comprehensive income are initially recognized at cost; which reflects their fair values; including the transaction costs. After the initial recognition, financial assets valued at fair value through other comprehensive income are measured at fair value and the unrealized gains or losses resulting from the difference between the amortized cost and the fair value is recorded in "accumulated other comprehensive income or expense to be reclassified through profit or loss" under equity. In case of a disposal of financial assets valued at fair value through profit and loss, increases/decreases which have been recorded in the Accumulated other comprehensive income or expense to be reclassified through profit or loss under the equity is transferred to income statement. Financial assets at fair value through other comprehensive income which do not have a quoted market price in an active market and whose fair values can not be reliably measured are carried at cost, less impairment, if any.

In addition, the appropriate value difference to be kept in the Bank's securities portfolio is considered as other comprehensive income financial assets given, financial assets held at fair value through profit or loss and amortization as financial assets saved at estimated cost government bonds. These securities are real coupon rates, and the effective interest rate is based on the index calculated by taking into account the inflation index and the estimated inflation rate at the time of issue they are valued and accounted for using the method. As stated in the Indexed Bonds Investor's Guide, the actual coupon payment of these securities is based on the CPI of two months ago, and the reference indices used in the calculation of the amounts are based on the CPI of two months ago.

##### **Financial assets and liabilities measured at amortized cost:**

Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and profit share are classified as financial assets measured at amortized cost. Financial assets and liabilities measured at amortized cost are initially recognized at cost including the transaction costs which reflect the fair value of those instruments and subsequently recognized at amortized cost by using the internal rate of return. Profit share income and profit share expense obtained from financial assets and liabilities measured at amortized cost are accounted in the income statement.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### VI. Explanations On Financial Assets And Liabilities (Continued):

##### Credits:

Loans are non-derivative financial assets that have fixed or determinable payments and are not traded in an active market. These loans are first recorded by adding transaction costs to the acquisition cost, which reflects their fair value, and are measured at their amortized cost using the "internal rate of return method" following their recording. The Bank periodically evaluates the provisions set aside for loans and other receivables in accordance with TFRS 9, based on their results, and makes updates to the staging rules and parameters used in the calculation of the relevant provision balances, if deemed necessary, as a result of these evaluations.

#### VII. Explanations On Expected Credit Losses:

As of January 1, 2020, the Bank recognizes a loss allowance for expected credit losses on financial assets based on TFRS 9 "Communiqué Related to Principles and Procedures on Determining the Qualifications of Banks' Loans and Other Receivables and the Provision for These Loans and Other Receivables" and the regulation published in the Official Gazette no. 29750 dated June 22, 2016 in connection with "Procedures and Principals regarding Classification of Loans and Allowances Allocated for Such Loans. In this context, as of December 31, 2019, the method of reserving credit provisions within the framework of the relevant legislation of the BRSA has changed by applying the expected credit losses model with the implementation of TFRS 9. The expected credit loss estimate contains unbiased, supportable information about current and future economic conditions. The Bank classifies the financial asset as stage 1 if the credit risk of a financial instrument does not materially increase since initial recognition to the financial statements and measures the amount of the impairment on the financial asset equal to 12-month expected credit losses at each reporting date. The purpose of impairment is to recognize lifetime expected credit losses in the financial statement for the credit risk of all financial instruments those materially increase since initial recognition to the financial statements with considering all supportable information individually or collectively including reasonable and prospective information.

##### Calculation of expected credit losses:

The Bank measures expected credit losses with reasonable, objective and supportable information available as of the reporting date, including estimates of past events and current conditions, weighted according to probabilities determined by taking into account expected credit losses. The bank could not develop an internal model to estimate these risk parameters due to insufficient historical data for modelling. In 12-month expected credit loss provision calculations, the average of annual default rates is used as the probability of default (PD) parameter, based on the year-end data announced to the public by participation banks after 2014. In lifetime expected loan loss provision calculations, the average of close monitoring provision ratios is used as the PD parameter, based on the year-end data announced to the public by participation banks after 2014. For the Loss in Case of Default (LWD) parameter, it uses a reasonable approach of 45%, in line with the Basic IDD approach in the Communiqué on the Calculation of the Amount Subject to Credit Risk with Internal Rating-Based Approaches published by BRSA. Calculation of expected credit losses consists of three main parameters: Probability of Default (PD), Loss Given Default (LDL), Amount at Default (TT).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### VII. Explanations On Expected Credit Losses (Continued):

##### Parameters used in calculating expected loss provisions:

##### Probability of Default (PD):

PD represents the likelihood of a default over a specified time period. The Bank uses two different default probability values when calculating the expected credit loss in accordance with TFRS 9:

- 12-Month default probability: Estimate the probability of default in 12 months after the reporting date
- Lifetime default probability: Estimation of the probability that the financial instrument will default to its expected lifetime

##### Loss Given Default (LGD):

LGD represents an estimate of the loss at the time of a potential default occurring during the life of a financial instrument. It is expressed as a ratio.

##### Exposure at Default (EAD):

In cash loans, it refers to the balance as of the report date. In non-cash loans and commitments, it is the value calculated by applying the conversion ratio to the loan. The loan conversion rate corresponds to the loan conversion rate used in the adjustment of possible risk increases between the current date and the default date.

The expected credit loss estimate contains unbiased, supportable information about current and future economic conditions. These financial assets are divided into the following three categories depending on the increase in credit risks observed since they were first included in the financial statements:

##### 12-Month Expected Loss Provision (Stage 1):

For the financial assets at initial recognition or that do not have a significant increase in credit risk since initial recognition. The number of delay days does not exceed 30 days. Impairment for credit risk is recorded in the amount of 12-month expected credit losses. It is valid for all assets unless there is a significant deterioration in credit quality. The 12-month expected loss values are part of the expected lifetime loss calculation (within 12 months after the reporting date or less if the life of a financial instrument is less than 12 months).

##### Significant Increase in Credit Risk (Stage 2):

As of the reporting date of the financial asset, in the event of a significant increase in credit risk since initial recognition, the financial asset is transferred to Stage 2. Impairment for credit risk is determined on the basis of the instrument's lifetime expected credit losses.

The Bank classifies financial assets as stage 2 by considering the following criterias:

- Loans with overdue days exceeding 30 days but not exceeding 90 days,
- Data received from the early warning system and the evaluation of the Bank in this case,
- In order to determine whether the default risk of the customer has increased significantly since the first definition of the loan, the Bank's management concludes that there is a significant increase in credit risk as a result of comparison with the risk of default in the loan,
- Loans whose reimbursement is totally collateralized and whose loans are below the net realizable value receivable amount.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Accounting Policies (Continued):

##### VII. Explanations On Expected Credit Losses (Continued):

###### Default (3rd Stage / Special Provision):

According to the internal procedures of the Bank, if the following conditions exist, the relevant financial asset is included in the default:

- Credits with a delay of 90 days from the date of the last installment (In this case, the customer is monitored as default on the 91st day),
- Restructured loans and classified as a performing loan and overdue more than 30 days during the one-year monitoring period (In this case, the customer is followed as default on the 31st day),
- Restructured loans and classified as performing loan and that have been structured at least once more during the one-year monitoring period.

##### VIII. Explanations On Offsetting Of Financial Instruments:

Financial instruments are offset when the Bank has a legally enforceable right to net off the recognized amounts, and there is an intention to settle on net basis or realize the asset and settle the liability simultaneously. There are no such offset of financial assets and liabilities.

##### IX. Explanations On Sale And Repurchase Agreements And Lending Of Securities:

Securities subject to repurchase agreement are classified as at "fair value through profit or loss", "fair value through other comprehensive income" or "measured on amortised cost" according to the investment purposes of the Bank and measured according to the portfolio to which they belong. Funds obtained from the related agreements are accounted under "Borrowings from Money Markets" in liabilities and the difference between the sale and repurchase price is accrued over the life of the agreements using the internal rate of return method. Profit share expense on such transactions is recorded under "Profit Share Expense on Money Market Borrowings" in the income statement. The Bank has no securities lending transactions.

##### X. Explanations On Assets Held For Sale And Discontinued Operations And Liabilities Related To These Assets:

Assets held for sale (or disposal group) in accordance with TFRS 5 ("Assets Held for Sale and Discontinued Operations") are measured at the lower of the carrying amount of assets and fair value less any cost to be incurred for disposal. In order to classify an asset as held for sale, the possibility of sale should be highly probable and the asset (or disposal group) should be available for immediate sale in its present condition. Highly saleable condition requires a plan designed by an appropriate level of management regarding the sale of the asset to be disposed of together with an active program for the determination of buyers as well as for the completion of the plan. Also the asset shall be actively marketed in conformity with its fair value. In addition, the sale is expected to be recognized as a completed sale within one year after the classification date and the necessary transactions and procedures to complete the plan should demonstrate the fact that there is remote possibility of making any significant changes in the plan or cancellation of the plan.

A discontinued operation is a part of the Bank's business which has been disposed of or classified as held-for-sale. The operating results of the discontinued operations are disclosed separately in the income statement.

The Bank has no discontinued operations.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Accounting Policies (Continued):

##### XI. Explanations On Goodwill And Other Intangible Assets:

Goodwill and other intangible assets are recorded at cost in accordance with TAS 38 "Turkish Accounting Standards for Intangible Assets".

As of December 31, 2024, there is no goodwill in the financial statements of the Bank. (December 31, 2023: None).

The Bank's intangible assets consist of software and intangible rights. The costs of the intangible assets purchased before December 31, 2004 have been restated from the purchasing dates to December 31, 2004 the date the hyperinflationary period is considered to be ended. Intangible assets purchased after this date have been recorded at their historical costs. Intangible assets are amortised by the Bank over their estimated economic useful lives in equal amounts on a straight-line basis. Useful lives of the Bank's software have been determined as 3 to 4 years and other intangible assets' useful lives have been determined as 15 years.

If there is objective evidence of impairment, the asset's recoverable amount is estimated in accordance with the TAS 36 "Turkish Accounting Standard for Impairment of Assets" and if the recoverable amount is less than the carrying value of the related asset, a provision for impairment loss is provided.

##### XII. Explanations On Tangible Assets:

The cost of the tangible assets purchased before December 31, 2004 have been restated by inflationary index from the purchasing dates to December 31, 2004, the date the hyperinflationary period is considered to be ended. The tangible assets purchased after this date are recorded at their historical costs. Tangible assets are recorded at cost less accumulated depreciation and provision for impairment, if any in compliance with the TAS 16 "Turkish Accounting Standards for Tangible Assets" in the financial statements.

There are no restrictions such as pledges, mortgages or any other restriction on tangible assets. There are no changes in the accounting estimates which are expected to have an impact in the current or subsequent periods.

Depreciation is calculated on a straight-line basis. Depreciation rates used are determined by considering the estimated economic useful life of the assets.

The annual rates used are as follows:

	Depreciation Rate (%)
Computers	10-33
Furniture and Equipment	20
Other Moveables	7-33
Vehicles	20
Intangible Assets	7-33
Buildings	2

The depreciation of an asset held for a period less than a full financial year is calculated as a proportion of the full year depreciation charge from the date of acquisition to the financial year-end.

Gain or loss resulting from disposals of the tangible assets is calculated as the difference between the net proceeds from the sale and the net book value of the related asset.

The repair and maintenance costs of the tangible assets are capitalized, if the expenditure increases the economic life of the asset, other repair and maintenance costs are expensed.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued)

#### XIII. Explanation On Leasing Transactions:

The Bank applies the TFRS 16 leases standard.

The Bank recognizes the right of use and the rent obligation on the financial statements at the effective date of the lease. The right of use is measured initially at cost value and subsequently measured at cost less accumulated depreciation and accumulated impairment losses and adjusted for the re-measurement of the lease obligation. TAS 36 Impairment of Assets is applied in order to determine whether the real estates that are entitled to use have been impaired and to recognize the impairment loss.

With the TFRS 16 Leases Standard effective from January 1, 2019, the difference between operating leases and financial leases is eliminated and leases are presented as assets by the lessees under Tangible Assets and as liabilities under Liabilities from Leasing Transactions.

TFRS 16 introduces a single leasing accounting model for lessees. As a result, the Bank, as a lessee, has acquired the lease rights representing the lease rights representing the right to use the underlying asset and the lease payments to the financial statements. Accounting for the lessor is similar to the previous accounting policies.

The Bank when valuing its leasing obligations, discounted its leasing payments using an alternative borrowing rate. The weighted-average rate applied is 37,15% for leasing agreements denominated in Turkish liras.

#### Existence of right to use:

- The right to use asset is first recognized by cost method and includes:
- The initial measurement amount of the lease obligation,
- The amount obtained by deducting all the rental incentives received from all lease payments made at or before the beginning of the lease;
- All initial direct costs incurred by the Bank.

When applying the cost method, the existence of the right to use:

- Accumulated depreciation and accumulated impairment losses are deducted and measures the restatement of the lease obligation at the restated cost.

The Bank applies depreciation provisions in TAS 16 Property, Plant and Equipment while depreciating the right to use assets.

#### The lease obligations:

At the effective date of the lease, the the Bank measures its leasing liability at the present value of the lease payments not paid at that time. Lease payments are discounted using the lease's implied profit share rate, if that rate is easily determined. If this ratio cannot be easily calculated, the Bank employs its alternative borrowing profit share rates.

The lease payments included in the measurement of the lease liability consist of the payments to be made for the right of use during the lease term of the underlying asset and the unpaid payments at the effective date of the lease.

After the effective date of the lease, the Bank measures the leasing liability as follows:

- Increase the book value to reflect the interest on the lease obligation
- Reduces the book value to reflect the lease payments made and
- The book value is measured to reflect reassessments and restructuring, or reflect to fixed lease payments as of revised nature.

The profit share on the lease liability for each period in the lease period is the amount calculated by applying a fixed periodic profit share rate to the remaining balance of the lease liability.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### XIV. Explanations On Provisions And Contingent Liabilities:

Provisions and contingent liabilities, excluding the general and specific provisions for impairment on loans, are accounted in accordance with TAS 37: "Turkish Accounting Standard for Provisions, Contingent Liabilities and Contingent Assets". Provisions are recognized when the Bank has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

A provision for contingent liabilities arising from past events should be recognized in the same period of occurrence in accordance with the cut-off principle.

A liability is recognized as a contingent liability where a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of more than one events not wholly within the control of the Bank; or a present obligation that arises from past events but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability and disclosed in the footnotes.

#### XV. Explanations On Liabilities Regarding Employee Rights:

The bank fulfills its obligations for severance pay and leave rights under "TAS 19 - Provided to Employees Benefits" and in the balance sheet "Provision for Employee Benefits" account.

According to Türkiye's current labor laws, the Bank may resign and resign as specified in the Labor Law by making a certain lump sum payment to employees who are dismissed for reasons other than liable behavior. Provision for severance pay, which is a probable liability under this law, is calculated over its present value using certain actuarial estimates and is reflected in the financial statements as actuarial losses and gains, in accordance with "TAS 19 - Employee Benefits" accounted for under equity.

The leave fee obligation means that all personnel are legally entitled to leave each year in excess of the cumulative total of unused vacation days found by subtracting the is calculated.

#### Liability Of T.C. Ziraat Bankası And T.Halk Bankası Members Pension And Relief Fund (TZHEMSAN):

Some of the Bank's personnel are the members of T.C. Ziraat Bankası and T. Halk Bankası A.Ş. Employees' Pension Fund ("Fund") which was established by 20th provisional article of Social Security Law Act numbered 506. In accordance with 23rd provisional clause of the Banking Law numbered 5411, the pension fund established within Social Security Law is expected to be transferred to the Social Security Institution by three years following the declaration of the Banking Law numbered 5411. Procedures and principles of the transfer are determined by the decision of Council of Ministers numbered 2006/11345 dated November 30, 2006. However, the 1st paragraph of the 1st article of the 23rd provisional clause of Banking Law numbered 5411 allowing pension funds to be transferred to Social Security Institution ("SSI") is annulled following the resolution of Constitutional Court declared in the Official Gazette dated March 31, 2007 numbered 26479 E.2005/139, K.2007/13 and K.2007/33

With the publication of the reasoning of the decision, the Grand National Assembly of Türkiye ("GNAT") started to work on new legal arrangements regarding the transfer of the fund members to SSI and the related articles of the "Law Regarding the Changes in Social Insurance and General Health Insurance Law and Other Related Laws and Regulations" No 5754 ("the New Law") regulating the transfer of the funds were approved by the GNAT on April 17, 2008. The New Law was published in the Official Gazette dated May 8, 2008, numbered 26870 and came into force.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### XV. Explanations On Liabilities Regarding Employee Rights (Continued):

##### Liability Of T.C. Ziraat Bankası And T.Halk Bankası Members Pension And Relief Fund (TZHEMSAN) (Continued):

As of August 16, 2002, employees who started working at T.C. Ziraat Bankası A.Ş. and Türkiye Halk Bankası A.Ş. were registered as members of the Fund. Employees of Ziraat Katılım Bankası A.Ş. have been fund members since February 1, 2016 and employees of Türkiye Emlak Katılım Bankası A.Ş. have been fund members since April 1, 2016, following amendments to the foundation charter, allowing them to benefit from fund services. Since Türkiye Halk Bankası A.Ş. established its own fund in 2004, employees hired after this date have been registered in its own fund.

As of February 15, 2024 Ziraat Katılım Katılım Bankası and Türkiye Emlak Katılım Bankası A.Ş. have joined the T.C. Ziraat Bankası ve T. Halk Bankası Members Pension and Relief Fund (TZHEMSAN) as founding members alongside T.C. Ziraat Bankası A.Ş. and T. Halk Bankası A.Ş. Bank employees constitute 6% of the active members of the fund.

According to the new law bank pension funds participants and salaried members or the rightful owners would be transferred to Social Security Institution and would be subject to its legislation within three years beginning from the date of publication without any required transaction. Three years transfer period would be extended by two years at most with the decision of Council of Ministers. In accordance with the related legislation, as of the transfer date, the cash value of the liabilities will be calculated by considering the income and expenses of the transferred funds by the insurance branches and by using the actuarial interest rate of 9,80%. Moreover, the unfulfilled other social rights and payments existed in the settlement deeds of the subjected pension funds of the transferred participants, members or the rightful owners will be continued to be fulfilled by the employer entities of the funds and its participants.

In accordance with 58th article and 7th provisional article of the Banking Law, restricting banks from transferring any funds to the pension funds in order to compensate the actuarial deficits effective from 1 January 2008, has been delayed up to 5 years. Based on the Council of Ministers' decree numbered 2011/1559 and issued in the Official Gazette numbered 27900, dated April 9, 2011, and 20th provisional article of law numbered 506, the deadline for transferring banks, insurance and reinsurance companies, chambers of commerce, chambers of industry, exchange markets and the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for two years.

Besides, the phrase of "two years" in Clause (2), Article 1 of the temporary 20th provision of the law numbered 5510 is revised as "four years" with the law numbered 6283 amending on the Social Insurance and General Health Insurance Law, published in the Official Gazette numbered 28227, dated March 8, 2012. Based on the Council of Ministers' decree numbered 2014/6042 and issued in the Official Gazette numbered 28987 dated April, 30 2014, the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for one year.

Lastly, 51st article of Law No.6645 dated April 31, 2015, published on Official Gazette and the first paragraph of the transient 20th article of Law No.5510 related to the transfer of Bank and Insurance Funds to Social Security Institution; "Council of Ministers is the authority to determine the date of transfer of banks, insurance and reinsurance companies, boards of trade, chambers of industry and stock markets or the participants of funds established for their constitute union personnel and the ones that were endowed salary or income and their beneficiaries within the scope of transient 20th article of Law No.506. As from the transfer date, the participants are considered as insured within the scope of clause (a), first paragraph and 4th article of this Law. Based on the decision of the Council of Ministers dated February 24, 2014; May 2015 was determined as the transfer period. As a result of the last amendment

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### XV. Explanations On Liabilities Regarding Employee Rights (Continued):

##### Liability Of T.C. Ziraat Bankası And T.Halk Bankası Members Pension And Relief Fund (TZHEMSAN)(Continued):

made in the first paragraph of the provisional article 20 of the Law No. 5510 and the Occupational Health and Safety Law No. 6645 published in the Official Gazette dated April 23, 2015 and numbered 29335; The Council of Ministers has been authorized to determine the transfer date and the President has been authorized to determine the transfer date in the repeated Official Gazette numbered 30473 on July 9, 2018.

The technical balance sheet report as of 31 December 2023 which is prepared in accordance with the new law and the rate determined as 9,80%, concluded no technical deficit arises in the abovementioned fund. Since the Bank has no legal right to hold the present value of any economic benefits available in the form of refunds from Pension Fund or reductions in future contributions to Pension Fund, no asset is recognized in the Bank's financial statements.

#### XVI. Explanations On Taxation:

##### Current tax:

With the publication of Law No. 7394 in the Official Gazette dated April 15, 2022, banks, consumer finance companies, factoring and financial leasing companies, electronic payment and money institutions, authorized foreign exchange institutions, asset management companies, capital market institutions, insurance and reinsurance companies and pension companies. The corporate tax rate has been permanently increased to 25%. However, with Law No. 7456 published on July 15, 2023, the rate in question was increased to 30% to be applied to the cumulative bases included in the declarations that must be submitted as of October 1, 2023; The corporate tax rate will be applied as 30% in future periods, starting from the provisional corporate tax return to be submitted for the period January 1, 2023 – September 30, 2023. There is no withholding tax on dividends paid to institutions resident in Türkiye. Dividend payments made to individuals and institutions other than these are subject to 10% withholding tax. Addition of profit to capital is not considered profit distribution and withholding tax is not applied.

Corporations calculate provisional tax based on their quarterly financial profits at the current rate and declare it by the 17th day of the second month following that period and pay it by the evening of the same day. The provisional tax paid during the year belongs to that year and is deducted from the corporate tax to be calculated on the corporate tax return to be submitted in the following year. If the amount of advance tax paid remains despite the offset, this amount can be refunded in cash or offset against other financial debts to the state.

Provided that 50% of the profits arising from the sale of subsidiary shares and real estate held for at least two years are added to the capital for real estate and 75% for subsidiaries, as stipulated in the Corporate Tax Law, or are kept in a special fund account in liabilities for 5 years is exempt from tax. However, with the Law No. 7456 published on July 15, 2023, this exception has been abolished for real estates to be acquired after the publication date of the decision; If real estate acquired before this date is sold after the effective date of the decision, 25% of the real estate sales gain will be exempt from corporate tax.

According to Turkish tax legislation, financial losses shown on the declaration can be deducted from the period corporate income for a period not exceeding 5 years. However financial losses can not be offsetted from last year's profits. In Türkiye, there is no practice of reaching an agreement with the tax authority regarding the taxes to be paid.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### XVI. Explanations On Taxation: (Continued):

##### Current tax: (Continued):

Corporate tax returns are submitted to the relevant tax office by the evening of the last day of the fourth month following the month in which the accounting period closes. However, the authorities authorized for tax inspection may examine the accounting records within the five years before the current period, and if incorrect transactions are detected, the tax amounts to be paid may change and sectoral examinations may be carried out.

Within the framework of the provision of Article 298/A of the Tax Procedure Law, the conditions required for inflation adjustment in the corporate tax calculation have been met as of the end of the 2021 calendar year.

However, with the "Law on Amendments to the Tax Procedure Law and the Corporate Tax Law" numbered 7352, published in the Official Gazette numbered 31734 dated January 29, 2022, the temporary article 33 was added to the Tax Procedure Law numbered 213, including provisional tax periods. In the 2021 and 2022 accounting periods (as of the accounting periods ending in 2022 and 2023 for those assigned a special accounting period) and the 2023 accounting period provisional tax periods, the financial statements will not be subject to inflation adjustment, regardless of whether the conditions for inflation adjustment within the scope of Article 298 are met or not, besides it has become law that the financial statements dated December 31, 2023 will be subject to inflation adjustment regardless of whether the conditions for inflation adjustment are met or not, and the profit/loss differences arising from the inflation adjustment will be shown in the previous years' profit/loss account. Based on the Tax Procedural Law General Communiqué No. 560 published in the Official Gazette dated April 30, 2024; There will be no inflation adjustment for the 1st provisional tax period of the 2024 accounting period. However, according to the Communiqué, inflation adjustment will not be applied only in the 1st provisional tax period for now, and unless a contrary regulation is made in the following provisional accounting periods of the 2024 accounting period, inflation adjustment will continue to be applied if the conditions in Article 298/A of the TPL are met.

Assets within the scope of the provisional Article 32 of the Tax Procedure Law No. 213 are valued and taxed at 2%. The assets included in the scope of Repeated Article 298 are revalued with the revaluation rate announced in the relevant year and no tax is paid on the increase in value.

On July, 16, 2024, Türkiye began adopting the OECD's Global Minimum Tax (Pillar 2) regulations through a bill submitted to the Grand National Assembly of Türkiye (TBMM). These regulations came into effect with Law No. 7524, published in the Official Gazette No.32620 on August 2, 2024. The implementation in Türkiye largely aligns with OECD's Pillar 2 Model Rules, showing similarities in scope, exemptions, consolidation, tax calculations, and reporting timelines. However, secondary regulations detailing calculation methods and implementation have not yet been published. Specific issues, such as Türkiye's unique circumstances and existing incentives, are expected to be clarified through the Ministry's secondary legislation. These changes have not had a significant impact on the Bank's financial position or performance.

Additionally, Article 36 of Law No 7524 introduced Article 32/C, titled "Domestic Minimum Corporate Tax" into the Corporate Tax Law. According to this regulation, the corporate tax calculated under Articles 32 and 32/A cannot be less than 10% of the corporate income before the application of deductions and exemptions. This regulation came into effect upon its publication and will apply to corporate income for the 2025 tax period. Further guidance on the subject was provided in the Corporate Tax General Communiqué No. 23, published in the Official Gazette No: 32676 on September 28, 2024.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### XVI. Explanations On Taxation: (Continued):

##### Deferred tax:

Deferred tax assets or liabilities, according to principles of "Turkish Accounting Standards on Income Taxes" ("TAS 12"), are calculated as measuring the affect of the temporary difference that accours between the amount of assets and liabilities figured in financial tables and the amount calculated according to tax legislation, by considering tax rate for releated period.

Deferred tax is been figured in financial tables by netting assets and liabilities. While deferred tax liability can be calculated for all taxable temporary difference, deferred tax assets only can be calculated on the condition that if high possiibilty exists to take profit from difference occurs from deferred tax assets arises from reducable temporary differences to be profitable on taxes.

Deferred tax is calculated based on the tax rates that are valid or almost certain to come into force in the period when assets are created or liabilities are fulfilled and are recorded as expense or income in the statement of profit or loss. However, deferred tax is recognized directly in equity accounts if it relates to assets directly attributable to equity in the same or a different period. While preparing the financial statements dated December 31, 2024, the Bank used a 30% tax rate for temporary differences expected to be realized or closed.

##### Transfer pricing:

Transfer pricing is regulated through the article 13 of Corporate Tax Law titled "Disguised Profit Distribution by way of Transfer Pricing". Detailed information for the practice regarding the subject is found in the "General Communiqué on Disguised Profit Distribution by way of Transfer Pricing".

According to the related regulation, in the case of making purchase or sales of goods or services with related persons/corporations at a price that is determined against "the arm's length principle", the gain is considered to be distributed implicitly through transfer pricing and such distribution of gains is not deductible in calculation of corporate tax.

#### XVII. Additional Explanations On Borrowings:

The Bank generates funds from debt certificates issued by the asset leasing company and these funds have been presented under "Funds Borrowed". Borrowings, except for funds collected, are recognized at amortized cost using the effective internal rate of return method in the following periods after the initial recognition.

#### XVIII. Explanations On Issued Share Certificates:

None.

#### XIX. Explanations On Acceptances And Aailed Drafts:

The Bank aval and acceptances are carried out simultaneously with customers' payments and are shown in off-balance sheet obligations as possible debts and commitments.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Accounting Policies (Continued):

#### XX. Explanations On Government Grants:

As of the balance sheet date, there are no government grants received by the Bank.

#### XXI. Explanations On Segment Reporting:

Business segment is a component of the Bank that engages in business activities from which the Bank may earn revenues and incur expenses, whose operating results are regularly reviewed by the Bank's chief operating decision makers to make decisions about resources to be allocated to the segment and assess its performance, which and for discrete financial available.

Segment reporting is disclosed in Section Four, Note IX.

#### XXII. Explanations Regarding Subsidiaries, Affiliates And Jointly Controlled Partnerships:

Subsidiaries and affiliates denominated in Turkish currency are accounted for at cost in accordance with the "Turkish Accounting Standard for Individual Financial Statements" ("TAS 27") and are reflected in the unconsolidated financial statements after deducting the provision for impairment, if any.

#### XXIII. Explanations On Other Issues:

None.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION FOUR

#### Information On Financial Structure And Risk Management

#### I. Explanations On Capital Adequacy Standard Ratio:

Equity amount and capital adequacy standard ratio are calculated within the framework of the "Regulation on Equity of Banks" and the "Regulation on Measurement and Evaluation of Capital Adequacy of Banks". The Bank's current period equity amount calculated as of December 31, 2024 is TL 22.700.436 and the capital adequacy standard ratio is 23,33%. The equity amount for December 31, 2023 is TL 15.359.347 and the capital adequacy standard rate is 23,05%. The Bank's capital adequacy standard ratio is above the minimum ratio determined by the relevant legislation.

#### a) Information about total capital items:

	Current Period 31 December 2024	Prior Period 31 December 2023
<b>COMMON EQUITY TIER 1 CAPITAL</b>		
Paid-in capital following all debts in terms of claim in liquidation of the Bank	1.026.915	1.026.915
Share issue premiums	-	-
Reserves	8.563.975	3.434.574
Gains recognized in equity as per TAS	10.016	705.872
Profit	8.700.731	5.129.534
Current Period Profit	8.700.731	5.129.534
Prior Period Profit	-	-
Shares acquired free of charge from subsidiaries, affiliates and jointly controlled partnerships and cannot be recognized within profit for the period.	-	-
<b>Common Equity Tier 1 Capital Before Deductions</b>	<b>18.301.637</b>	<b>10.296.895</b>
<b>Deductions from Common Equity Tier 1 Capital</b>		
Common Equity as per the 1 <sup>st</sup> clause of Provisional Article 9 of the Regulation on the Equity of Banks	-	-
Portion of the current and prior periods' losses which cannot be covered through reserves and losses reflected in equity in accordance with TAS (-)	256.912	-
Leasehold improvements(-)	118.914	119.326
Goodwill (net of related tax liability)	-	-
Other intangibles other than mortgage-servicing rights (net of related tax liability)	543.412	248.862
Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability)	-	-
Differences are not recognized at the fair value of assets and liabilities subject to hedge of cash flow risk	-	-
Communiqué Related to Principles of the amount credit risk calculated with the Internal Ratings Based Approach, total expected loss amount exceeds the total provision	-	-
Gains arising from securitization transactions	-	-
Unrealized gains and losses due to changes in own credit risk on fair valued liabilities	-	-
Defined-benefit pension fund net assets	-	-
Direct and indirect investments of the Bank in its own Common Equity	-	-
Shares obtained contrary to the 4th clause of the 56th Article of the Law	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or less of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Portion of mortgage servicing rights exceeding 10% of the Common Equity	-	-
Portion of deferred tax assets based on temporary differences exceeding 10% of the Common Equity	-	-
Amount exceeding 15% of the common equity as per the 2nd clause of the Provisional Article 2 of the Regulation on the Equity of Banks	-	-
Excess amount arising from the net long positions of investments in common equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital	-	-
Excess amount arising from mortgage servicing rights	-	-
Excess amount arising from deferred tax assets based on temporary differences	2.740.639	720.318
Other items to be defined by the BRSA	-	-
Deductions to be made from common equity due to insufficient Additional Tier I Capital or Tier II Capital	-	-
<b>Total Deductions From Common Equity Tier 1 Capital</b>	<b>3.659.877</b>	<b>1.088.506</b>
<b>Total Common Equity Tier 1 Capital</b>	<b>14.641.760</b>	<b>9.208.389</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### I. Explanations On Capital Adequacy Standard Ratio (Continued):

##### a) Information about total capital items (Continued):

	Current Period 31 December 2024	Prior Period 31 December 2023
<b>ADDITIONAL TIER I CAPITAL</b>		
Preferred Stock not Included in Common Equity and the Related Share Premiums	-	-
Debt instruments and premiums approved by BRSA	7.652.085	5.709.739
Debt instruments and premiums approved by BRSA (Temporary Article 4)	-	-
<b>Additional Tier I Capital before Deductions</b>	<b>7.652.085</b>	<b>5.709.739</b>
<b>Deductions from Additional Tier I Capital</b>		
Direct and indirect investments of the Bank in its own Additional Tier I Capital	-	-
Investments of Bank to Banks that invest in Bank's additional equity and components of equity issued by financial institutions with compatible with Article 7.	-	-
Total of Net Long Positions of the Investments in Equity Items of Unconsolidated Banks and Financial Institutions where the Bank owns 10% or less of the Issued Share Capital Exceeding the 10% Threshold of above Tier I Capital	-	-
The Total of Net Long Position of the Direct or Indirect Investments in Additional Tier I Capital of Unconsolidated Banks and Financial Institutions where the Bank Owns more than 10% of the Issued Share Capital	-	-
Other items to be defined by the BRSA	-	-
<b>Transition from the Core Capital to Continue to deduce Components</b>		
Goodwill and other intangible assets and related deferred tax liabilities which will not deducted from Common Equity Tier 1 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds (-)	-	-
Net deferred tax asset/liability which is not deducted from Common Equity Tier 1 capital for the purposes of the sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds (-)	-	-
Deductions to be made from common equity in the case that adequate Additional Tier I Capital or Tier II Capital is not available (-)	-	-
<b>Total Deductions From Additional Tier I Capital</b>		
<b>Total Additional Tier I Capital</b>	<b>7.652.085</b>	<b>5.709.739</b>
<b>Total Tier I Capital (Tier I Capital+Common Equity+Additional Tier I Capital)</b>	<b>22.293.845</b>	<b>14.918.128</b>
<b>TIER 2 CAPITAL</b>		
Debt instruments and share issue premiums deemed suitable by the BRSA	-	-
Debt instruments and share issue premiums deemed suitable by BRSA ( Temporary Article 4 )	-	-
Provisions (Article 8 of the Regulation on the Equity of Banks)	408.818	444.659
<b>Contribution Capital Before Discounts</b>	<b>408.818</b>	<b>444.659</b>
<b>Deductions From Tier II Capital</b>		
Direct and indirect investments of the Bank on its own Tier II Capital (-)	-	-
Investments of Bank to Banks that invest on Bank's Tier 2 and components of equity issued by financial institutions with the conditions declared in Article 8.	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or less of the issued common share capital exceeding 10% of Common Equity of the Bank (-)	-	-
Portion of the total of net long positions of investments made in Additional Tier I Capital item of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Other items to be defined by the BRSA (-)	-	-
<b>Total Deductions from Tier II Capital</b>		
<b>Total Tier II Capital</b>	<b>408.818</b>	<b>444.659</b>
<b>Total Capital (The sum of Tier I Capital and Tier II Capital)</b>	<b>22.702.663</b>	<b>15.362.787</b>
<b>Deductions from Capital</b>		
Deductions from Capital Loans granted contrary to the 50th and 51th Article of the Law	-	-
Net Book Values of Movables and Immovables Exceeding the Limit Defined in the Article 57, Clause 1 of the Banking Law and the Assets Acquired against Overdue Receivables and Held for Sale but Retained more than Five Years	-	-
Other items to be defined by the BRSA	2.227	3.440
<b>In transition from Total Core Capital and Supplementary Capital (the capital) to Continue to Download Components</b>		
The Sum of net long positions of investments (the portion which exceeds the 10% of Banks Common Equity) in the capital of banking, financial and insurance entities that are outside the scope of regulatory consolidation, where the bank does not own more than 10% of the issued common share capital of the entity which will not deducted from Common Equity Tier 1 capital, Additional Tier 1 capital, Tier 2 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds (-)	-	-
The Sum of net long positions of investments in the Additional Tier 1 capital and Tier 2 capital of banking, financial and insurance entities that are outside the scope of regulatory consolidation, where the bank does not own more than 10% of the issued common share capital of the entity which will not deducted from Common Equity Tier 1 capital, Additional Tier 1 capital, Tier 2 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds	-	-
The Sum of net long positions of investments in the common stock of banking, financial and insurance entities that are outside the scope of regulatory consolidation, where the bank does not own more than 10% of the issued common share capital of the entity, mortgage servicing rights, deferred tax assets arising from temporary differences which will not deducted from Common Equity Tier 1 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds	-	-

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### I. Explanations On Capital Adequacy Standard Ratio (Continued):

##### a) Information about total capital items (Continued):

	Current Period 31 December 2024	Prior Period 31 December 2023
<b>SHAREHOLDER'S EQUITY</b>		
<b>Total Capital (The sum of Tier I Capital and Tier II Capital and After The Deductions from Total Capital )</b>	<b>22.700.436</b>	<b>15.359.347</b>
<b>Total Risk Weighted Amounts</b>	<b>97.316.977</b>	<b>66.640.318</b>
<b>CAPITAL ADEQUACY RATIOS</b>		
Core Capital Adequacy Ratio (%)	15,05	13,82
Tier I Capital Adequacy Ratio (%)	22,91	22,39
Capital Adequacy Ratio (%)	23,33	23,05
<b>BUFFERS</b>		
Total buffer requirement (a+b+c)	2,5	2,5
a) Capital conservation buffer requirement (%)	2,5	2,5
b) Bank specific counter-cyclical buffer requirement (%)	-	-
c) Systemic important bank buffer ratio (%)	-	-
The ratio of Additional Common Equity Tier 1 capital which will be calculated by the first paragraph of the Article 4 of Regulation on Capital Conservation and Countercyclical Capital buffers to Risk Weighted Assets(%)	10,55	9,32
<b>Amounts Lower Than Excesses as per Deduction Rules</b>		
Portion of the total of net long positions of investments in equity items of unconsolidated banks and financial institutions where the bank owns 10% or less of the issued share capital exceeding the 10% threshold of above Tier I capital	-	-
Portion of the total of investments in equity items of unconsolidated banks and financial institutions where the bank owns 10% or less of the issued share capital exceeding the 10% threshold of above Tier I capital	-	-
Limits related to provisions considered in Tier II calculation	-	-
Amount arising from deferred tax assets based on temporary differences	1.738.240	992.871
<b>Limits Related To Provisions Considered In Tier II Calculation</b>		
General provisions for standard based receivables (before tenthousandtwentyfive limitation)	408.818	444.659
Up to 1.25% of total risk-weighted amount of general reserves for receivables where the standard approach used	408.818	444.659
Excess amount of total provision amount to credit risk Amount of the Internal Ratings Based Approach in accordance with the Communiqué on the Calculation	-	-
Excess amount of total provision amount to 0.6% of risk weighted receivables of credit risk Amount of the Internal Ratings Based Approach in accordance with the Communiqué on the Calculation	-	-
<b>Debt Instruments Subjected To Article 4 (To Be Implemented Between January 1, 2018 And January 1, 2022)</b>		
Upper limit for Additional Tier I Capital subjected to temporary Article 4	-	-
Amounts Excess the Limits of Additional Tier I Capital subjected to temporary Article 4	-	-
Upper limit for Additional Tier II Capital subjected to temporary Article 4	-	-
Amounts Excess the Limits of Additional Tier II Capital subjected to temporary Article 4	-	-

"In accordance with the BRSA's Decision dated 12.12.2023 and numbered 10747; In accordance with the Regulation on Measurement and Evaluation of Capital Adequacy of Banks, published in the Official Gazette dated 23.10.2015 and numbered 29511, specified in the Board Decision dated 31.01.2023 and numbered 10496, in the calculation of the amount subject to credit risk; The practice of using the foreign exchange buying rate of the Central Bank of the Republic of Türkiye (Central Bank) dated 30.12.2022 when calculating the valued amounts and relevant special provision amounts of items other than items in foreign currency, as of 01.01.2024, until a Board Decision to the contrary is taken. It has been decided to continue to be implemented by using the Central Bank foreign exchange buying rate of 26.06.2023.

In addition, according to the BRSA's Decision dated April 16, 2020 and numbered 8999; Turkish Republic Center of Banks Measuring the Capital Adequacy of Banks for their receivables from their management and issued in FX, and Amount subject to credit risk in accordance with Standard Approach within the scope of Regulation on Evaluation It is possible to apply 0% risk weight in the calculation.

As of December 31, 2024, the Bank had taken advantage of these opportunities in its Capital Adequacy calculations. Board decisions have a 5,06% impact on the standard capital adequacy ratio.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### I. Explanations On Capital Adequacy Standard Ratio (Continued):

##### b) Information on debt instruments to be included in the equity calculation:

Issuer	Türkiye Wealth Fund Market Stability and Balance Fund
Unique Identifier (CUSIP, ISIN etc.)	TRT240424F22
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
<b>Special Consideration in the Calculation of Equity</b>	
As Of 1 January 2015 Consideration To Be Subject To A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized In Regulatory Capital (As Of Most Recent Reporting Date)	3.694.204
Par Value Of Instrument	3.671.116
Accounting Classification	Subordinated Loan
Original Date Of Issuance	24.04.2019
Perpetual Or Dated	Undated
Maturity Date	24.04.2019
Issuer Call Subject To Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates And Redemption Amount	Repayment Option Date: The amount of EUR 100 EUR million will be repaid no earlier than five years from the loan disbursement date.
Subsequent Call Dates	
<b>Profit Share/Dividends</b>	
Fixed Or Floating Profit Share/Dividend	-
Profit Share Rate And Any Related Index	-
Existence Of A Dividend Stopper	-
Fully Discretionary, Partially Discretionary Or Mandatory	Full discretionary
Existence Of Step Up Or Other Incentive To Redeem	-
Noncumulative Or Cumulative	Noncumulative
<b>Convertible or Non-convertible</b>	
If Convertible, Conversion Trigger	-
If Convertible, Fully Or Partially	-
If Convertible, Conversion Rate	-
If Convertible, Mandatory Or Optional Conversion	-
If Convertible, Specify Instrument Type Convertible Into	-
If Convertible, Specify Issuer Of Instrument It Converts Into	-
<b>Write-Down Feature</b>	
If Write-Down, Write-Down Trigger(S)	In case of the ratio of core capital adequacy falls below 5,125 %
If Write-Down, Full Or Partial	At least to ensure that the core capital ratio exceeds 5,125 %
If Write Down, Permanent Or Temporary	Permanent and Temporary
If Temporary Write-Down, Description Of Write-Up Mechanism	There is write-up mechanism.
Position In Subordination Hierarchy In Liquidation (Specify Instrument Type Immediately Senior To Instrument)	After all creditors and participation fund owners
In Compliance With Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7
Details Of Incompliances With Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### I. Explanations On Capital Adequacy Standard Ratio (Continued):

##### b) Information on debt instruments to be included in the equity calculation (Continued):

Issuer	Türkiye Wealth Fund Market Stability and Balance Fund
Unique Identifier (CUSIP, ISIN etc.)	TRT250232F15
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
<b>Special Consideration in the Calculation of Equity</b>	
As Of 1 January 2015 Consideration To Be Subject To A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized In Regulatory Capital (As Of Most Recent Reporting Date)	656.932
Par Value Of Instrument	1.163.321
Accounting Classification	Subordinated Loan
Original Date Of Issuance	09.03.2022
Perpetual Or Dated	Undated
Maturity Date	09.03.2022
Issuer Call Subject To Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates And Redemption Amount	Repayment Option Date: The amount equivalent to TL 500.000 in EUR will be repaid no earlier than five years from the loan disbursement date.
Subsequent Call Dates	
<b>Profit Share/Dividends</b>	
Fixed Or Floating Profit Share/Dividend	-
Profit Share Rate And Any Related Index	-
Existence Of A Dividend Stopper	-
Fully Discretionary, Partially Discretionary Or Mandatory	Full discretionary
Existence Of Step Up Or Other Incentive To Redeem	-
Noncumulative Or Cumulative	Noncumulative
<b>Convertible Or Non-Convertible</b>	
If Convertible, Conversion Trigger	-
If Convertible, Fully Or Partially	-
If Convertible, Conversion Rate	-
If Convertible, Mandatory Or Optional Conversion	-
If Convertible, Specify Instrument Type Convertible Into	-
If Convertible, Specify Issuer Of Instrument It Converts Into	-
<b>Write-Down Feature</b>	
If Write-Down, Write-Down Trigger(S)	In case of the ratio of core capital adequacy falls below 5,125 %
If Write-Down, Full Or Partial	At least to ensure that the core capital ratio exceeds 5,125 %
If Write Down, Permanent Or Temporary	Permanent and Temporary
If Temporary Write-Down, Description Of Write-Up Mechanism	There is write-up mechanism.
Position In Subordination Hierarchy In Liquidation (Specify Instrument Type Immediately Senior To Instrument)	After all creditors and participation fund owners
In Compliance With Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7
Details Of Incompliances With Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### I. Explanations On Capital Adequacy Standard Ratio (Continued):

##### b) Information on debt instruments to be included in the equity calculation (Continued):

Issuer	Türkiye Wealth Fund Market Stability and Balance Fund
Unique Identifier (CUSIP, ISIN etc.)	TRT211229F12
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
<b>Special Consideration in the Calculation of Equity</b>	
As Of 1 January 2015 Consideration To Be Subject To A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized In Regulatory Capital (As Of Most Recent Reporting Date)	3.300.949
Par Value Of Instrument	3.671.116
Accounting Classification	Subordinated Loan
Original Date Of Issuance	27.12.2024
Perpetual Or Dated	Undated
Maturity Date	30.12.2024
Issuer Call Subject To Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates And Redemption Amount	Repayment Option Date: The amount of TL 100.000 in EUR will be repaid no earlier than five years from the loan disbursement date
Subsequent Call Dates	-
<b>Profit Share/Dividends</b>	
Fixed Or Floating Profit Share/Dividend	-
Profit Share Rate And Any Related Index	-
Existence Of A Dividend Stopper	-
Fully Discretionary, Partially Discretionary Or Mandatory	Full discretionary
Existence Of Step Up Or Other Incentive To Redeem	-
Noncumulative Or Cumulative	Noncumulative
<b>Convertible Or Non-Convertible</b>	
If Convertible, Conversion Trigger	-
If Convertible, Fully Or Partially	-
If Convertible, Conversion Rate	-
If Convertible, Mandatory Or Optional Conversion	-
If Convertible, Specify Instrument Type Convertible Into	-
If Convertible, Specify Issuer Of Instrument It Converts Into	-
<b>Write-Down Feature</b>	
If Write-Down, Write-Down Trigger(S)	In case of the ratio of core capital adequacy falls below 5,125 %
If Write-Down, Full Or Partial	At least to ensure that the core capital ratio exceeds 5,125 %
If Write Down, Permanent Or Temporary	Permanent and Temporary
If Temporary Write-Down, Description Of Write-Up Mechanism	There is write-up mechanism.
Position In Subordination Hierarchy In Liquidation (Specify Instrument Type Immediately Senior To Instrument)	After all creditors and participation fund owners
In Compliance With Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7
Details Of Incompliances With Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### I. Explanations On Capital Adequacy Standard Ratio (Continued):

##### c. Explanations on reconciliation of equity items and balance sheet amounts:

The difference between Total Capital and Equity in the unconsolidated balance sheet mainly arises from Stage 1 and Stage 2 expected credit losses, debt instruments, and share issue premiums deemed suitable by the BRSA. In the calculation of Total Capital, Stage 1 and Stage 2 expected credit losses up to 1,25% of the credit risk is taken into consideration as Tier II Capital. On the other hand, in the calculation of the Total Capital, improvement costs for operating leases followed under tangible assets in the balance sheet, intangible assets and related deferred tax liabilities, net book value of immovables that are acquired against overdue receivables and retained more than five years, other items defined by the regulator are taken into consideration as amounts deducted from Total Capital.

#### II. Explanations On Credit Risk:

Credit risk is defined as the potential loss the Bank may face due to the credit customer's partial or complete failure to fulfill their obligations under the agreed terms in a timely manner.

Credit allocation authority essentially lies with the Board of Directors, and this authority can be delegated to subcommittees in accordance with the Banking Law. The Board determines credit policies and macro-level credit limits, establishes policies regarding credit approval, authorization, and other administrative principles, monitors compliance with policies, concentrations, and limits and takes necessary measures. It also ensures an appropriate environment for the effective and sound functioning of the credit function. Adequate personnel and software are provided, and roles, authorities, and limits are clearly defined, with necessary controls in place. Credit risk is periodically measured, analyzed, and reported.

Preparations are made to use scoring and rating models that produce rating scores and probability of default in order to measure the credit risk of customers according to their segments. The ratings produced are used in making decisions about working with the customer and determining working conditions. Credit limit allocations are made separately for the customer or credit group, based on financial analysis and intelligence reports, rating grades given to the customer and segment. Allocated limits are reviewed at the periods specified in commercial and individual credit policies, and the customer's intelligence and rating report is renewed. Care is taken to ensure balanced sectoral distribution of loans and to ensure that TL resources are used in TL and foreign currency resources are used in FX, without causing any exchange rate mismatch. Credit limitations specified in the Banking Law and relevant legislation are complied with. Although the creditworthiness of the customer is essential, care is taken to provide collateral to reduce risk. Maximum care is taken to ensure that the maturity and currency of the loan and the collateral are compatible and that an independent valuation is carried out. The guarantees received are periodically evaluated and insured.

Provisions are made for defaulted loan receivables in accordance with TFRS 9 "Regulation on Procedures and Principles for Determining the Qualifications of Loans and Other Receivables by Banks and Provisions to be Set Aside for These".



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

The total amount of risks exposed after offsetting transactions, without considering the effects of credit risk mitigation, along with the average amount of risks segregated by different risk classes and types for the relevant period:

Risk Categories	Current Period Risk Amount	Average Risk Amount
1 Receivables from central governments or central banks	72.245.080	79.800.615
2 Receivables from regional or local governments	115.883	43.958
3 Receivables from administrative units and non-commercial enterprises	6.245	366.752
4 Receivables from multilateral development banks	-	-
5 Receivables from international organizations	-	-
6 Receivables from banks and brokerage houses	17.323.427	13.962.307
7 Receivables from corporates	54.190.881	38.919.157
8 Retail receivables	7.482.438	8.292.389
9 Receivables secured by mortgages on property	4.350.332	3.036.264
10 Past due receivables	162.941	95.990
11 Receivables defined in high risk category by BRSA	6.956.606	14.363.260
12 Securities collateralized by mortgages	-	-
13 Securitization positions	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-
15 Investments similar to collective investment funds	-	-
16 Equity security investments	-	-
17 Other Receivables	8.137.778	6.992.228
<b>Total(*)</b>	<b>170.971.611</b>	<b>165.872.921</b>

(\*) Average risk amount was tested by taking the arithmetic average of monthly risk amounts for 2024.

Risk Categories	Prior Period Risk Amount	Average Risk Amount
1 Receivables from central governments or central banks	76.371.917	56.653.442
2 Receivables from regional or local governments	94.549	161.756
3 Receivables from administrative units and non-commercial enterprises	442.667	326.684
4 Receivables from multilateral development banks	-	-
5 Receivables from international organizations	-	-
6 Receivables from banks and brokerage houses	6.411.940	10.695.846
7 Receivables from corporates	29.274.530	23.894.089
8 Retail receivables	8.967.648	7.662.321
9 Receivables secured by mortgages on property	2.524.840	1.910.093
10 Past due receivables	30.284	19.585
11 Receivables defined in high risk category by BRSA	9.199.949	2.071.809
12 Securities collateralized by mortgages	-	-
13 Securitization positions	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-
15 Investments similar to collective investment funds	-	-
16 Equity security investments	-	-
17 Other Receivables	5.692.488	5.666.772
<b>Total(*)</b>	<b>139.010.812</b>	<b>109.062.397</b>

(\*) Average risk amount was tested by taking the arithmetic average of monthly risk amounts for 2023.

The Bank considers that long-term commitments are exposed to more credit risk than short-term commitments, and matters such as defining risk limits and obtaining collateral for long-term risks are addressed more extensively as compared to short-term risks. The Bank has credit lines in different countries within the scope of its banking activity and due inquiries (economic, cyclical, etc.) are carried out during the allocation and revision of such credit lines.

For the banks where correspondent activity and international commodity transactions are intended to be carried out, credit limits are allocated by the related credit committees taking into account the size of the correspondent bank and the size of Bank itself and concentration of risk is avoided. The Bank does not carry any serious risk in this respect.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

**Geographical distribution of risk amounts disaggregated by significant risk classes in important regions; Distribution of risks, disaggregated by risk classes, by sectors or counterparties, and distribution of all risks by remaining maturities:**

#### Profile on significant risks in significant regions:

	Risk Categories*																	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
<b>Current Period</b>																		
1 Domestic	72.245.080	115.883	6.245	-	-	10.025.653	52.404.974	7.467.020	4.307.626	162.941	426.457	-	-	-	-	-	8.102.300	155.264.179
2 EU Countries	-	-	-	-	-	329.104	-	283	-	-	-	-	-	-	-	-	-	329.387
3 OECD Countries (**)	-	-	-	-	-	2.278.493	-	207	-	-	-	-	-	-	-	-	35.378	2.314.078
4 Off-shore Banking Regions	-	-	-	-	-	183	1.723.417	10.254	42.706	-	-	-	-	-	-	-	-	1.776.560
5 USA, Canada	-	-	-	-	-	230.554	-	-	-	-	-	-	-	-	-	-	-	230.554
6 Other Countries	-	-	-	-	-	4.459.440	62.490	4.674	-	-	6.530.149	-	-	-	-	-	-	11.056.753
7 Associates, Subsidiaries and Jointly Controlled Entities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	100
8 Unallocated Assets/Liabilities (***)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>9 Total</b>	<b>72.245.080</b>	<b>115.883</b>	<b>6.245</b>	<b>-</b>	<b>-</b>	<b>17.323.427</b>	<b>54.190.881</b>	<b>7.482.438</b>	<b>4.350.332</b>	<b>162.941</b>	<b>6.956.606</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.137.778</b>	<b>170.971.611</b>
<b>Prior Period</b>																		
1 Domestic	76.371.917	94.549	442.667	-	-	839.939	28.534.854	8.933.803	2.522.383	30.284	5.915.937	-	-	-	-	-	5.692.388	129.378.721
2 EU Countries	-	-	-	-	-	216.503	-	314	136	-	-	-	-	-	-	-	-	216.953
3 OECD Countries (**)	-	-	-	-	-	1.474.561	-	-	-	-	-	-	-	-	-	-	-	1.474.561
4 Off-shore Banking Regions	-	-	-	-	-	467.212	324.541	30.272	2.321	-	10.180	-	-	-	-	-	-	834.526
5 USA, Canada	-	-	-	-	-	400.644	-	2.856	-	-	-	-	-	-	-	-	-	403.500
6 Other Countries	-	-	-	-	-	3.013.081	415.135	403	-	-	3.273.832	-	-	-	-	-	-	6.702.451
7 Associates, Subsidiaries and Jointly Controlled Entities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	100
8 Unallocated Assets/Liabilities (***)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>9 Total</b>	<b>76.371.917</b>	<b>94.549</b>	<b>442.667</b>	<b>-</b>	<b>-</b>	<b>6.411.940</b>	<b>29.274.530</b>	<b>8.967.648</b>	<b>2.524.840</b>	<b>30.284</b>	<b>9.199.949</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5.692.488</b>	<b>139.010.812</b>

(\*) It refers to the risk classes included in the Regulation on Measurement and Evaluation of Capital Adequacy of Banks.

(\*\*) OECD countries other than EU countries, USA and Canada

(\*\*\*) Assets and liabilities that cannot be distributed to segments on a consistent basis

- 1 Conditional and unconditional receivables from central government and Central Banks
- 2 Conditional and unconditional receivables from regional or local governments
- 3 Conditional and unconditional receivables from administrative bodies and non-commercial enterprises
- 4 Conditional and unconditional claims from multilateral development banks
- 5 Contingent and unconditional receivables from international organizations
- 6 Conditional and unconditional receivables from banks and brokerage houses
- 7 Conditional and unconditional receivables from corporates
- 8 Conditional and unconditional receivables from retail portfolios
- 9 Receivables secured by real estate mortgages

- 10 Past due receivables
- 11 Receivables defined under high risk category by BRSA
- 12 Mortgage-backed securities
- 13 Securitization positions
- 14 Short-term receivables and short-term corporate receivables from banks and brokerage houses
- 15 Investments that qualify as a collective investment institution
- 16 Equity share investments
- 17 Other receivables



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

**Geographical distribution of risk amounts disaggregated by significant risk classes in important regions; Distribution of risks, disaggregated by risk classes, by sectors or counterparties, and distribution of all risks by remaining maturities (Continued):**

#### Profile on significant risks in significant regions (Continued):

Current Period	Risk Categories*																	TL	FC	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
<b>1 Agriculture</b>	-	-	-	-	-	-	308.537	36.223	6.193	188	17.721	-	-	-	-	-	61	351.344	17.579	368.923
1.1 Farming and stockbreeding	-	-	-	-	-	-	170.245	34.850	50	188	17.721	-	-	-	-	-	61	206.798	16.317	223.115
1.2 Forestry	-	-	-	-	-	-	123.758	94	6.143	-	-	-	-	-	-	-	-	129.995	-	129.995
1.3 Fishery	-	-	-	-	-	-	14.534	1.279	-	-	-	-	-	-	-	-	-	14.551	1.262	15.813
<b>2 Manufacturing</b>	-	-	-	-	-	-	20.018.398	1.773.666	570.324	44.180	149.546	-	-	-	-	-	16.612	11.286.703	11.286.023	22.572.726
2.1 Mining and quarrying	-	-	-	-	-	-	1.140.500	43.169	-	383	-	-	-	-	-	-	44	647.201	536.895	1.184.096
2.2 Production	-	-	-	-	-	-	15.849.332	1.650.128	554.165	43.797	149.546	-	-	-	-	-	15.540	9.606.498	8.656.010	18.262.508
2.3 Electricity, gas, water	-	-	-	-	-	-	3.028.566	80.369	16.159	-	-	-	-	-	-	-	1.028	1.033.004	2.093.118	3.126.122
<b>3 Construction</b>	-	-	-	-	-	-	7.477.279	1.166.575	1.332.519	44.436	47.379	-	-	-	-	-	2.308	8.715.207	1.355.289	10.070.496
<b>4 Services</b>	67.255.316	-	147	-	-	17.323.427	24.001.800	2.606.402	1.558.175	71.121	6.741.960	-	-	-	-	-	3.669.806	43.886.556	79.341.598	123.228.154
4.1 Wholesale and retail trade	-	-	106	-	-	-	12.952.783	1.854.607	818.639	62.296	162.645	-	-	-	-	-	2.023	12.321.138	3.531.961	15.853.099
4.2 Hotel, food and beverage services	-	-	-	-	-	-	337.489	50.148	19.475	178	-	-	-	-	-	-	27	292.748	114.569	407.317
4.3 Transportation and telecommunication	-	-	-	-	-	-	2.462.241	325.516	324.332	326	35.796	-	-	-	-	-	345	1.334.015	1.814.541	3.148.556
4.4 Financial institutions	67.255.316	-	-	-	-	17.323.427	1.993.645	14.335	4.910	-	6.530.149	-	-	-	-	-	1.602.349	23.183.489	71.540.642	94.724.131
4.5 Real estate and renting services	-	-	-	-	-	-	5.785.579	317.469	326.267	8.321	13.370	-	-	-	-	-	2.065.062	6.176.183	2.339.885	8.516.068
4.6 Self-employment services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.7 Education services	-	-	41	-	-	-	138.611	22.427	48.613	-	-	-	-	-	-	-	-	209.692	-	209.692
4.8 Health and social services	-	-	-	-	-	-	331.452	21.900	15.939	-	-	-	-	-	-	-	-	369.291	-	369.291
<b>5 Other</b>	4.989.765	115.883	6.098	-	-	-	2.384.867	1.899.572	883.121	3.016	-	-	-	-	-	-	4.448.991	11.889.431	2.841.882	14.731.313
<b>6 Total</b>	<b>72.245.081</b>	<b>115.883</b>	<b>6.245</b>	<b>-</b>	<b>-</b>	<b>17.323.427</b>	<b>54.190.881</b>	<b>7.482.438</b>	<b>4.350.332</b>	<b>162.941</b>	<b>6.956.606</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.137.778</b>	<b>76.129.241</b>	<b>94.842.371</b>	<b>170.971.612</b>

(\*) It refers to the risk classes included in the Regulation on Measurement and Assessment of Capital Adequacy of Banks.

- |   |  |
|---|--|
| 1 Conditional and unconditional receivables from central government and Central Banks                 | 10 Past due receivables  |
| 2 Conditional and unconditional receivables from regional or local governments                        | 11 Receivables defined under high risk category by BRSA  |
| 3 Conditional and unconditional receivables from administrative bodies and non-commercial enterprises | 12 Mortgage-backed securities  |
| 4 Conditional and unconditional claims from multilateral development banks                            | 13 Securitization positions  |
| 5 Contingent and unconditional receivables from international organizations                           | 14 Short-term receivables and short-term corporate receivables from banks and brokerage houses |
| 6 Conditional and unconditional receivables from banks and brokerage houses                           | 15 Investments that qualify as a collective investment institution                             |
| 7 Conditional and unconditional receivables from corporates   | 16 Equity share investments  |
| 8 Conditional and unconditional receivables from retail portfolios                                    | 17 Other receivables   |
| 9 Receivables secured by real estate mortgages  |  |



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

**Geographical distribution of risk amounts disaggregated by significant risk classes in important regions; Distribution of risks, disaggregated by risk classes, by sectors or counterparties, and distribution of all risks by remaining maturities (Continued):**

#### Profile on significant risks in significant regions (Continued):

Prior Period	Risk Categories*																	TL	FC	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
<b>1 Agriculture</b>	-	-	-	-	-	-	150.419	73.190	800	-	92.832	-	-	-	-	-	-	299.434	17.807	317.241
1.1 Farming and stockbreeding	-	-	-	-	-	-	107.522	67.824	800	-	64.481	-	-	-	-	-	-	240.627	-	240.627
1.2 Forestry	-	-	-	-	-	-	6.780	5.319	-	-	25.399	-	-	-	-	-	-	37.498	-	37.498
1.3 Fishery	-	-	-	-	-	-	36.117	47	-	-	2.952	-	-	-	-	-	-	21.309	17.807	39.116
<b>2 Manufacturing</b>	-	-	-	-	-	-	10.849.504	2.439.363	437.151	7.752	1.568.132	-	-	-	-	-	9.755	8.515.907	6.795.750	15.311.657
2.1 Mining and quarrying	-	-	-	-	-	-	1.027.574	48.771	4.691	-	6.619	-	-	-	-	-	155	500.689	587.121	1.087.810
2.2 Production	-	-	-	-	-	-	8.245.925	2.326.078	408.961	7.752	1.341.903	-	-	-	-	-	8.631	7.282.999	5.056.250	12.339.249
2.3 Electricity, gas, water	-	-	-	-	-	-	1.576.005	64.514	23.499	-	219.610	-	-	-	-	-	969	732.219	1.152.379	1.884.598
<b>3 Construction</b>	-	-	427.099	-	-	-	4.070.578	1.240.052	880.779	5.351	595.240	-	-	-	-	-	2.365	6.622.812	598.651	7.221.463
<b>4 Services</b>	74.654.329	-	125	-	-	6.411.940	11.442.241	3.376.109	754.833	16.721	6.661.200	-	-	-	-	-	2.179.331	52.258.393	53.238.436	105.496.829
4.1 Wholesale and retail trade	-	-	106	-	-	-	6.289.190	2.376.144	463.775	15.845	2.372.898	-	-	-	-	-	614	8.143.292	3.375.280	11.518.572
4.2 Hotel, food and beverage services	-	-	-	-	-	-	60.961	97.740	1.991	-	443	-	-	-	-	-	1	158.146	2.990	161.136
4.3 Transportation and telecommunication	-	-	-	-	-	-	1.763.909	434.289	200.057	385	144.693	-	-	-	-	-	681	810.487	1.733.526	2.544.013
4.4 Financial institutions	74.654.329	-	-	-	-	6.411.940	1.096.323	9.046	2.526	-	3.273.832	-	-	-	-	-	111.706	37.662.011	47.897.690	85.559.701
4.5 Real estate and renting services	-	-	-	-	-	-	1.819.359	397.899	74.175	491	823.629	-	-	-	-	-	2.066.329	4.955.149	226.734	5.181.883
4.6 Self-employment services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.7 Education services	-	-	19	-	-	-	44.230	21.157	919	-	30.973	-	-	-	-	-	-	97.299	-	97.299
4.8 Health and social services	-	-	-	-	-	-	368.269	39.834	11.390	-	14.732	-	-	-	-	-	-	432.009	2.216	434.225
<b>5 Other</b>	1.717.588	94.549	15.443	-	-	-	2.761.788	1.838.934	451.277	460	282.545	-	-	-	-	-	3.501.037	8.110.444	2.553.178	10.663.622
<b>6 Total</b>	76.371.917	94.549	442.667	-	-	6.411.940	29.274.530	8.967.648	2.524.840	30.284	9.199.949	-	-	-	-	-	5.692.488	75.806.990	63.203.822	139.010.812

(\*) It refers to the risk classes included in the Regulation on Measurement and Assessment of Capital Adequacy of Banks.

- |   |  |
|---|--|
| 1 Conditional and unconditional receivables from central government and Central Banks                 | 10 Past due receivables  |
| 2 Conditional and unconditional receivables from regional or local governments                        | 11 Receivables defined under high risk category by BRSA  |
| 3 Conditional and unconditional receivables from administrative bodies and non-commercial enterprises | 12 Mortgage-backed securities  |
| 4 Conditional and unconditional claims from multilateral development banks                            | 13 Securitization positions  |
| 5 Contingent and unconditional receivables from international organizations                           | 14 Short-term receivables and short-term corporate receivables from banks and brokerage houses |
| 6 Conditional and unconditional receivables from banks and brokerage houses                           | 15 Investments that qualify as a collective investment institution                             |
| 7 Conditional and unconditional receivables from corporates   | 16 Equity share investments  |
| 8 Conditional and unconditional receivables from retail portfolios                                    | 17 Other receivables   |
| 9 Receivables secured by real estate mortgages  |  |





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

##### Distribution of risks with term structure according to remaining maturities:

Risk Categories – Current Period	Time to Maturity					Undistributable
	1 months	1–3 months	3–6 months	6–12 months	1 year and over	
1 Conditional and unconditional receivables from central governments or central banks	-	-	4.265.896	2.367.930	22.436.096	43.175.158
2 Conditional and unconditional receivables from regional or local governments	1.985	1.516	759	6.760	104.863	-
3 Conditional and unconditional receivables from administrative units and non-commercial enterprises	3.131	-	-	-	3.114	-
4 Conditional and unconditional receivables from multilateral development banks	-	-	-	-	-	-
5 Conditional and unconditional receivables from international organizations	-	-	-	-	-	-
6 Conditional and unconditional receivables from banks and brokerage houses	9.636.422	-	43.580	96.372	100.032	7.447.021
7 Conditional and unconditional receivables from corporates	17.055.673	6.559.285	6.301.277	12.850.605	11.424.041	-
8 Conditional and unconditional retail receivables	1.439.164	743.551	1.089.321	1.759.511	2.450.891	-
9 Receivables secured by mortgages on property	526.483	371.032	683.476	935.166	1.834.175	-
10 Past due receivables	128.280	6.300	8.952	17.443	1.966	-
11 Receivables defined in high risk category by BRSA	123.030	42.482	98.099	145.282	17.564	6.530.149
12 Securities collateralized by mortgages	-	-	-	-	-	-
13 Subject to the securitisation framework	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-
16 Equity share investments	-	-	-	-	-	-
17 Other receivables	-	-	-	-	-	8.137.778
<b>Total</b>	<b>28.194.168</b>	<b>7.724.166</b>	<b>12.491.360</b>	<b>18.179.069</b>	<b>38.372.742</b>	<b>65.290.106</b>

Risk Categories – Prior Period	Time to Maturity					Undistributable
	1 month	1–3 months	3–6 months	6–12 months	1 year and over	
1 Conditional and unconditional receivables from central governments or central banks	26.426.524	-	-	-	-	49.945.393
2 Conditional and unconditional receivables from regional or local governments	266	1.182	-	43.861	49.240	-
3 Conditional and unconditional receivables from administrative units and non-commercial enterprises	596	-	-	1.750	440.321	-
4 Conditional and unconditional receivables from multilateral development banks	-	-	-	-	-	-
5 Conditional and unconditional receivables from international organizations	-	-	-	-	-	-
6 Conditional and unconditional receivables from banks and brokerage houses	129.252	-	-	-	495.941	5.786.747
7 Conditional and unconditional receivables from corporates	6.179.016	3.302.143	4.175.283	10.625.050	4.993.038	-
8 Conditional and unconditional retail receivables	1.800.333	1.015.912	1.057.677	2.812.958	2.280.768	-
9 Receivables secured by mortgages on property	307.219	186.921	295.260	1.052.424	683.016	-
10 Past due receivables	19.517	4.130	26	1.068	5.543	-
11 Receivables defined in high risk category by BRSA	234.992	1.072.783	663.169	3.368.822	586.351	3.273.832
12 Securities collateralized by mortgages	-	-	-	-	-	-
13 Securitization positions	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-
16 Equity share investments	-	-	-	-	-	-
17 Other receivables	-	-	-	-	-	5.692.488
<b>Total</b>	<b>35.097.715</b>	<b>5.583.071</b>	<b>6.191.415</b>	<b>17.905.933</b>	<b>9.534.218</b>	<b>64.698.460</b>

### Explanations for risk classes specified in Article 6 of the Regulation on Measurement and Assessment of Capital Adequacy of Banks:

For the entire risk class of receivables from central governments or central banks, the ratings given by the international credit rating agency Islamic International Rating Agency (IIRA) are taken into account. Türkiye's long-term foreign currency credit rating (BBB-), T.R. Foreign currency securities issued by the Treasury and Turkish Republic. It is also used for other foreign currency risks associated with the Central Government. According to capital adequacy regulations, in determining the risk weights of risk classes of receivables from banks and intermediary institutions, the ratings given by rating agencies authorized by the Board or directly recognized for receivables whose counterparties are located abroad are used. Receivables whose counterparty is located within the country are considered unrated and included in the capital adequacy calculation. The "Credit Quality Levels" corresponding to the ratings given by the rating institutions authorized by the Board or directly recognized are given in the table below.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

##### Explanations for risk classes specified in Article 6 of the Regulation on Measurement and Assessment of Capital Adequacy of Banks (Continued):

The match-up of the ratings	Long term credit ratings	Credit Quality stage	Fitch Ratings	Moody's Investor Service	S&P Ratings Services	Japan Credit Rating Agency	DBRS	IIRA
		1	AAA to AA-	Aaa to Aa3	AAA to AA-	AAA to AA-	AAA to AA- (lower)	AAA to AA-
		2	A+ to A-	A1 to A3	A+ to A-	A+ to A-	A (high) to A (lower)	A+ to A-
		3	BBB+ to BBB-	Baa1 to Baa3	BBB+ to BBB-	BBB+ to BBB-	BBB (high) to BBB (lower)	BBB+ to BBB-
		4	BB+ to BB-	Ba1 to Ba3	BB+ to BB-	BB+ to BB-	BB (high) to BB (lower)	BB+ to BB-
		5	B+ to B-	B1 to B3	B+ to B-	B+ to B-	B (high) to B (lower)	B+ to B-
		6	CCC+ and lower	Caa1 and lower	CCC+ and lower	CCC and lower	CCC (high) and lower	CCC+ and lower
	Short term credit ratings	1	F1+ to F1	P-1	A-1+ to A-1	J-1	R-1 (high) to R-1 (lower)	A-1+ to A-1
		2	F2	P-2	A-2	J-2	R-2 (high) to R-2 (lower)	A-2
		3	F3	P-3	A-3	J-3	R-3	A-3
		4	F3 lower	NP	A-3 lower	J-3 lower	R-3 lower	A-3 lower
		5	-	-	-	-	-	-
		6	-	-	-	-	-	-
	Ratings for long term securitization positions	1	AAA to AA-	Aaa to Aa3	AAA to AA-	-	AAA to AA- (lower)	AAA to AA-
		2	A+ to A-	A1 to A3	A+ to A-	-	A (high) to A (lower)	A+ to A-
		3	BBB+ to BBB-	Baa1 to Baa3	BBB+ to BBB-	-	BBB (high) to BBB (lower)	BBB+ to BBB-
		4	BB+ to BB-	Ba1 to Ba3	BB+ to BB-	-	BB (high) to BB (lower)	BB+ to BB-
		5	B+ and lower	B1 and lower	B+ and lower	-	B (high) and lower	B+ and lower
	Ratings for short term securitization positions	1	F1+ to F1	P-1	A-1+ to A-1	-	R-1 (high) to R-1 (lower)	A-1+ to A-1
		2	F2	P-2	A-2	-	R-2 (high) to R-2 (lower)	A-2
		3	F3	P-3	A-3	-	R-3	A-3
		Others	F3 lower	NP	A-3 lower	-	R-3	A-3 lower
	The match-up for collective investment undertakings	1	AAA to AA-	Aaa to Aa3	FCQR: AAA to AA-f PSFR: AAA to AA-m	-	-	-
		2	A+ to A-	A1 to A3	FCQR: A+f to A-f PSFR: A+m to A-m	-	-	-
		3	BBB+ to BBB-	Baa1 to Baa3	FCQR: BBB+f to BBB-f PSFR: BBB+m to BBB-m	-	-	-
		4	BB+ to BB-	Ba1 to Ba3	FCQR: BB+f to BB-f PSFR: BB+m to BB-m	-	-	-
		5	B+ to B-	B1 to B3	FCQR: B+f to B-f PSFR: B+m to B-m	-	-	-
		6	CCC+ and lower	Caa1 and lower	FCQR: CCC+f and lower PSFR: CCC+m and lower	-	-	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

##### Risk amounts according to risk weights:

Risk Weights- Current Period	0%	10%	20%	35%	50%	75%	100%	150%	200%	250%	Deductions from Shareholders' Equity
1 Amount before credit risk mitigation	74.445.157	-	18.523.515	1.273.854	4.685.721	7.482.459	57.604.299	6.530.149	-	426.457	1.274.221
2 Amount after credit risk mitigation	75.134.412	-	19.118.784	1.273.854	5.138.034	7.237.599	56.112.323	6.530.149	-	426.457	1.274.221
Risk Weights- Prior Period	0%	10%	20%	35%	50%	75%	100%	150%	200%	250%	Deductions from Shareholders' Equity
1 Amount before credit risk mitigation	76.868.620	-	7.446.969	785.356	3.270.394	8.973.311	32.466.213	3.308.878	5.820.551	70.520	910.159
2 Amount after credit risk mitigation	78.098.182	-	7.640.666	785.356	3.450.609	8.645.211	31.190.839	3.308.878	5.820.551	70.520	910.159

##### By sectors or counterparty type; Separately, impaired loan and overdue loan amounts, value adjustments and provisions, amounts related to value adjustments and provisions during the period:

As of December 31, 2024, the Bank has allocated lifetime expected loss provisions for loans classified as Stage 2, based on the risk assessments made within the scope of TFRS 9. A lifetime expected loss provision has been set aside for loans that are classified as Stage 3 and determined to be impaired.

As of December 31, 2024, loans that did not have a significant increase in credit risk when they were first included in the financial statements or later were classified as Stage 1 and a 12-month expected loss provision was allocated for these loans.

Current Period		Loans (*)		Provisions
		Impaired Credits (TFRS 9)		
Important Sectors/Counterparties		Significant increase in credit risk (Stage 2)	Non-performing (Stage 3)	Expected Loss Provisions (TFRS9)
<b>1 Agriculture</b>			<b>27.259</b>	<b>637</b>
1.1 Farming and stockbreeding			27.259	637
1.2 Forestry			-	-
1.3 Fishery			-	-
<b>2 Manufacturing</b>			<b>328.495</b>	<b>345.810</b>
2.1 Mining and quarrying			-	1.959
2.2 Production			328.495	343.849
2.3 Electricity, gas, water			-	2
<b>3 Construction</b>			<b>254.514</b>	<b>234.177</b>
<b>4 Services</b>			<b>236.568</b>	<b>461.661</b>
4.1 Wholesale and retail trade			225.385	396.776
4.2 Hotel, food and beverage services			1.959	622
4.3 Transportation and telecommunication			5.350	5.673
4.4 Financial institutions			-	-
4.5 Real estate and renting services			3.875	58.590
4.6 Self-employment services			-	-
4.7 Education services			-	-
4.8 Health and social services			-	-
<b>5 Other</b>			<b>41.678</b>	<b>24.565</b>
<b>Total</b>			<b>888.514</b>	<b>1.066.850</b>
				<b>672.431</b>

(\*) The breakdown of cash loans is given.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### II. Explanations On Credit Risk (Continued):

##### By sectors or counterparty type; Separately, impaired loan and overdue loan amounts, value adjustments and provisions, amounts related to value adjustments and provisions during the period:

		Loans (*)		Provisions
		Impaired Credits (TFRS 9)		
Prior Period		Significant increase in credit risk (Stage 2)	Non-performing (Stage 3)	Expected Loss Provisions (TFRS9)
Important Sectors/Counterparties				
<b>1 Agriculture</b>				
1.1 Farming and stockbreeding		-	-	-
1.2 Forestry		-	-	-
1.3 Fishery		-	-	-
<b>2 Manufacturing</b>		<b>158.870</b>	<b>104.718</b>	<b>105.573</b>
2.1 Mining and quarrying		14.813	-	100
2.2 Production		144.057	104.718	105.473
2.3 Electricity, gas, water		-	-	-
<b>3 Construction</b>		<b>127.762</b>	<b>40.792</b>	<b>30.403</b>
<b>4 Services</b>		<b>240.774</b>	<b>94.431</b>	<b>74.493</b>
4.1 Wholesale and retail trade		42.144	83.602	53.591
4.2 Hotel, food and beverage services		321	-	1
4.3 Transportation and telecommunication		152.342	4.686	16.055
4.4 Financial institutions		-	-	-
4.5 Real estate and renting services		45.967	6.143	4.846
4.6 Self-employment services		-	-	-
4.7 Education services		-	-	-
4.8 Health and social services		-	-	-
<b>5 Other</b>			<b>2.935</b>	<b>2.561</b>
<b>Total</b>		<b>527.406</b>	<b>242.876</b>	<b>213.030</b>

(\*) The breakdown of cash loans is given.

##### Information about value adjustment and change in provisions:

Current Period		Opening Balance	Provision for Period	Provision Reversals	Other Adjustments	Closing Balance
1 Third Stage		183.087	507.247	(41.303)	-	649.031
2 First and Second Stage		384.033	214.919	(85.116)	-	513.836
Prior Period		Opening Balance	Provision for Period	Provision Reversals	Other Adjustments	Closing Balance
1 Third Stage		79.871	103.250	(41)	-	183.087
2 First and Second Stage		573.923	-	(189.890)	-	384.033

##### Risk involved in counter-cyclical capital buffer calculation:

Current Period	Private sector loans in banking books	Risk weighted maount calculated within trading book	Total
Country where risk is ultimately taken			
Türkiye	112.849.541	3.868.793	112.849.541
United Arab Emirates	17.699	-	17.699
Marshall Islands	884.467	-	884.467
Other Countries	1.581.958	-	1.581.958

Prior Period	Private sector loans in banking books	Risk weighted maount calculated within trading book	Total
Country where risk is ultimately taken			
Türkiye	66.004.439	3.726.558	69.730.997
United Arab Emirates	648.056	-	648.056
Marshall Islands	957.360	-	957.360
Other Countries	132.219	-	132.219



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Information On Financial Structure And Risk Management (Continued):

##### III. Explanations On Currency Risk:

Foreign currency risk arises from the Bank's possible exposure to the changes in foreign currencies.

- The Bank is exposed to currency risks as a market risk and pay attention to keep at a minimum level by avoiding keeping any positions. The Bank calculates the Value at Risk for the foreign currency position on a daily basis. All foreign currency assets, liabilities and foreign currency forward transactions are taken into consideration while capital requirement to be employed for foreign currency risk is calculated. Standard Method used in legal reporting and value at market risk is calculated on a monthly basis.
- The Bank does not have any derivative financial instruments held for hedging purposes.
- TL resources are used in TL and foreign currency resources are used in related currencies without causing any currency inconsistency in the use of loans. Due to uncertainty and volatility that may arise in the markets, foreign currency position limit that can be formed for strategic purposes is limited and monitored.
- Foreign exchange buying rates of the last five working days before the balance sheet date as publicly announced by the Bank are as follows:

	USD	EUR
As of December 31, 2024 - Balance sheet evaluation rate	35,2759	36,7112
As of December 30, 2024	35,2510	36,7839
As of December 27, 2024	35,1167	36,5996
As of December 26, 2024	35,2065	36,5561
As of December 25, 2024	35,2049	36,5798
As of December 24, 2024	35,1754	36,5624

- The simple arithmetical average of the major foreign exchange buying rates of the Bank for the thirty days before the balance sheet date is full TL 34,9290 for 1 USD (December 2023: full TL 29,1176), full TL 36,5819 for 1 Euro (December 2023: full TL 31,8008).

The Bank is mainly exposed to USD and Euro currency risks.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Information On Financial Structure And Risk Management (Continued):

##### III. Explanations On Currency Risk (Continued):

###### Information on the Bank's Currency Risk:

	EURO	USD	Other FC	Total
<b>Current Period</b>				
<b>Assets</b>				
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Türkiye <sup>(*)</sup>	17,717.801	19,798.553	2,837.806	40,354.160
Banks <sup>(**)</sup>	443.142	2,783.628	15,322.603	18,549.373
Financial assets at fair value through profit and loss	-	1,496.969	936.207	2,433.176
Money market placements	-	-	-	-
Financial Assets Valued At Fair Value Through Profit And Loss	564.629	4,667.521	-	5,232.150
Loans and financial lease receivable <sup>(***)</sup>	23,680.458	21,637.979	-	45,318.437
Subsidiaries, associates and joint ventures	-	-	-	-
Financial Assets Measured at Amortized Cost	4,079.829	-	-	4,079.829
Derivative financial assets for hedging purposes	-	-	-	-
Tangible assets	-	-	-	-
Intangible assets	-	-	-	-
Other assets <sup>(****)</sup>	2,449	78.793	70.623	151.865
<b>Total Assets</b>	<b>46,488,308</b>	<b>50,463,443</b>	<b>19,167,239</b>	<b>116,118,990</b>
<b>Liabilities</b>				
Current account and funds collected from banks via participation accounts	1,890.196	56.419	422.940	2,369.555
Other current and profit sharing accounts	31,865.007	54,015.436	15,132.308	101,012.751
Money market borrowings	-	-	-	-
Funds provided from other financial institutions and subordinated loans	8,382.895	1,504.645	-	9,887.540
Marketable securities issued	-	-	-	-
Miscellaneous payables	-	-	-	-
Derivative financial liabilities for hedging purposes	-	-	-	-
Other liabilities <sup>(****)</sup>	353.784	510.245	27.273	891.302
<b>Total Liabilities</b>	<b>42,491,882</b>	<b>56,086,745</b>	<b>15,582,521</b>	<b>114,161,148</b>
<b>Net Balance Sheet Position</b>	<b>3,996,426</b>	<b>(5,623,302)</b>	<b>3,584,718</b>	<b>1,957,842</b>
<b>Net Off-Balance Sheet Position</b>	<b>(3,854,672)</b>	<b>5,751,430</b>	<b>(3,184,125)</b>	<b>(1,287,367)</b>
Derivative financial instruments assets	-	6,124.008	335.528	6,459.536
Derivative financial instruments liabilities	3,854.672	372.578	3,519.653	7,746.903
<b>Non-cash loans <sup>(**)</sup></b>	<b>5,617.901</b>	<b>3,943,089</b>	<b>149,414</b>	<b>9,710,404</b>
<b>Prior Period</b>				
Total assets	32,242,100	55,909,251	13,837,861	101,989,212
Total liabilities	32,709,463	59,049,069	12,490,579	104,249,111
<b>Net Balance Sheet Position</b>	<b>(467,363)</b>	<b>(3,139,818)</b>	<b>1,347,282</b>	<b>(2,259,899)</b>
<b>Net Off-Balance Sheet Position</b>	<b>575,485</b>	<b>3,297,563</b>	<b>(1,368,325)</b>	<b>2,504,723</b>
Derivative financial instruments assets	747.873	6,371.091	1,082.092	8,201.056
Derivative financial instruments liabilities	172.388	3,073.528	2,450.417	5,696.333
Non-cash loans	1,830.598	2,563,907	56.173	4,450,678

(\*) The currency risk calculation does not include an expected loss provision of TL 10,561 for Cash and the Central Bank and TL 32,063 for banks.

(\*\*) The currency risk calculation excludes an expected loss provision of TL 296,007 for loans and financial lease receivables.

(\*\*\*) Derivative financial assets are presented under other assets.

(\*\*\*\*) Provisions and equity are presented under other liabilities.

#### Explanations regarding stock position risk arising from banking accounts:

None (December 31, 2023: None).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IV. Explanations On Liquidity Risk:

Liquidity Risk is managed by Asset and Liability Committee ("ALCO") in line with risk management policies and risk appetite approved by the Board of Directors in order to take the necessary measures in a timely and correct manner against possible liquidity shortages that may result from market conditions and balance sheet structure of the Bank.

The Board of Directors reviews the liquidity risk management strategy, policy and practices and approves the liquidity strategy and policies within the framework of risk management strategy and policies, ensures the effective of practice of policies and integrations with Bank's risk management strategy. The Board of Directors determines the basic metrics in liquidity risk measurement and monitoring.

ALCO takes necessary decisions which will be executed by related departments by assessing the liquidity risk that the Bank is exposed to and considering the Bank's strategy and conditions of competition and pursues the implementations.

The liquidity structure is evaluated in the framework of ALCO decisions for liquidity management and a placement strategy is developed. Liquidity risk management strategy is determined by considering both normal economic conditions and stress conditions.

Risk Management Presidency, liquidity risk; periodically reports to the relevant unit, the relevant committee and the senior management with the methods of measurement of liquidity risk in compliance with the standards. It manages liquidity risk in accordance with the Bank's portfolio, strategic plans and policies and legal limits, and informs and coordinates the relevant parties on time. In accordance with the market conditions and the Bank's structure, the relevant liquidity risk measurement methods establish, assumptions and parameters used in liquidity risk analyzes are reviewed. Liquidity risk analyzes and important liquidity indicators are regularly reported to senior management. In the stress conditions are carried out in the framework of "Emergency Funding Plan".

The Bank's high level management to determine management strategies for liquidity risk;

- follows obligations arising from domestic and foreign currencies,
- determine the concentration risks of placements,
- actively follows funding sources,
- consider the portfolio diversity,
- follow up the fund flows related to assets and liabilities depending on the maturities.

Market conditions are continuously follow and access problems for the bank's fund requirements are analyzed and the impact of sudden changes in fund sources is evaluated. Liquidity adequacy is measured by applying stress test to the factors affecting liquidity. Liquidity Risk Stress Test analyzes the compliance of the Bank's cash flow capacity to the cash flow capacity within the framework of the specified scenarios. The scenarios needed for stress tests are based on the changing balance sheet structure. The results are taken into consideration in determining the policies related to liquidity risk and in the preparation of an emergency action plan.

For the purpose of reducing the liquidity risk that the Bank may be exposed to compliance with the strategies implemented (monitoring of concentration, diversification of funding sources, high quality liquid assets, etc.) is monitored effectively by the senior management of the Bank taking into account legal and prudential limits. For non-mitigation risks, acceptance of the current risk level, reducing or terminating the risk-causing activity are evaluated.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IV. Explanations On Liquidity Risk (Continued):

	Current Period	Rate of "Percentage to be taken into account " not Implemented Total value(*)		Rate of "Percentage to be taken into account " Implemented Total value(*)	
		TL+FC	FC	TL+FC	FC
1	HIGH QUALITY LIQUID ASSETS (HQLA)				
	High Quality Liquid Assets			75.415.497	54.824.562
2	CASH OUTFLOWS				
2	Retail And Real Person Funds Collected	28.867.211	24.288.402	2.845.576	2.428.840
3	Stable Funds Collected	822.900	-	41.145	-
4	Less Stable Funds Collected	28.044.311	24.288.402	2.804.431	2.428.840
5	Unsecured Funding Other Than Retail And Real Person	59.459.052	49.394.398	27.490.648	21.257.689
6	Customers Deposits	-	-	-	-
7	Operational Funds Collected	58.055.831	49.305.996	26.087.427	21.169.287
8	Non-Operational Funds Collected	1.403.221	88.402	1.403.221	88.402
9	Secured Funding			-	-
10	Other Cash Outflows	14.713.143	11.902.789	14.713.143	11.902.789
11	Liquidity Needs Related To Derivatives And Market Valuation Changes On Derivatives Transactions	12.132.868	11.902.789	12.132.868	11.902.789
12	Debts Related To The Structured Financial Products	2.580.275	-	2.580.275	-
13	Commitment Related To The Structured Financial Markets And Other Off Balance Sheet Liabilities	-	-	-	-
14	Commitments That Are Unconditionally Revocable At Any Time By The Bank And Other Contractual Commitments	-	-	-	-
15	Other Irrevocable Or Conditionally Revocable Commitments	57.712.342	8.801.237	27.596.431	731.108
16	TOTAL CASH OUTFLOWS			72.645.798	36.320.426
	CASH INFLOWS				
17	Secured Lending Transactions	-	-	-	-
18	Unsecured Lending Transactions	44.000.586	22.277.990	37.077.265	20.614.493
19	Other Contractual Cash Inflows	12.304.635	7.187.658	12.304.635	7.187.658
20	TOTAL CASH INFLOWS	56.305.221	29.465.648	49.381.900	27.802.151
21	TOTAL HQLA			Upper limit applied amounts	
22	TOTAL NET CASH OUTFLOWS			75.415.497	54.824.562
23	LIQUIDITY COVERAGE RATIO (%)			23.263.898	9.080.107
				324,17	603,79

(\*) It is the average of the liquidity coverage ratio calculated by taking the simple weekly arithmetic average for the last three months.

As per "Regulation on Liquidity Coverage Ratio Calculation" published in the Official Gazette numbered 28948, dated March 21, 2014, the weeks on which the minimum and maximum liquidity coverage ratios have been calculated for the last three months are as follows:

#### Liquidity Coverage Ratio (%) Current Period December 31, 2024

	TL+FC	FC
Lowest(%)	220,24	353,18
Date	November 5,2024	December 6,2024
Highest(%)	489,15	732,55
Date	October 31,2024	October 2, 2024
Average	320,57	567,78



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IV. Explanations On Liquidity Risk (Continued):

Prior Period	Rate of "Percentage to be taken into account " not Implemented Total value(*)		Rate of "Percentage to be taken into account " Implemented Total value(*)	
	TL+FC	FC	TL+FC	FC
<b>HIGH QUALITY LIQUID ASSETS (HQLA)</b>				
1 <b>HIGH QUALITY LIQUID ASSETS</b>			<b>75,297.535</b>	<b>55,105.123</b>
2 <b>CASH OUTFLOWS</b>				
2 Retail And Real Person Funds Collected	35.459.748	29.504.308	3.503.855	2.950.431
3 Stable Funds Collected	842.402	-	42.120	-
4 Less Stable Funds Collected	34.617.346	29.504.308	3.461.735	2.950.431
5 Unsecured Funding Other Than Retail And Real Person	62.359.481	55.332.483	26.923.191	22.628.418
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	61.557.980	55.269.466	26.121.690	22.565.401
8 Non-Operational Funds Collected	801.501	63.017	801.501	63.017
9 Secured Funding				
10 Other Unsecured Funding	8.672.244	4.814.675	8.672.244	4.814.675
11 Liquidity Needs Related To Derivatives And Market				
Valuation Changes On Derivatives Transactions	6.832.228	4.814.675	6.832.228	4.814.675
12 Debt Related To The Structured Financial Products	1.840.016	-	1.840.016	-
13 Commitment Related To The Structured Financial Markets				
And Other Off Balance Sheet Liabilities	-	-	-	-
14 Commitments That Are Unconditionally Revocable At Any Time				
By The Bank And Other Contractual Commitments	-	-	-	-
15 Other Irrevocable Or Conditionally Revocable Commitments	25.576.887	5.021.127	9.250.992	481.350
16 <b>TOTAL CASH OUTFLOWS</b>			<b>48,350.282</b>	<b>30,874.874</b>
<b>CASH INFLOWS</b>				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	33.461.745	18.045.946	29.110.813	17.124.386
19 Other Contractual Cash Inflows	6.890.985	6.286.784	6.890.985	6.286.784
20 <b>TOTAL CASH INFLOWS</b>	<b>40,352.730</b>	<b>24,332.730</b>	<b>36,001.798</b>	<b>23,411.170</b>
			Upper limit applied amounts	
21 <b>TOTAL HQLA</b>			<b>75,297.535</b>	<b>55,105.123</b>
22 <b>TOTAL NET CASH OUTFLOWS</b>			<b>12,348.484</b>	<b>7,718.719</b>
23 <b>LIQUIDITY COVERAGE RATIO (%)</b>			<b>609.77</b>	<b>713.92</b>

(\*) It is the average of the liquidity coverage ratio calculated by taking the simple weekly arithmetic average for the last three months.

#### Liquidity Coverage Ratio (%) Prior Period December 31, 2023

	TL+FC	FC
Lowest(%)	364,70	364,70
Date	December 29, 2023	December 29, 2023
Highest(%)	725,97	725,97
Date	October 27, 2023	October 27, 2023
<b>Average</b>	<b>577,99</b>	<b>656,05</b>

Liquidity coverage ratio is calculated by dividing the high quality liquid assets owned by the Bank to the net cash outflows within the 30-day maturity window. Important balance sheet items that are decisive on the ratio; Required reserves held by the CBRT, receivables from banks, can be listed as collected funds. Since these items have a high share in liquid assets and net cash outflows, their rate of consideration is high, and they may vary over time, their impact on the liquidity coverage ratio is greater than other items.

High-quality liquid assets consist of cash, accounts with central banks and high-quality liquid securities. Required reserves are taken into account in the calculation of high quality liquid assets, limited to the amount that the relevant central bank policies allow banks to use in times of liquidity shortage.

The Bank's high quality liquid assets are composed of 4,19% cash, 71,30% deposits in central banks and 24,51% securities considered as high quality liquid assets.

The Bank's main funding sources are funds collected, funds borrowed, borrowings from money market and subordinated loans. Funding source composition in report date is 86,59% funds collected, 3,98% subordinated debt instruments and 9,43% funds borrowed.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IV. Explanations On Liquidity Risk (Continued):

#### Presentation of assets and liabilities according to their remaining maturities:

Current Period	Demand	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Unallocated	Total
<b>Assets</b>								
Cash (Cash In Vault, Foreign Currency, Money In Transit, Cheques Purchased) And Balances With The Central Bank Of Republic Of Turkey(*)	20.754.548	32.506.161	-	-	-	-	-	53.260.709
Banks(**)	18.583.057	-	-	-	-	-	-	18.583.057
Financial Assets At Fair Value Through Profit And Loss	-	332.471	37.230	935.154	1.072.468	362.462	-	2.739.785
Money Market Placements	-	-	-	-	-	-	-	-
Financial Assets Valued At Fair Value Through Other Comprehensive Income	-	-	-	4.432.510	8.277.350	951.417	12.787	13.674.064
Loans	-	34.435.875	13.269.771	44.378.431	20.513.834	2.314.737	1.096.641	116.009.289
Financial Assets Valued At Amortised Cost	-	-	-	-	9.985.702	5.103.417	-	15.089.119
Other Assets (***)	-	-	-	-	-	-	9.593.322	9.593.322
<b>Total Assets</b>	<b>39,337.605</b>	<b>67,274.507</b>	<b>13,307.001</b>	<b>49,746.095</b>	<b>39,849.354</b>	<b>8,732.033</b>	<b>10,702.750</b>	<b>228,949.345</b>
<b>Liabilities</b>								
Current Account And Funds Collected From Banks Via Participation Accounts	2.518.551	1.646.342	2.070.553	100.649	-	-	-	6.336.095
Other Current And Profit Sharing Accounts	68.543.734	55.614.520	29.626.059	6.428.312	107.961	-	-	160.320.586
Funds Provided From Other Financial Institutions And Subordinated Loans	-	3.913.236	5.380.803	6.907.791	1.947.411	-	7.664.460	25.813.701
Money Market Borrowings	-	-	-	-	-	-	-	-
Marketable Securities Issued	-	-	-	-	-	-	-	-
Other Liabilities (***)	-	8.706.182	-	-	-	-	26.565.213	35.271.395
<b>Total Liabilities</b>	<b>71,062.285</b>	<b>69,880.280</b>	<b>37,077.415</b>	<b>13,436.752</b>	<b>2,055.372</b>	<b>-</b>	<b>34,229.673</b>	<b>227,741.777</b>
<b>Liquidity Gap</b>	<b>(31,724.680)</b>	<b>(2,605.773)</b>	<b>(23,770.414)</b>	<b>36,309.343</b>	<b>37,793.982</b>	<b>8,732.033</b>	<b>(23,526.923)</b>	<b>1,207.568</b>
<b>Net Off-Balance Sheet Position</b>	<b>-</b>	<b>54.575</b>	<b>-</b>	<b>(60)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54.515</b>
Financial Derivative Assets	-	7.810.257	-	13.218	-	-	-	7.823.475
Financial Derivative Liabilities	-	7.755.682	-	13.278	-	-	-	7.768.960
<b>Non-cash Loans</b>	<b>-</b>	<b>621.123</b>	<b>1,876.866</b>	<b>9,089.936</b>	<b>7,489.127</b>	<b>1,353.275</b>	<b>9,641.809</b>	<b>30,072.136</b>
<b>Prior Period</b>								
Total Assets	53.215.879	40.562.776	11.251.820	44.617.486	25.132.566	9.040.874	5.659.510	189.480.911
Total Liabilities	90.913.209	45.515.267	20.486.627	8.153.325	879.002	-	22.935.096	188.882.526
<b>Liquidity Gap</b>	<b>(37,697.330)</b>	<b>(4,952.491)</b>	<b>(9,234.807)</b>	<b>36,464.161</b>	<b>24,253.564</b>	<b>9,040.874</b>	<b>(17,275.586)</b>	<b>598.385</b>
<b>Net Off-Balance Sheet Position</b>	<b>-</b>	<b>(285)</b>	<b>(232.726)</b>	<b>817</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(232.194)</b>
Financial Derivative Assets	-	1.329.288	4.024.789	62.235	-	-	-	5.416.312
Financial Derivative Liabilities	-	1.329.573	4.257.515	61.418	-	-	-	5.648.506
<b>Non-Cash Loans</b>	<b>-</b>	<b>461.967</b>	<b>1,182.872</b>	<b>6,822.917</b>	<b>4,725.789</b>	<b>165.948</b>	<b>5,919.739</b>	<b>19,279.232</b>

(\*) The expected loss provisions of TL 12.613 allocated for Cash Equivalents and the Central Bank, as well as 32.088 allocated for Banks, have not been included.

(\*\*) The expected loss provision of TL 1.162.867 allocated for loans and financial lease receivables has not been included.

(\*\*\*) The undistributed other assets column consists of assets held for sale, equity investments, tangible and intangible fixed assets, current and deferred tax assets, derivative financial assets, and other assets.

(\*\*\*\*) The undistributed other liabilities column consists of equity, derivative financial liabilities, and provision balances.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IV. Explanations On Liquidity Risk (Continued):

The net stable funding rate (NSFR) is calculated by dividing the current stable fund amount by the required stable fund amount. The current stable fund includes the portion of banks' liabilities and equity that are expected to be permanent; The required stable fund refers to the portion of banks' on-balance sheet assets and off-balance sheet liabilities that are expected to be refunded. The current stable fund amount is calculated by adding the amounts to be found after applying the relevant consideration rates determined within the scope of the legislation to the amounts of banks' liabilities and equity elements valued in accordance with TFRS. The required stable fund amount will be found after applying the relevant consideration rates determined within the scope of the legislation to the value calculated by deducting the special provisions set aside in accordance with the Regulation on the Procedures and Principles on the Classification of Loans and the Provisions to be Set Aside from the amounts of the banks' on-balance sheet assets and off-balance sheet liabilities valued in accordance with TFRS. The amounts are calculated by adding them together. The three-month simple arithmetic average of the consolidated and unconsolidated NSFR calculated monthly as of the equity calculation periods as of March, June, September and December cannot be less than one hundred percent.

Current Period 31.12.2024	a	b	c	ç	d
	Unweighted Amount According to Residual Maturity				
	Non Maturity	Residual maturity of less than 6 months	Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	Total Amount with Consideration Applied
<b>Current Stable Funding</b>					
1 Capital Instruments	26.362.540	-	-	-	26.362.540
2 Tier 1 Capital And Tier 2 Capital	26.362.540	-	-	-	26.362.540
3 Other Capital Instruments	-	-	-	-	-
4 Real-Person And Retail Customer Deposits	20.983.332	25.172.178	-	79.583	43.437.396
5 Stable Deposits	15.393.518	21.090.213	-	32.511	34.690.430
6 Less Stable Deposits	5.589.814	4.081.965	-	47.072	8.746.966
7 Other Obligations	-	110.787.187	2.478.611	1.879.808	58.512.707
8 Operational Deposits	-	-	-	-	-
9 Other Obligations	-	110.787.187	2.478.611	1.879.808	58.512.707
10 Liabilities Equivalent To Interconnected Assets	-	-	-	-	-
11 Other Liabilities	21.472.333	-	-	-	-
12 Derivative Liabilities	-	-	-	-	-
13 All Other Equity Not Included In The Above Categories	21.472.333	-	-	-	-
14 Available Stable Funding	-	-	-	-	128.312.643
<b>Required Stable Funding</b>					
15 High Quality Liquid Assets	-	-	-	-	919.276
16 Deposits Held At Financial Institutions For Operational Purposes	-	-	-	-	-
17 Performing Loans	-	69.312.878	23.024.854	22.910.582	56.405.501
18 Encumbered Loans To Financial Institutions, Where The Loan Is Secured Against Level 1 Assets	-	-	-	-	-
19 Unencumbered Loans To Financial Institutions Or Encumbered Loans That Are Not Secured Against Level 1 Assets	-	25.983.064	-	-	3.897.460
20 Loans To Corporate Customers, Real Persons And Or Retail Customers, Central Banks, Other Than Credit Agencies And/Or Financial Institutions	-	43.329.814	23.024.854	22.195.824	52.043.449
21 Loans With A Risk Weight Of Less Than Or Equal To 35%	-	-	-	22.195.824	18.866.115
22 Residential Mortgages	-	-	-	714.757	464.592
23 Residential Mortgages With A Risk Weight Of Less Than Or Equal To 35%	-	-	-	714.757	464.592
24 Securities That Are Not In Default And Do Not Qualify As HQLA And Exchange-Traded Equities	-	-	-	-	-
25 Assets Equivalent To Interconnected Liabilities	-	-	-	-	-
26 Other Assets	1.066.850	8.513.876	-	41.045.892	50.499.144
27 Physical Traded Commodities, Including Gold	-	-	-	-	-
28 Initial Margin Posted Or Given Guarantee Fund To Central Counterparty	-	-	-	-	-
29 Derivative Assets	-	8.513.876	-	-	8.513.876
30 Derivative Liabilities Before The Deduction Of The Variation Margin	-	-	-	-	-
31 Other Assets Not Included Above	1.066.850	-	-	41.045.892	41.985.268
32 Off-Balance Sheet Commitments	-	-	-	-	3.375.305
33 Total Required Stable Funding	-	-	-	-	111.199.226
34 Net Stable Funding Ratio (%)	-	-	-	-	115,39

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IV. Explanations On Liquidity Risk (Continued):

Prior Period 31.12.2023	a	b	c	d	e
	Unweighted Amount According to Residual Maturity				
	Non Maturity	Residual maturity of less than 6 months	Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	Total Amount with Consideration Applied
<b>Current Stable Funding</b>					
1 Capital Instruments	16.454.733	-	-	-	16.454.733
2 Tier 1 Capital And Tier 2 Capital	16.454.733	-	-	-	16.454.733
3 Other Capital Instruments	-	-	-	-	-
4 Real-Person And Retail Customer Deposits	30.895.449	21.226.863	-	224.753	49.055.979
5 Stable Deposits	22.243.664	16.553.409	-	75.340	36.928.792
6 Less Stable Deposits	8.651.785	4.673.454	-	149.413	12.127.187
7 Other Obligations	-	90.964.514	1.398.782	-	46.181.648
8 Operational Deposits	-	-	-	-	-
9 Other Obligations	-	90.964.514	1.398.782	-	46.181.648
10 Liabilities Equivalent To Interconnected Assets	-	-	-	-	-
11 Other Liabilities	12.348.258	-	-	-	-
12 Derivative Liabilities	-	-	-	-	-
13 All Other Equity Not Included In The Above Categories	12.348.258	-	-	-	-
14 Available Stable Funding	-	-	-	-	111.692.360
<b>Required Stable Funding</b>					
15 High Quality Liquid Assets	-	-	-	-	1.275.507
16 Deposits Held At Financial Institutions For Operational Purposes	-	-	-	-	-
17 Performing Loans	-	482.426	53.289.512	11.198.320	36.111.920
18 Encumbered Loans To Financial Institutions, Where The Loan Is Secured Against Level 1 Assets	-	-	-	-	-
19 Unencumbered Loans To Financial Institutions Or Encumbered Loans That Are Not Secured Against Level 1 Assets	-	482.426	-	-	72.364
20 Loans To Corporate Customers, Real Persons And Or Retail Customers, Central Banks, Other Than Credit Agencies And/Or Financial Institutions	-	-	53.289.512	10.582.896	35.639.530
21 Loans With A Risk Weight Of Less Than Or Equal To 35%	-	-	-	10.582.896	8.994.774
22 Residential Mortgages	-	-	-	615.424	400.026
23 Residential Mortgages With A Risk Weight Of Less Than Or Equal To 35%	-	-	-	615.424	400.026
24 Securities That Are Not In Default And Do Not Qualify As HQLA And Exchange-Traded Equities	-	-	-	-	-
25 Assets Equivalent To Interconnected Liabilities	-	-	-	-	-
26 Other Assets	233.137	4.137.218	-	29.092.854	33.463.209
27 Physical Traded Commodities, Including Gold	-	-	-	-	-
28 Initial Margin Posted Or Given Guarantee Fund To Central Counterparty	-	-	-	-	-
29 Derivative Assets	-	4.137.218	-	-	4.137.218
30 Derivative Liabilities Before The Deduction Of The Variation Margin	-	-	-	-	-
31 Other Assets Not Included Above	233.137	-	-	29.092.854	29.325.991
32 Off-Balance Sheet Commitments	-	33.571.361	-	-	1.678.568
33 Total Required Stable Funding	-	-	-	-	72.529.204
34 Net Stable Funding Ratio (%)	-	-	-	-	154,00

As of December 31, 2024, the Net Stable Funding Rate was 115,39% (prior period: 121,31%). Considering the amounts to which the consideration rate is applied, the Equity Elements to which the highest consideration rate is applied within the scope of the legislation are 21% of the Current Stable Fund amount (prior period: 19%) and the Real Person and Retail Customer Participation Fund is the amount of the Current Stable Fund. It constitutes 34% (prior period: 34%). The item with the largest share in the Required Stable Fund is the Performing Loans item with 51% (previous period: 53%). Factors such as the development of major balance sheet items such as inter-period Loans and Participation Fund, change in balance sheet maturity structure and asset collateralization are effective in the development of the rate.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### V. Explanations Regarding Leverage Ratio:

As of December 31, 2024, leverage ratio of the Bank calculated from the arithmetic average of the last 3 months is 7,04%.(December 31, 2023: 6,58%) Leverage ratio is required to remain minimum 3% as per "Communiqué on Measurement and Evaluation for Leverage Ratios of Banks".

#### Disclosure Template for Leverage Ratio:

	Current Period December 31, 2024 (*)	Prior Period December 31, 2023 (*)
<b>Balance sheet assets</b>		
1 Balance sheet assets (excluding derivative financial assets and credit derivatives, including collaterals)	221.176.648	180.715.357
2 (Assets deducted from Core capital)	(867.189)	(377.283)
3 Total risk amount of balance sheet assets (sum of lines 1 and 2)	220.309.459	180.338.074
<b>Derivative financial assets and credit derivatives</b>		
4 Cost of replenishment for derivative financial assets and credit derivatives	-	-
5 Potential credit risk amount of derivative financial assets and credit derivatives	218.958	259.012
6 Total risk amount of derivative financial assets and credit derivatives (sum of lines 4 and 5)	218.958	259.012
<b>Financing transactions secured by marketable security or commodity</b>		
7 Risk amount of financing transactions secured by marketable security or commodity (excluding Balance sheet)	4.926.224	15.949.481
8 Risk amount arising from intermediary transactions	-	-
9 Total risk amount of financing transactions secured by marketable security or commodity (sum of lines 7 and 8)	4.926.224	15.949.481
<b>Off-balance sheet transactions</b>		
10 Gross notional amount of off-balance sheet transactions	67.236.646	37.707.582
11 (Correction amount due to multiplication with credit conversion rates)	-	-
12 Total risk of off-balance sheet transactions (sum of lines 10 and 11)	67.236.646	37.707.582
<b>Capital and total risk</b>		
13 Core Capital	20.614.671	15.421.014
14 Total risk amount (sum of lines 3, 6, 9 and 12)	292.691.287	234.254.149
<b>Leverage ratio</b>		
15 Leverage ratio (%)	7,04	6,58

(\*) Amounts in the table show quarterly averages.

#### VI. Explanations Regarding The Fair Value Of Financial Assets And Liabilities:

##### a. Information on the fair value of financial assets and liabilities:

	Book Value		Fair Value	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
<b>Financial Assets</b>				
Due from Interbank Money Market	-	-	-	-
Banks	18.583.057	13.877.892	18.583.057	13.877.892
Financial Assets at Fair Value through Profit or Loss	2.739.785	3.251.312	2.739.785	3.251.312
Financial Assets at Fair Value Through Other Comprehensive Income	13.674.064	12.126.577	13.674.064	12.126.577
Financial Assets Valued Over Amortized Cost	15.089.119	16.692.053	15.140.176	17.622.009
Loans and financial lease receivables	116.009.289	67.925.162	122.366.852	71.712.537
<b>Financial Liabilities</b>				
Funds collected from banks through current accounts and participation accounts	6.336.095	4.648.570	6.336.095	4.648.570
Other current accounts and participation accounts	160.320.586	146.848.348	160.320.586	146.848.348
Funds from other financial institutions	25.813.701	18.258.269	25.864.758	19.171.444
Debts to Money Markets	-	-	-	-
Other Liabilities	4.008.576	3.012.947	4.008.576	3.012.947

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VI. Explanations regarding the presentation of financial assets and liabilities at fair value (Continued):

##### a. Information on fair value measurements recognized in the financial statements:

According to TFRS 7 "Financial Instruments: Explanations" Standard, the accounts recognized with the fair value in the balance sheet should be presented and classified sequentially in the related footnotes.

- At level one, the financial instruments whose fair values are determined with the recorded prices in the active markets for the assets and liabilities with identical fair values,
- At level two, the financial instruments whose fair value is based on the directly or indirectly observable market indicators,
- At level three; the financial instruments whose fair value is not based on the directly or indirectly observable market indicators are considered.

The financial instruments which are recognized with their fair values at the Bank's balance sheet, are presented with respect to such basis of classification in the table below:

Current Period	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<b>Financial Assets at Fair Value Through Profit or (Loss)</b>	<b>1.688.925</b>	<b>1.050.860</b>	-	<b>2.739.785</b>
Government Debt Securities	1.272.552	937.985	-	2.210.537
Share Certificates	-	-	-	-
Other financial assets	416.373	112.875	-	529.248
<b>Financial Assets at Fair Value Through Other Comprehensive Income</b>	<b>5.046.367</b>	<b>8.627.697</b>	-	<b>13.674.064</b>
Equity Securities (*)	5.033.580	8.627.697	-	13.661.277
Government Debt Securities	12.787	-	-	12.787
Other financial assets	-	-	-	-
<b>Derivative Financial Assets</b>	-	<b>81.120</b>	-	<b>81.120</b>
<b>Financial liabilities</b>				
Derivative financial liabilities	-	30.572	-	30.572

(\*) The financial assets whose fair value difference is reflected in other comprehensive income, the realization price has been reflected in the financial statements for the securities worth TL 7.659 not being traded in an active market, and the related securities are not shown in this table.

Prior Period	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<b>Financial Assets at Fair Value Through Profit or (Loss)</b>	<b>1.697.936</b>	<b>1.553.376</b>	-	<b>3.251.312</b>
Government Debt Securities	1.476.974	542.207	-	2.019.181
Share Certificates	-	-	-	-
Other financial assets	220.962	1.011.169	-	1.232.131
<b>Financial Assets at Fair Value Through Other Comprehensive Income</b>	<b>8.077.356</b>	<b>4.049.221</b>	-	<b>12.126.577</b>
Equity Securities	8.077.356	4.041.562	-	12.118.918
Government Debt Securities	-	-	-	7.659
Other financial assets	-	-	-	-
<b>Derivative Financial Assets</b>	<b>4.004</b>	-	-	<b>4.004</b>
<b>Financial liabilities</b>				
Derivative financial liabilities	27.199	-	-	27.199



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VII. Explanations Regarding the Activities Carried Out on Behalf and Account of Other Persons:

The bank does not provide buying, selling, custody or fund management services on behalf of its customers. The bank does not enter into fiduciary transaction agreements.

#### VIII. Explanations Regarding Risk Management:

Notes and explanations in this section have been prepared in accordance with the Communiqué On Disclosures About Risk Management To Be Announced To Public By Banks that have been published in Official Gazette numbered 29511 on October 23, 2015 and became effective as of June 30, 2016. The tables related to 'Internal Rating-Based (IRB) Approach' are not presented due to the usage of standard approach for the calculation of capital adequacy.

##### a. General explanations on risk management and risk weighted amounts:

##### a.1. The Bank's approach to Risk Management:

The aim of the Bank's Risk management system is basically to ensure identification, measurement, monitoring and controlling of risks exposed, through establishment of policies, implementation procedure and limits for monitoring, controlling and in case of need changing the risk/return structure of future cash flows, and accordingly nature and level of operations.

The Board of Directors has a responsibility of establishing and providing compatible, adequate and effective system on internal control, risk management and internal auditing as anticipated by the Banking Law for the purpose of monitoring and controlling risks emerging from operations.

The Board of Directors is responsible for establishing risk management policies and strategies. These policies are revised and evaluated periodically according to prevailing market conditions.

The general manager is responsible from ensuring that departments of the bank operate in accordance with the specified policies and strategies about risk management as determined by the Board of Directors.

The Board of Directors of the Bank takes an important part in the processes of risk management by following policies and strategies on consolidated and unconsolidated basis, setting up limit systems and procedures in the Bank.

The related limits are monitored, reported and maintained within the set limits by the units under the internal systems and the related departments in the bank. Risk Management Department, organized within the frame of Risk Management regulations, undertakes activities for measuring, monitoring, controlling and reporting of risks.

Ultimate goal of the bank's risk management system is to allocate capital in accordance with risks that functional activities have (economical capital), to maximize return on capital adjusted according to risk and to increase added value created.

In Asset and Liability Committee, asset-liability structure is managed via evaluating fund collection activities in line with risk management policies and domestic and foreign conditions regarding the bank's fund lending.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

The risks that the Bank is exposed to or may be exposed to in the future are determined and the definition of these risks is made. Defined risks are measured and prioritized as far as possible. It is provided that all important risks are in the risk appetite considering the potential impact of the risks and the strategy arising from the bank's strategies to risk profile. The bank's strategies are integrated with risk profile and risk appetite. If it is expected that the risk profile is going to change in the future, this change is assessed with the degree of capital impact.

The bank's risk tolerance is the most comprehensive calculated risk amount which may be accepted in accordance with the determined mission and vision. In other words, before deciding on the necessity of taking measures, it is the bank's readiness to exposure of any risk amount. In this respect, the risk tolerance, in connection with the variety of services offered by the bank, is the level of risk it identifies as acceptable.

The common feature of the bank's risk appetite and risk tolerance is to drive the lines regarding risk acceptance. However, risk tolerance is more comprehensive.

By means of "Risk Appetite Policy" approved by the board of directors, risk levels can be taken to implement risk strategies and to achieve the objectives of the Banks were identified. Limits, which are determined within the framework of risk profile of the bank in accordance with the bank's risk appetite and risk tolerance, and triggering functions, were described in detail.

Considering the bank's financial position, activity profile and the growth expectations of the future, the amount of capital needed for the strategic targets to be met have been calculated by the basis of static and dynamic stress tests and scenario analyses.

Considering the factors that may affect the bank operates market today and in the future, stress tests and scenario analysis studies on the financial structure of the bank have been assessed together with the other financial indicators; in this context, a coordination based on harmony was created between prepared capital plans and processes of the bank.

Aiming to ensure capital allocation compatible with the risks of its functional operations and increase the capital yield set according to these risks to the maximum level, the bank evaluates risks by classifying them as market risks, liquidity risk, credit risk, operational risk, strategic risk and credibility risk.

#### Market Risk:

The Bank's market risk; refers to the probability of loss may be exposed to exchange rate risk, equity position risk, profit rate risk and commodity risk.

The Bank measures its market risks by using the standard method in accordance with the provisions of the "Regulation on Measurement and Evaluation of Capital Adequacy of Banks".

Whether the market risk of our Bank is in conformity with legal regulations and the determined limits is constantly monitored. Our foreign currency risk is discussed and evaluated at every Assets/Liabilities Committee meeting and our foreign currency strategy is based on holding this risk constant by holding to square foreign currency position (i.e. no short or long positions are taken).

#### Liquidity Risk:

The Bank's liquidity risk, consists of funding related liquidity risk and market-related liquidity risk.

The liquidity risk is the situation whereby, as a result of any imbalances in the cash flows, there is a potential for not being able to meet the Participation Funds which have matured or other due liabilities in a timely manner due to shortage of liquid funds.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### Liquidity Risk (Continued):

Market liquidity risk is an expression of the likelihood of the bank's suffering a loss because the bank is unable to close or cover a particular position at the market price owing to insufficient market depth or to excessive market volatility.

Liquidity risk could be caused by such factors as maturity mismatch, deterioration in the quality of assets, unexpected funding outflows, erosion in profitability levels and economic crisis.

In order to manage liquidity risk, the Bank monitors the cash flows on a daily basis and takes preventive and improving measures taken so that commitments are met duly in time. The Liquidity risk is also evaluated by ALCO on a weekly basis.

The Bank applies a policy whereby liquid assets are kept in sufficient volumes and qualities in consideration of the minimum liquidity coverage ratios determined by the related regulations and the liquidity experiences of the past in order to meet any liquidity requirement that could arise with unexpected volatilities in the markets

##### Credit Risk:

Credit risk is defined as the probability of losses to the Bank due to customers failing to partially or completely pay their commitments to the Bank in a timely manner, in violation of the provisions of their credit contracts. This risk also contains any losses in the market value of the customers due to any deterioration in the financial position of the customer. The definition of credit risk is includes not just the portfolios within the balance sheet, but also those kept off balance sheet.

The authority to approve credits belongs to the Board of Directors at our Bank. The Board of Directors determines the policies concerning the utilization, approval, risk management of the credits and other related management principles. It then ensures the implementation and supervision of these policies, taking required measures when necessary. The Board of Directors has transferred some of its authority in approving credit lines to the Credit Committee and General Management within the framework of the procedures and principles determined by the legal provisions. The General Management uses that authority to utilize credits by means of the credit departments and Bank branches. At our Bank, credit allocations are realized within those limits that are determined on the basis of each debtor and group of debtors.

It is systematically not possible for customers to exceed the predetermined and approved limit. Close attention is paid to prevent any sector concentration that might impair the health of the credit portfolio. Utmost care is given to the prevention of risks concentrating on a small number of customers. Credit risks are constantly monitored and reported by the internal systems units and risk management bodies. Credit risks are ensured to be in conformity to "Regulation on Credit Policies and Implementation Procedures".

##### Operational Risk:

Operational risk is a risk of loss caused by insufficient or unsuccessful internal processes, by persons and systems or external events, wherein the legal risks and compliance risks are included while the strategic (making wrong decisions at the wrong time) and reputational risk are excluded.

Operational risk is a type of risk present in all activities of the Bank. It could arise from errors of the staff or the system, from such transactions as may have been made based on insufficient or incorrect legal information or documents, due to impediments in the flow of information between the divisions in the organizational structure of the Bank, due to uncertainties in the definition of limits of authorities or from structural and/or operational changes, natural disasters, terror and frauds.

The Bank classifies operational risks into five groups according to their sources: staff risks, technological risks, organizational risks, legal and compliance risks and external risks. The Bank also takes required measures to maintain operational risks at acceptable levels.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### Other Risks:

The other risks that the Bank could encounter include strategic and reputational risk, counterparty credit risk, country risk, and concentration risk. For the management of strategic risk, the Bank keeps a close watch on the domestic and international situation, on technological, financial, and social developments, on the legal and regulatory frameworks, and on the banking industry as a whole in order to make rational decisions and to change them as circumstances warrant. The Bank regards reputational risk as anything that might lead to the Bank's suffering a loss on account of adverse developments such as a reduction in the confidence that is had in it or any impairment in its good standing due to unfavorable opinions that existing or potential customers, shareholders, competitors, regulatory agencies, or other outside or associated parties may have about it or due to any breach of existing laws and regulations. For the risk of reputation to be avoided and/or controlled by the Bank's Risk Management System, a proactive communication mechanism that gives the customer priority is established any time a condition that could detriment the Bank's reputation or image is detected. In addition, the Bank's operations in accordance with the principles of participation banking are also considered as a component of the bank's specific reputation risk management.

Counterparty credit risk is an expression of the likelihood that the counterparty in any transaction that imposes an obligation on two parties will default on the obligation before the final payment in the transaction's cash flow sequence. The Bank manages its counterparty credit risk exposure as required by laws and regulations, taking best practices into consideration, and compatibly with the volume, nature, and complexity of its operations.

Country risk is an expression of the likelihood that the bank will suffer a loss because debtors in another country fail to fulfill or avoid fulfilling their obligations owing to uncertainties in the economic, social, and/or political conditions of that country. The Bank enters into business relationships with foreign financial institutions and/or the agencies of foreign countries taking legal and regulatory restrictions, market conditions, and customer satisfaction into consideration and on the basis of feasibility studies that take the country's economic conditions into account.

Concentration risk is defined as the likelihood that a single risk or several risks that have some attribute in common may, if realized, cause losses that are capable of endangering the bank itself or its ability to carry out its essential activities. Policies aimed at managing concentration risk are formulated so as to deal with particular aspects of it such as sectoral concentration, collateral concentration, market risk concentration, types of loss concentration, and creditor concentration.

### a.2. General Overview of Risk Weighted Amounts:

	Risk weighted assets		Minimum Capital Requirements
	Current Period	Prior Period	Current Period
1 Credit Risk (Excluding Counterparty Credit Risk) (CCR)	80.306.938	58.177.245	6.424.555
2 Of Which Standardised Approach (SA)	80.306.938	58.177.245	6.424.555
3 Of Which Internal Rating-Based (IRB) Approach	-	-	-
4 Counterparty Credit Risk	38.575	27.689	3.086
5 Of Which Standardised Approach For Counterparty Credit Risk (SA-CCR)	38.575	27.689	3.086
6 Of Which Internal Model Method (IMM)	-	-	-
7 Equity Positions In Banking Book Under Market-Based Approach	-	-	-
8 Equity Investments In Funds – Look-Through Approach	-	-	-
9 Equity Investments In Funds – Mandate-Based Approach	-	-	-
10 Equity Investments In Funds – Fall-Back Approach (1250% Risk Weight)	-	-	-
11 Settlement Risk	-	-	-
12 Securitisation Exposures In Banking Book	-	-	-
13 Of Which IRB Ratings-Based Approach (RBA)	-	-	-
14 Of Which IRB Supervisory Formula Approach (SFA)	-	-	-
15 Of Which SA/Simplified Supervisory Formula Approach (SSFA)	-	-	-
16 Market Risk	3.868.793	3.726.558	309.503
17 Of Which Standardised Approach (SA)	3.868.793	3.726.558	309.503
18 Of Which Internal Model Approaches (IMM)	-	-	-
19 Operational Risk	13.102.671	4.708.826	1.048.214
20 Of Which Basic Indicator Approach	13.102.671	4.708.826	1.048.214
21 Of Which Standardised Approach	-	-	-
22 Of Which Advanced Measurement Approach	-	-	-
23 Amounts Below The Thresholds For Deduction (Subject To 250% Risk Weight)	-	-	-
24 Floor Adjustment	-	-	-
25 Total (1+4+7+8+9+10+11+12+16+19+23+24)	97.316.977	66.640.318	7.785.358



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### b. Financial statements and regulatory exposures reconciliation:

##### b.1. Differences and matching between accounting-related consolidation and legal consolidation:

Current Period	Carrying value reported in financial tables in accordance with Turkish Accounting Standards (TAS)	Carrying values of items in accordance with Turkish Accounting Standards (TAS)				
		Subject to credit risk	Subject to counterparty credit risk	Securitization positions	Subject to market risk (*)	Not subject to capital requirements or deducted from capital
<b>Assets</b>						
Cash and balances at central bank	53.260.709	53.260.709	-	-	-	-
Banks	18.583.057	18.583.057	-	-	-	-
Receivables from Money markets	-	-	-	-	-	-
Expected Loss Provisions (-)	44.701	-	-	-	-	44.701
Financial assets at fair value through profit or Loss	2.739.785	-	-	-	2.739.785	-
Financial assets at fair value through other comprehensive income	13.674.064	13.674.064	-	-	-	-
Derivative financial assets	81.120	-	81.120	-	81.120	-
Loans	115.574.772	115.574.772	-	-	-	2.227
Leasing receivables	434.517	434.517	-	-	-	-
Financial assets measured at amortized cost	15.089.119	15.089.119	-	-	-	-
Expected loss provisions	1.162.867	649.031	-	-	-	560.322
Assets held for sale and discontinued operations (net)	166.063	166.063	-	-	-	-
Partnership investments	67.600	67.000	-	-	-	-
Tangible fixed asset (net)	1.146.340	1.027.426	-	-	-	118.914
Intangible asset (net)	548.057	-	-	-	-	548.057
Investment properties (net)	-	-	-	-	-	-
Current tax asset	-	-	-	-	-	-
Deferred tax assets	4.478.879	4.478.879	-	-	-	-
Other assets	3.105.263	3.105.263	-	-	-	-
<b>Total Assets</b>	<b>227.741.777</b>	<b>224.812.438</b>	<b>81.120</b>	<b>-</b>	<b>2.820.905</b>	<b>1.274.221</b>
<b>Liabilities</b>						
Funds collected	166.656.681	-	-	-	-	-
Funds borrowed	18.149.241	-	-	-	-	-
Debt to Money markets	-	-	-	-	-	-
Debt securities in issue	-	-	-	-	-	-
Financial liabilities at fair value through profit and loss	-	-	-	-	-	-
Derivative financial liabilities	30.572	-	-	-	30.572	-
Liabilities from leases	739.965	-	-	-	-	-
Provisions	10.122.182	18.853	-	-	-	-
Current tax liability	2.185.238	-	-	-	-	-
Deferred tax liability	-	-	-	-	-	-
Non-current assets held for sale and discontinued operations (net)	-	-	-	-	-	-
Subordinated debt	7.664.460	-	-	-	-	-
Other liabilities	4.008.576	-	-	-	-	-
Equity	18.184.862	-	-	-	-	-
<b>Total Liabilities</b>	<b>227.741.777</b>	<b>18.853</b>	<b>-</b>	<b>-</b>	<b>30.572</b>	<b>-</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### b. Financial statements and regulatory exposures reconciliation (Continued):

##### b.1. Differences and matching between accounting-related consolidation and legal consolidation(Continued):

Prior Period	Carrying value reported in financial tables in accordance with Turkish Accounting Standards (TAS)	Carrying values of items in accordance with Turkish Accounting Standards (TAS)				
		Subject to credit risk	Subject to counterparty credit risk	Securitization positions	Subject to market risk (*)	Not subject to capital requirements or deducted from capital
<b>Assets</b>						
Cash and balances at central bank	70.243.836	70.243.836	-	-	-	-
Banks	13.877.892	13.877.892	-	-	-	-
Receivables from Money markets	-	-	-	-	-	-
Expected Loss Provisions (-)	76.161	-	-	-	-	76.161
Financial assets at fair value through profit or Loss	3.251.312	-	-	-	3.251.312	-
Financial assets at fair value through other comprehensive income	12.126.577	12.126.577	-	-	-	-
Derivative financial assets	4.004	-	4.004	-	4.004	-
Loans	67.542.336	67.542.336	-	-	-	3.440
Leasing receivables	382.826	382.826	-	-	-	-
Financial assets measured at amortized cost	16.692.053	16.692.053	-	-	-	-
Expected loss provisions	567.120	183.087	-	-	-	460.868
Assets held for sale and discontinued operations (net)	8.283	8.283	-	-	-	-
Partnership investments	22.600	22.600	-	-	-	-
Tangible fixed asset (net)	922.856	803.530	-	-	-	119.326
Intangible asset (net)	250.364	-	-	-	-	250.364
Investment properties (net)	-	-	-	-	-	-
Current tax asset	-	-	-	-	-	-
Deferred tax assets	1.713.189	1.713.189	-	-	-	-
Other assets	2.487.679	2.487.679	-	-	-	-
<b>Total Assets</b>	<b>188.882.526</b>	<b>185.717.714</b>	<b>4.004</b>	<b>-</b>	<b>3.255.316</b>	<b>(163.899)</b>
<b>Liabilities</b>						
Funds collected	151.496.918	-	-	-	-	-
Funds borrowed	11.179.802	-	-	-	-	-
Debt to Money markets	-	-	-	-	-	-
Debt securities in issue	-	-	-	-	-	-
Financial liabilities at fair value through profit and loss	-	-	-	-	-	-
Derivative financial liabilities	27.199	-	-	-	27.199	-
Liabilities from leases	507.319	-	-	-	-	-
Provisions	3.829.617	1.175	-	-	-	-
Current tax liability	1.336.476	-	-	-	-	-
Deferred tax liability	-	-	-	-	-	-
Non-current assets held for sale and discontinued operations (net)	-	-	-	-	-	-
Subordinated debt	7.078.467	-	-	-	-	-
Other liabilities	3.012.947	-	-	-	-	-
Equity	10.413.781	-	-	-	-	-
<b>Total Liabilities</b>	<b>188.882.526</b>	<b>1.175</b>	<b>-</b>	<b>-</b>	<b>27.199</b>	<b>-</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued)

#### VIII. Explanations regarding risk management (Continued):

##### b. Financial statements and regulatory exposures reconciliation (Continued):

##### b.2. Main reasons of the differences between the risk amounts and Carrying Value in accordance with Turkish Accounting Standards (TAS):

	Current Period	Total	Subject to credit risk	Securitisation position	Subject to counterparty credit risk	Subject to market risk <sup>(*)</sup>
1	Carrying value of assets within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	227.741.777	224.812.438	-	81.120	2.820.905
2	Carrying value of liabilities within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	18.853	18.853	-	-	-
3	<b>Total net amount within the scope of legal consolidation</b>	<b>227.722.924</b>	<b>224.793.585</b>	-	<b>81.120</b>	<b>2.820.905</b>
4	Off balance sheet amounts	77.577.245	59.854.768	-	17.001.388	-
5	Repo and similar transactions (**)	-	-	-	-	-
6	Differences in valuations	-	-	-	-	-
7	Differences arising from different netting rules (other than those set out in line 2)	-	-	-	-	-
8	Differences arising from consideration of provisions	-	-	-	-	-
9	Differences arising from BRSA's applications	-	-	-	-	-
10	<b>Risk amounts</b>	<b>305.337.875</b>	<b>284.686.059</b>	-	<b>17.082.508</b>	<b>2.820.905</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.

(\*\*) In accordance with "Regulation on Measurement and Assessment of Capital Adequacy of Banks", it is counterparty credit risk amount calculated for repurchase agreements and similar transactions.

	Prior Period	Total	Subject to credit risk	Securitisation position	Subject to counterparty credit risk	Subject to market risk <sup>(*)</sup>
1	Carrying value of assets within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	188.882.526	185.717.714	-	4.004	3.255.316
2	Carrying value of liabilities within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	1.175	1.175	-	-	-
3	<b>Total net amount within the scope of legal consolidation</b>	<b>188.881.351</b>	<b>185.716.539</b>	-	<b>4.004</b>	<b>3.255.316</b>
4	Off balance sheet amounts	49.496.885	29.329.605	-	23.685	-
5	Repo and similar transactions (**)	-	-	-	-	-
6	Differences in valuations	-	-	-	-	-
7	Differences arising from different netting rules (other than those set out in line 2)	-	-	-	-	-
8	Differences arising from consideration of provisions	-	-	-	-	-
9	Differences arising from BRSA's applications	-	(76.037.682)	-	-	-
10	<b>Risk amounts</b>	<b>238.380.586</b>	<b>139.010.812</b>	-	<b>27.689</b>	<b>3.255.316</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.

(\*\*) In accordance with "Regulation on Measurement and Assessment of Capital Adequacy of Banks", it is counterparty credit risk amount calculated for repurchase agreements and similar transactions.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### b. Financial statements and regulatory exposures reconciliation (Continued):

##### b.3. Explanations on differences between carrying values in accordance with Turkish Accounting Standards (TAS) and risk amounts:

There is no significant difference between the financial statement amounts of assets and liabilities and the amounts included in capital adequacy calculation.

##### c. Credit risk:

##### c.1. General Information On Credit Risk:

##### c.1.1. General qualitative information on credit risk:

This information is already included in (II). Explanations on Credit Risk and (IX.a.I) The Bank's risk management approach.

##### c.1.2. Credit quality of assets:

Current Period	Gross carrying value in financial statements prepared in accordance with Turkish Accounting Standards (TAS)		Allowances/ amortisation and impairments	Net value
	Defaulted	Non-defaulted		
1	Loans	1.066.850	114.942.439	1.140.573
2	Debt securities	-	31.502.968	66.995
3	Off-balance sheet exposures	62.701	59.792.067	279.732
4	<b>Total</b>	<b>1.129.551</b>	<b>206.237.474</b>	<b>1.487.300</b>

Prior Period	Gross carrying value in financial statements prepared in accordance with Turkish Accounting Standards (TAS)		Allowances/ amortisation and impairments	Net value
	Defaulted	Non-defaulted		
1	Loans	242.876	67.682.288	522.224
2	Debt securities	-	32.069.942	132.392
3	Off-balance sheet exposures	6.184	29.323.421	131.301
4	<b>Total</b>	<b>249.060</b>	<b>129.075.651</b>	<b>785.917</b>

##### c.1.3. Changes in stock of default loans and debt securities:

	Current Period	Prior Period
1	<b>Defaulted loans and debt securities at end of the previous reporting period</b>	<b>242.876</b>
2	Loans and debt securities that have defaulted since the last reporting period	1.119.943
3	Receivables back to non-defaulted status	-
4	Amounts written off	-
5	Other changes	(295.969)
6	<b>Defaulted loans and debt securities at end of the reporting period (1+2-3-4+5)</b>	<b>1.066.850</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c.1 Credit Risk(Continued):

##### c.1.4. Additional information on credit quality of assets:

The scope and definitions of past due receivables and the methods used by the bank to determine the provisions are mentioned in the Explanations on Credit risk. The Bank may restructure not only non-performing credits but also the first and the second stage credits. Restructuring for the first and the second stage credits are made to improve the customer's ability to repay the credit or for changes in contractual terms upon the customer request regardless of the customer's credit risk.

Restructuring for non-performing credits are made for providing collection possibility by establishing a new payment plan. Breakdowns for receivables in terms of sectors are mentioned in the footnote numbered II (Explanations on Credit Risk). Breakdowns according to the remaining maturity for past due receivables and in terms of geographic locations receivables that specific provisions are set are represented below.

There are no financial assets that are overdue but not impaired by class of financial instruments. (December 31 2023: None).

#### Receivables that provisions are set in terms of geographical region:

Current Period	Non-performing Loans <sup>(*)</sup>	Specific Provision <sup>(*)</sup>
Domestic	1.066.850	649.031
Off-shore Banking Countries	-	-
Other Countries	-	-
<b>Grand Total</b>	<b>1.066.850</b>	<b>649.031</b>

(\*) Represents amounts for cash loans.

Prior Period	Non-performing Loans <sup>(*)</sup>	Specific Provision <sup>(*)</sup>
Domestic	242.876	183.087
Off-shore Banking Countries	-	-
Other Countries	-	-
<b>Grand Total</b>	<b>242.876</b>	<b>183.087</b>

(\*) Represents amounts for cash loans.

##### c.2. Credit Risk Mitigation:

##### c.2.1. Qualitative disclosure on credit risk mitigation techniques:

On and off balance sheet offsetting agreements are not utilized.

The risk mitigators that are used in credit process in compliance with Communiqué "The Risk Mitigation Techniques" which is published at September 6, 2014 are stated below:

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c.2. Credit Risk (Continued):

##### c.2.1 Credit Risk Mitigation:

- a) Financial Collaterals (Treasury Bills, Government Bonds, Cash, Deposit or Participation Fund Pledge, Gold, Stock Pledge)

- b) Guarantees

The credibility of guarantors is monitored and evaluated within the framework of credit revision periods.

Collaterals obtained by the Bank are reviewed and appraised in accordance with related legislation as long as the credit relationship is outstanding.

If there are indicators on significant decreases of real estate's value in comparison to general market prices, the real estate's valuation is performed by the authorised valuation corporations authorised by Banking Regulation and Supervision Agency or Capital Markets Board of Türkiye.

The Bank monitors other banks' guarantees that are evaluated as risk mitigators within the framework of BRSA regulations on a regular basis and reviews the credibility of banks periodically.

The volatility in real estate market is monitored closely by the Bank and the market fluctuations are considered in credit activities

##### c.2.2. Qualitative Disclosure On Credit Risk Mitigation Techniques:

	Exposures unsecured: carrying amount as per TAS	Exposures secured by collateral	Collateralize d amount of exposures secured by collatera	Exposures secured by financial guarantees	Collateralize d amount of exposures secured by financial guarantees	Exposures secured by credit derivatives	Collateralize d amount of exposures secured by credit derivatives
<b>Current Period</b>							
1 Loans	104.922.279	11.087.010	2.779.214	979.358	972.205	-	-
2 Debt securities	31.502.968	-	-	-	-	-	-
3 <b>Total</b>	<b>136.425.247</b>	<b>11.087.010</b>	<b>2.779.214</b>	<b>979.358</b>	<b>972.205</b>	<b>-</b>	<b>-</b>
4 Of which defaulted	1.066.850	-	-	-	-	-	-
<b>Prior Period</b>							
1 Loans	59.674.449	7.728.489	2.731.872	683.695	674.345	-	-
2 Debt securities	31.937.550	-	-	-	-	-	-
3 <b>Total</b>	<b>91.611.999</b>	<b>7.728.489</b>	<b>2.731.872</b>	<b>683.695</b>	<b>674.345</b>	<b>-</b>	<b>-</b>
4 Of which defaulted	242.876	-	-	-	-	-	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c. Credit Risk (Continued):

##### c.3. Credit Risk Under Standardised Approach:

##### c.3.1. Qualitative disclosures on banks' use of external credit ratings under the standardised approach for credit risk:

Explanations on rating grades that the banks use for calculation of credit risk by the standardised approach are mentioned in the footnote numbered (II) for Explanations on Credit Risk.

##### c.3.2. Credit risk exposure and credit risk mitigation techniques:

Current Period	Exposures before Credit Conversion Rate and Credit Risk Mitigation		Credit Risk Mitigation and Exposures post-Credit Conversion Rate		Risk Weighted Average and Risk Weighted Average Density	
	On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
<b>Risk classes</b>						
Receivables from central governments or central banks	72.245.081	-	72.263.287	-	-	-
Receivables from regional or local governments	114.131	3.501	100.545	1.751	99.757	97,52%
Receivables from administrative units and non-commercial enterprises	3.114	6.529	3.114	3.131	6.245	100,00%
Receivables from multilateral development banks	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-
Receivables from banks and brokerage houses	17.323.427	-	17.721.661	90.254	3.958.679	22,22%
Receivables from corporates	35.465.128	50.347.053	35.065.563	18.635.500	51.436.681	95,78%
Retail receivables	4.498.791	5.890.501	4.495.502	2.983.647	5.447.070	72,83%
Receivables secured by mortgages on property	1.207.972	136.671	1.207.972	65.882	445.849	35,00%
Receivables secured by mortgages on commercial property	2.492.231	1.123.697	2.492.231	584.246	2.212.653	71,92%
Past due receivables	162.941	-	162.941	-	110.320	67,71%
Receivables defined in high risk category by BRSA	6.956.606	-	6.956.606	-	11.927.508	171,46%
Securities collateralized by mortgages	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-
Other receivables	8.137.778	-	8.137.778	-	4.661.891	57,29%
Equity share investments	-	-	-	-	-	-
<b>Total</b>	<b>148.607.200</b>	<b>57.507.952</b>	<b>148.607.200</b>	<b>22.364.411</b>	<b>80.306.653</b>	<b>46,97%</b>

Prior Period	Exposures before Credit Conversion Rate and Credit Risk Mitigation		Credit Risk Mitigation and Exposures post-Credit Conversion Rate		Risk Weighted Average and Risk Weighted Average Density	
	On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
<b>Risk classes</b>						
Receivables from central governments or central banks	76.371.917	-	76.392.704	590	-	-
Receivables from regional or local governments	94.283	532	-	266	-	0,00%
Receivables from administrative units and non-commercial enterprises	440.321	4.880	440.321	2.346	433.999	98,04%
Receivables from multilateral development banks	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-
Receivables from banks and brokerage houses	6.411.940	18.958.926	6.655.330	1.990.427	29.911	29,91%
Receivables from corporates	20.169.210	5.726.788	20.003.308	9.105.319	27.131.195	93,21%
Retail receivables	5.726.788	7.722.348	5.722.796	3.240.271	6.499.063	72,51%
Receivables secured by mortgages on property	722.796	126.095	722.796	64.683	275.936	35,04%
Receivables secured by mortgages on commercial property	1.272.753	839.679	1.272.753	464.608	1.164.048	67,00%
Past due receivables	30.284	-	30.284	-	21.007	69,37%
Receivables defined in high risk category by BRSA	9.199.949	-	9.199.949	-	16.974.184	184,32%
Securities collateralized by mortgages	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-
Other receivables	5.692.488	-	5.692.488	-	3.687.386	64,78%
Equity share investments	-	-	-	-	-	-
<b>Total</b>	<b>126.132.729</b>	<b>27.652.460</b>	<b>126.132.729</b>	<b>12.878.083</b>	<b>58.177.245</b>	<b>41,84%</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c. Credit Risk (Continued):

##### c.3. Credit Risk Under Standardised Approach (Continued):

##### c.3.3. Exposures by asset classes and risk weights

Risk Classes/Risk Weighted	35% secured by Property mortgage										Total risk amount (post-CCF and CRM)
	Current Period	0%	10%	20%	50%	75%	100%	150%	200%	Others	
1 Receivables from central governments or central banks	72.263.287	-	-	-	-	-	-	-	-	-	72.263.287
2 Receivables from regional or local governments	2.538	-	-	-	-	-	99.758	-	-	-	102.296
3 Receivables from administrative units and non-commercial enterprises	-	-	-	-	-	-	6.245	-	-	-	6.245
4 Receivables from multilateral deve banks	-	-	-	-	-	-	-	-	-	-	-
5 Receivables from international org	-	-	-	-	-	-	-	-	-	-	-
6 Receivables from banks and brokerage houses	-	-	-	16.598.830	1.148.344	-	64.741	-	-	-	17.811.915
7 Receivables from corporates	521.375	-	830.759	-	2.156.800	-	50.192.127	-	-	-	53.701.061
8 Retail receivables	147.135	-	94.437	-	-	-	7.237.578	-	-	-	7.479.150
9 Receivables secured by mortgages on property	-	-	-	1.273.854	-	-	-	-	-	-	1.273.854
10 Receivables secured by mortgages on commercial property	-	-	-	1.727.648	-	1.348.830	-	-	-	-	3.076.478
11 Past due receivables	-	-	-	105.242	-	57.699	-	-	-	-	162.941
12 Receivables defined in high risk category by BRSA	-	-	-	-	-	-	6.530.149	-	426.457	-	6.956.606
13 Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-	-	-
16 Other receivables	-	-	-	-	-	-	-	-	-	-	-
17 Equity share investments	2.200.076	-	1.594.757	-	-	21	4.342.924	-	-	-	8.137.778
<b>18 Total</b>	<b>75.134.411</b>	<b>-</b>	<b>19.118.783</b>	<b>1.273.854</b>	<b>5.138.034</b>	<b>7.237.599</b>	<b>56.112.324</b>	<b>6.530.149</b>	<b>-</b>	<b>426.457</b>	<b>170.971.611</b>

Risk Classes/Risk Weighted	35% secured by Property mortgage										Total risk amount (post-CCF and CRM)
	Prior Period	0%	10%	20%	50%	75%	100%	150%	200%	Others	
1 Receivables from central governments or central banks	76.393.294	-	-	-	-	-	-	-	-	-	76.393.294
2 Receivables from regional or local governments	266	-	-	-	-	-	-	-	-	-	266
3 Receivables from administrative units and non-commercial enterprises	8.668	-	-	-	-	-	433.999	-	-	-	442.667
4 Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-	-	-
5 Receivables from international organizations	-	-	-	-	-	-	-	-	-	-	-
6 Receivables from banks and brokerage houses	-	-	5.369.047	-	739.331	-	546.952	-	-	-	6.655.330
7 Receivables from corporates	972.740	-	290.880	-	1.543.976	-	26.301.031	-	-	-	29.108.627
8 Retail receivables	226.511	-	97.007	-	-	-	8.639.549	-	-	-	8.963.067
9 Receivables secured by mortgages on property	-	-	-	785.356	2.123	-	-	-	-	-	787.479
10 Receivables secured by mortgages on commercial property	-	-	-	-	1.146.626	-	590.735	-	-	-	1.737.361
11 Past due receivables	-	-	-	-	18.553	-	11.731	-	-	-	30.284
12 Receivables defined in high risk category by BRSA	-	-	-	-	-	-	3.308.878	5.820.551	87.686	-	9.199.949
13 Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-	-	-
16 Other receivables	-	-	-	-	-	-	-	-	-	-	-
17 Equity share investments	496.703	-	1.883.731	-	-	5.663	3.306.391	-	-	-	5.692.488
<b>18 Total</b>	<b>78.098.182</b>	<b>-</b>	<b>7.640.665</b>	<b>785.356</b>	<b>3.450.609</b>	<b>8.645.212</b>	<b>31.190.839</b>	<b>3.308.878</b>	<b>5.820.551</b>	<b>87.686</b>	<b>139.010.812</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### d. Counterparty Credit Risk:

##### d.1. Qualitative disclosure on counterparty credit risk:

Derivatives and repurchase transactions in the calculation of counterparty credit risk are calculated according to the fair value in accordance with "Appendix-2 of Regulation on Measurement and Assessment of Capital Adequacy of Banks" published in the Official Gazette dated October 23, 2015 and numbered 29511. The sum of potential future exposures and positive replacement costs is taken in the calculation of the risk amount related to derivative transactions.

The Bank prepared "Charter on the Counterparty Credit Risk Management Policy and Implementation Procedures" in order to determine the basic principles that manage the counterparty credit risk and this regulation was approved by the Board of Directors. The Board of Directors periodically reviews and assesses the related policy.

##### d.2. Counterparty credit risk (CCR) approach analysis:

	Current Period	Replacement cost	Potential Future exposure	Alpha used for computing regulatory exposure at default	EEPE <sup>(*)</sup>	EAD post-CRM	RWA
1	Standardised Approach - CCR (for derivatives)	81.124	59.008				
2	Internal Model Method (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)			1,4		196.185	38.575
3	Simple Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)				-	-	-
4	Comprehensive Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)					-	-
5	Value-at-Risk (VaR) for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions					-	-
6	<b>Total</b>						<b>38.575</b>

(\*) Effective Expected Positive Exposure

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### d. Counterparty Credit Risk:

##### d.2. Counterparty credit risk (CCR) approach analysis(Continued):

	Prior Period	Replacement cost	Potential Future exposure	Alpha used for computing regulatory exposure at default	EEPE <sup>(*)</sup>	EAD post-CRM	RWA
1	Standardised Approach - CCR (for derivatives)	4.004	23.685			-	27.689
2	Internal Model Method (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)				-	-	-
3	Simple Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)				-	-	-
4	Comprehensive Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)					-	-
5	Value-at-Risk (VaR) for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions					-	-
6	<b>Total</b>						<b>27.689</b>

(\*) Effective Expected Positive Exposure

##### d.3. Capital requirement for credit valuation adjustment (CVA):

	Current Period		Prior Period	
	EAD post-CRM	RWA	EAD post-CRM	RWA
Total portfolios subject to the Advanced CVA capital obligation				
1 (i) VaR component (including the 3×multiplier)				-
2 (ii) Stressed VaR component (including the 3×multiplier)				-
3 All portfolios subject to the Standardised CVA capital obligation	196.185	284	27.689	27.689
4 <b>Total subject to the CVA capital obligation</b>	<b>196.185</b>	<b>284</b>	<b>27.689</b>	<b>27.689</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### VIII. Explanations Regarding Risk Management (Continued):

#### d. Counterparty Credit Risk (Continued):

##### d.4. CCR exposures by risk class and risk weights:

Current Period									
Risk Classes	Risk Weighted								Total credit exposure(*)
	0%	10%	20%	50%	75%	100%	150%	Other	
Receivables from central governments or central banks	12.500	-	-	-	-	-	-	-	12.500
Receivables from regional or local governments	-	-	-	-	-	-	-	-	-
Receivables from administrative units and non-commercial enterprises	-	-	-	-	-	-	-	-	-
Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-	-	-	-
Receivables from banks and brokerage houses	-	-	177.936	5.522	-	-	-	-	183.458
Receivables from corporates	-	-	-	-	-	227	-	-	227
Retail receivables	-	-	-	-	-	-	-	-	-
Receivables secured by mortgages on property	-	-	-	-	-	-	-	-	-
Past due receivables	-	-	-	-	-	-	-	-	-
Receivables defined in high risk category by BRSA	-	-	-	-	-	-	-	-	-
Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-
Securitisation positions	-	-	-	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-
Equity share investments	-	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>12.500</b>	<b>-</b>	<b>177.936</b>	<b>5.522</b>	<b>-</b>	<b>227</b>	<b>-</b>	<b>-</b>	<b>196.185</b>

(\*) Total credit risk represents the amount relating to CAR calculation after application of counterparty risk measurement techniques.

Prior Period									
Risk Classes	Risk Weighted								Total credit exposure(*)
	0%	10%	20%	50%	75%	100%	150%	Other	
Receivables from central governments or central banks	-	-	-	-	-	-	-	-	-
Receivables from regional or local governments	-	-	-	-	-	-	-	-	-
Receivables from administrative units and non-commercial enterprises	-	-	-	-	-	-	-	-	-
Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-	-	-	-
Receivables from banks and brokerage houses	-	-	-	-	-	27.689	-	-	27.689
Receivables from corporates	-	-	-	-	-	-	-	-	-
Retail receivables	-	-	-	-	-	-	-	-	-
Receivables secured by mortgages on property	-	-	-	-	-	-	-	-	-
Past due receivables	-	-	-	-	-	-	-	-	-
Receivables defined in high risk category by BRSA	-	-	-	-	-	-	-	-	-
Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-
Securitisation positions	-	-	-	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-
Equity share investments	-	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27.689</b>	<b>-</b>	<b>-</b>	<b>27.689</b>

(\*) Total credit risk represents the amount relating to CAR calculation after application of counterparty risk measurement techniques.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued)

#### VIII. Explanations Regarding Risk Management (Continued)

##### d. Counterparty Credit Risk (Continued):

##### d.5. Used collaterals for counterparty credit risk:

None (December 31, 2023:None).

##### d.6. Information on the risks of the Bank arising from purchased or sold credit derivatives:

None (December 31, 2023:None).

##### d.7. Information on risks of the Bank arising from central counterparty:

None (December 31, 2023:None).

##### e. Information To Be Announced To Public On Securitization:

None (December 31, 2023:None).

##### f. Market Risk:

##### f.1. Qualitative disclosure on market risk:

The Bank measures market risk by using the standard method in accordance with "Regulation on the Measurement and Assessment of the Capital Adequacy of Banks" dated October 23, 2015 and numbered 29511 and allocates legal capital on this basis. On the other hand, the market risk is also calculated by using the internal model for testing (Value at Risk) and the results found are supported by considering backtesting results. The market risk value (Value at Risk) calculated by using the internal model is calculated on a daily basis by using Variance-Covariance, EWMA, Monte Carlo and Historical Simulation methods and is reported to the top management.

The Board of Directors sets limits for these risks by considering the main risks and revises these limits periodically in line with market conditions and Bank's strategies. In addition, the Board of Directors ensures that the risk management unit and senior management take all necessary measures to identify, measure, prioritize, and reduce at an acceptable level and to manage the various risks that the Bank is exposed to.

Risks that positions held by the Bank under on-balance sheet and off-balance sheet accounts may occur due to fluctuations in financial markets are measured. Information about the market risk considered in the calculation of legal capital as follows.

##### f.2. Market risk under standardised approach:

		Current Period	Prior Period
		RWA	RWA
<b>Outright products</b>			
1	Profit rate risk (general and specific)	1.683.387	1.120.447
2	Equity share (general and specific)	-	-
3	Foreign exchange risk	1.554.425	2.199.503
4	Commodity risk	630.981	406.608
<b>Options</b>			
5	Simplified approach	-	-
6	Delta-plus method	-	-
7	Scenario approach	-	-
8	Securitisation	-	-
<b>9</b>	<b>Total</b>	<b>3.868.793</b>	<b>3.726.558</b>





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### g. Operational risk

Capital requirement for operational risk is calculated annually by using the Basic Indicator Method in accordance with Article 24 of the Regulation on the Measurement and Assessment of Capital Adequacy of Banks.

Current Period	2 PP Value	1 PP Tutar	CP Value	Total number of years for which gross income is positive	Rate (%)	Total
Gross Income	6.232.412	13.930.529	25.266.833	15.143.263	15	2.271.489
Amount subject to Operational Risk (Total*12,5)						
Current Period	2 PP Value	1 PP Tutar	CP Value	Total number of years for which gross income is positive	Rate (%)	Total
Gross Income	801.333	6.232.412	13.930.529	6.988.091	15	1.048.214
Amount subject to Operational Risk (Total*12,5)						

##### h. Qualitative Disclosure On Profit Rate Risk Arising From Banking Books:

##### h.1. Important assumptions including the nature of profit rate risk arising from banking books and the early repayment of loans and movements in deposits other than time deposits with measurement frequency of the profit rate risk:

Profit rate risk arising from banking books measures profit rate risk arising from on-balance sheet and offbalance sheet positions in the Bank's banking books by standard shock method.

The Bank calculates and measures legal ratio for profit rate risk arising from banking books on a monthly basis in accordance with "Regulation on Measurement and Assessment of Interest Rate Risk arising from Banking Books by Standard Shock Method" that have been published in Official Gazette numbered 28034 and dated August 23, 2011.

##### h.2. Economic value differences arising from profit rate fluctuations in accordance with Regulation on Measurement and Assessment of Profit Rate Risk arising from Banking Books by Standard Shock Method:

###### Current Period

Currency	Applied Shock (+/-x basis point)	Gains/ (Losses)	Gains/Equity (Losses/Equity) (%)
TRY	(+) 500bp	(447.722)	-1.97
TRY	(-) 400bp	409.392	1.80
USD Dolar	(+) 200bp	74.268	0.33
USD Dolar	(-) 200bp	(73.950)	-0.33
EUR	(+) 200bp	132.066	0.58
EUR	(-) 200bp	(135.410)	-0.60
Total (For Negative Shocks)	-	200.052	0.88
Total (For Positive Shocks)	-	(241.368)	(1.06)

###### Prior Period

Currency	Applied Shock (+/-x basis point)	Gains/ (Losses)	Gains/Equity (Losses/Equity) (%)
TRY	(+) 500bp	(376.964)	-2.38
TRY	(-) 400bp	342.087	2.16
USD Dolar	(+) 200bp	(63.222)	-0.40
USD Dolar	(-) 200bp	72.869	0.46
EUR	(+) 200bp	60.526	0.38
EUR	(-) 200bp	(66.314)	-0.42
Total (For Negative Shocks)	-	348.642	2.20
Total (For Positive Shocks)	-	(379.660)	(2.40)

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Information On Financial Structure And Risk Management (Continued):

#### IX. Explanations On Business Segments:

The Bank has operations in retail banking, corporate and entrepreneurial banking, specialized banking, investment banking and international banking areas.

Current Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	3.724.777	93.309.899	122.003.834	8.703.267	227.741.777
Total Liabilities	46.332.352	156.726.275	16.479.340	8.203.810	227.741.777
Net profit share income/(expense) (*)	2.147.137	11.221.487	(4.670.446)	202.630	8.900.808
Net fees and commissions income/(expense)	577.743	2.781.093	(892.087)	4.790	2.471.539
Other operating income/(expense)	2.343.809	6.827.704	(2.439.633)	(4.970.846)	1.761.034
Provision expenses	(126.652)	(877.217)	(14.674)	(13.217)	(1.031.760)
Profit/(loss) before tax	4.942.037	19.953.067	(8.016.840)	(4.776.643)	12.101.621
Provision for tax	-	-	-	(3.400.890)	(3.400.890)
Net profit / (loss) for the period	4.942.037	19.953.067	(8.016.840)	(8.177.533)	8.700.731

(\*) The distribution difference in the retail, commercial and corporate segments stems from fund allocation and fund collection methods of the Bank.

Prior Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	4.205.570	62.693.608	117.928.970	4.054.378	188.882.526
Total Liabilities	65.817.628	113.821.225	7.190.680	2.052.993	188.882.526
Net profit share income/(expense) (*)	824.232	4.688.338	982.696	(208.700)	6.286.566
Net fees and commissions income/(expense)	519.594	1.796.913	(23.463)	(11.884)	2.281.160
Other operating income/(expense)	1.947.858	2.008.531	(2.941)	(4.509.777)	(556.329)
Provision expenses	(74.335)	(267.470)	(87.957)	(64)	(429.826)
Profit/(loss) before tax	3.217.349	8.226.312	868.335	(4.730.425)	7.581.571
Provision for tax	-	-	-	(2.452.037)	(2.452.037)
Net profit / (loss) for the period	3.217.349	8.226.312	868.335	(7.182.462)	5.129.534

(\*) The distribution difference in the retail, commercial and corporate segments stems from fund allocation and fund collection methods of the Bank.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION FIVE

#### Explanations And Notes On The Unconsolidated Financial Statements

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet:

##### 1. a) Cash and balances with the Central Bank of Republic of Türkiye (CBRT):

	Current Period		Prior Period	
	TL	FC	TL	FC
Cash / Foreign Currency	132.420	774.423	77.430	319.727
CBRT	12.667.593	34.769.819	17.215.441	49.495.840
Other (*)	106.536	4.809.918	108.898	3.026.500
<b>Total</b>	<b>12.906.549</b>	<b>40.354.160</b>	<b>17.401.769</b>	<b>52.842.067</b>

(\*) As of December 31, 2024 it includes precious metal deposit account amounting to TL 2.827.751 (December 31, 2023: TL 186.469) and money in transit account amounting to TL 2.088.704 (December 31, 2023: TL 2.948.929)

##### b) Information related to CBRT:

	Current Period		Prior Period	
	TL	FC	TL	FC
Unrestricted demand deposit	8.077.543	6.853.708	13.772.897	22.032.535
Unrestricted time deposit	-	-	-	-
Restricted time deposit	-	-	-	-
Reserve requirements	4.590.050	27.916.111	3.442.544	27.463.305
<b>Total</b>	<b>12.667.593</b>	<b>34.769.819</b>	<b>17.215.441</b>	<b>49.495.840</b>

##### b.1) Explanations regarding the reserve requirement application:

The Bank establishes required reserves at the CBRT for Turkish currency and foreign currency liabilities in accordance with the CBRT's Communiqué No. 2005/1 on Reserve Requirements. Required reserves can be kept in Turkish Lira, US Dollar and/or Euro and standard gold according to the "Communiqué on Required Reserves" at the CBRT.

As of December 31, 2024, the Bank's applicable rates for Turkish lira required reserves are between 3% and 33%, depending on the maturity structure for participation funds and other liabilities and the applicable rates for FX required reserves are between 5% and 30% and the required reserves for precious metal deposit accounts are 22% and 26% depending on the maturity structure. The reserve requirement ratio for participation funds in FX (excluding participation funds of banks abroad and precious metal deposit accounts) is 4%.

##### 2. a. Information on banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
<b>Banks</b>				
Domestic	33.684	325.256	42.328	443.525
Foreign	-	18.224.117	50	13.391.989
Foreign Centres and Branches	-	-	-	-
<b>Total</b>	<b>33.684</b>	<b>18.549.373</b>	<b>42.378</b>	<b>13.835.514</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### b. Information on foreign bank accounts:

	Current Period		Prior Period	
	Unrestricted Period	Restricted Period	Unrestricted Period	Restricted Period
European Union Countries	3.898.173	-	2.840.346	-
USA, Canada	314.376	-	633.078	-
OECD Countries (*)	380	-	4.831	-
Off-shore Banking Regions	0	-	-	-
Other	14.011.188	-	9.913.734	-
<b>Total</b>	<b>18.224.117</b>	<b>-</b>	<b>13.391.989</b>	<b>-</b>

(\*) OECD countries except EU countries, USA and Canada.

##### 3. a. Explanation financial assets at fair value through profit/loss subject to repurchase agreements and given as collateral/blocked:

As of December 31, 2024, there is no amount subject to sales with repurchase agreements among the financial assets whose fair value difference is reflected in profit or loss (December 31, 2023: None).

The amount of blocked items given as collateral is TL 575.648 (December 31, 2023: TL 887.467).

##### b. Explanation financial assets at fair value through profit/loss:

	Current Period	Prior Period
Debt securities	2.744.131	3.255.346
Quoted on a stock exchange	1.051.001	1.699.889
Unquoted on a stock exchange (*)	1.693.130	1.555.457
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted on a stock exchange	-	-
Impairment provision (-)	4.346	4.034
<b>Total</b>	<b>2.739.785</b>	<b>3.251.312</b>

(\*) Includes debt securities that are listed on the stock exchange but are not traded at the end of the relevant period.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 4. Explanation Financial Assets At Fair Value Through Other Comprehensive Income:

###### a. Explanation financial assets valued at fair value through other comprehensive income subject to repurchase transactions, given as a guarantee or blocked:

As of 31 December 2024, there is no amount subject to sale transactions with promises of repurchase in assets reflected in other comprehensive income financial statements. (December 31, 2023: None). The amount of those blocked given as collateral is TL 2.862.451 (December 31, 2023: TL 3.274.518).

###### b. Financial assets valued at fair value through other comprehensive income:

	Current Period	Prior Period
Debt securities	13.676.046	12.145.754
Quoted on a stock exchange (*)	8.627.852	8.080.774
Unquoted on a stock exchange	5.048.194	4.064.980
Share certificates	7.659	7.659
Quoted on a stock exchange (*)	-	-
Unquoted on a stock exchange(**)	7.659	7.659
Impairment provision (-)	9.641	26.836
<b>Total</b>	<b>13.674.064</b>	<b>12.126.577</b>

(\*) Includes debt securities that are listed on the stock exchange but are not traded at the end of the relevant period.

(\*\*) The securities amounting to TL 7.659 under financial assets measured at fair value through other comprehensive income have been recorded in the financial statements at acquisition cost, as they are not traded in an active market.

##### 5. Information On Derivative Financial Assets:

###### a. Positive differences related to the derivative financial assets:

	Current Period		Prior Period	
	TL	FC	TL	FC
Swap Transactions	-	9.228	84	-
Forward Transactions	1.192	70.700	2.854	1.066
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
<b>Total</b>	<b>1.192</b>	<b>79.928</b>	<b>2.938</b>	<b>1.066</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 6. Information On Loans:

###### a. Information on all types of loans and advances given to shareholders and employees of the Bank:

	Current Period		Prior Period	
	Cash	Non-Cash	Cash	Non-Cash
Direct Loans to Bank Partners	304.831	-	1.201.000	-
Loans to Legal Person Partners	304.831	-	1.201.000	-
Loans to Real Person Partners	-	-	-	-
Indirect Loans to Bank Partners	3.885	-	3.637	-
Loans to Bank Members	3.885	-	3.637	-
<b>Total</b>	<b>308.716</b>	<b>-</b>	<b>1.204.637</b>	<b>-</b>

###### b. Information on standard loans and loans under close monitoring including restructured or rescheduled loans:

###### b1. Detailed table for standard loans and loans under close monitoring including restructured or rescheduled loans:

	Loans Under Close Monitoring			
	Standard Loans		Restructured Loans	
Cash Loans				
Current Period	Standard Loans	Loans Not subject to restructured loans	Loans with Revised Contract Terms	Refinance
<b>Loans</b>	<b>113.534.200</b>	<b>596.089</b>	<b>377.633</b>	<b>-</b>
Export Loans	-	-	-	-
Import Loans	8.114.028	17.943	-	-
Business Loans	66.567.599	422.379	377.633	-
Consumer Loans	2.511.474	4.319	-	-
Credit Cards	7.950	1.050	-	-
Loans Given To Financial Sector	24.059.897	-	-	-
Other (*)	12.273.252	150.398	-	-
Other Receivables	-	-	-	-
<b>Total</b>	<b>113.534.200</b>	<b>596.089</b>	<b>377.633</b>	<b>-</b>

(\*) The details of other loans are as follows:

Installment Commercial Loans	10.049.638
Loans Extended Abroad	2.307.906
Other Investment Loans	17.315
Other(*)	48.791

<b>Total</b>	<b>12.423.650</b>
--------------	-------------------

\*It consist of compensated non-cash loan amounts.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

#### 6. Information On Loans (Continued):

##### b1. Detailed table for standard loans and loans under close monitoring including restructured or rescheduled loans:

Cash Loans Prior Period	Standard Loans	Loans Not subject to restructured loans	Loans Under Close Monitoring	
			Loans with Revised Contract Terms	Restructured Loans Refinance
<b>Loans</b>	<b>66.772.054</b>	<b>345.887</b>	<b>181.519</b>	-
Export Loans	-	-	-	-
Import Loans	4.744.240	7.575	-	-
Business Loans	45.508.742	164.942	181.519	-
Consumer Loans	2.769.781	1.699	-	-
Credit Cards	-	-	-	-
Loans Given To Financial Sector	6.345.775	-	-	-
Other (*)	7.403.516	171.671	-	-
Other Receivables	-	-	-	-
<b>Total</b>	<b>66.772.054</b>	<b>345.887</b>	<b>181.519</b>	-

(\*) The details of other loans are as follows:

Installment Commercial Loans	5.808.797
Loans Extended Abroad	127.382
Other Investment Loans	1.606.919
Other(*)	32.089
<b>Total</b>	<b>7.575.187</b>

##### b2. Explanations on expected loss provisions for standard and closely monitored loans:

Current Period	Standard Loans	Loans Under Close Monitoring
Expected loss of provision for 12 Months	490.436	-
Substantial increase in credit risk	-	23.400
<b>Prior Period</b>	<b>Standard Loans</b>	<b>Loans Under Close Monitoring</b>
Expected loss of provision for 12 Months	354.090	-
Substantial increase in credit risk	-	29.943

##### c. Maturity analysis of cash loans:

Cash Loans Current period	Standard Qualified Loans	Restructured	
		Those Not Included in the Scope of Restructuring	Restructured
Short Term Loans	73.864.199	458.107	327.068
Medium and Long Term Loans	39.670.001	137.982	50.565
<b>Total</b>	<b>113.534.200</b>	<b>596.089</b>	<b>377.633</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

#### 6. Information On Loans (Continued):

##### d. Information on consumer loans, retail credit cards, loans given to personnel and personnel credit cards:

Current Period	Short-term	Medium and long-term	Total
<b>Consumer loans-TL</b>	<b>750</b>	<b>2.511.864</b>	<b>2.512.614</b>
Housing loans	160	2.457.721	2.457.881
Vehicle loans	553	42.820	43.373
Consumer loans	37	11.323	11.360
Other	-	-	-
<b>Consumer loans-FC Indexed</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Consumer loans-FC</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Retail credit cards-TL</b>	<b>8.294</b>	-	<b>8.294</b>
With installment	-	-	-
Without installment	8.294	-	8.294
<b>Retail credit cards-FC</b>	-	-	-
With installment	-	-	-
Without installment	-	-	-
<b>Personnel loans-TL</b>	<b>264</b>	<b>2.915</b>	<b>3.179</b>
Housing loans	-	2.185	2.185
Vehicle loans	264	640	904
Consumer loans	-	90	90
Other	-	-	-
<b>Personnel loans-FC indexed</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel loans-FC</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel credit cards-TL</b>	<b>706</b>	-	<b>706</b>
With installment	-	-	-
Without installment	706	-	706
<b>Personnel credit cards-FC</b>	-	-	-
With installment	-	-	-
Without-installment	-	-	-
<b>Overdraft account-TL(Real Person)</b>	-	-	-
<b>Overdraft account-FC(Real Person)</b>	-	-	-
<b>Total</b>	<b>10.014</b>	<b>2.741.568</b>	<b>2.771.480</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

#### 6. Information On Loans (Continued):

##### d. Information on commercial loans with installments and corporate credit cards:

Prior Period	Short-term	Medium and long-term	Total
<b>Consumer loans-TL</b>	<b>29.773</b>	<b>2.738.070</b>	<b>2.767.843</b>
Housing loans	11.877	2.596.282	2.608.159
Vehicle loans	5.470	120.900	126.370
Consumer loans	12.426	20.888	33.314
Other	-	-	-
<b>Consumer loans-FC indexed</b>	<b>-</b>	<b>-</b>	<b>-</b>
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Consumer loans-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Retail credit cards-TL</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Retail credit cards-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Personnel loans-TL</b>	<b>139</b>	<b>3.498</b>	<b>3.637</b>
Housing loans	-	2.061	2.061
Vehicle loans	139	1.273	1.412
Consumer loans	-	164	164
Other	-	-	-
<b>Personnel loans-FC indexed</b>	<b>-</b>	<b>-</b>	<b>-</b>
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel loans-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel credit cards-TL</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Personnel credit cards-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without-installment	-	-	-
<b>Overdraft account-TL(Real Person)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Overdraft account-FC(Real Person)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>29.912</b>	<b>2.741.568</b>	<b>2.771.480</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

#### 6. Information On Loans (Continued):

##### e. Explanation commercial loans with installments and corporate credit cards:

Current Period	Short-term	Medium and long-term	Total
<b>Commercial installment loans-TL</b>	<b>2.408.376</b>	<b>2.661.620</b>	<b>5.069.996</b>
Business loans	36.983	93.069	130.052
Vehicle loans	1.562.217	1.283.272	2.845.489
Consumer loans	809.176	1.285.279	2.094.455
Other	-	-	-
<b>Commercial installment loans-FC indexed</b>	<b>-</b>	<b>-</b>	<b>-</b>
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Commercial installment Loans-FC</b>	<b>53.758</b>	<b>385.768</b>	<b>439.526</b>
Business loans	-	15.445	15.445
Vehicle loans	46.020	275.599	321.619
Consumer loans	7.738	94.724	102.462
Other	-	-	-
<b>Corporate credit cards-TL</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Corporate credit cards-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Overdraft account-TL (Legal Entity)</b>	<b>869.000</b>	<b>-</b>	<b>869.000</b>
<b>Overdraft account-FC(Legal Entity)</b>	<b>3.671.116</b>	<b>-</b>	<b>3.671.116</b>
<b>Total</b>	<b>7.002.250</b>	<b>3.047.388</b>	<b>10.049.638</b>
Prior Period	Short-term	Medium and long-term	Total
<b>Commercial installment loans-TL</b>	<b>2.069.630</b>	<b>3.501.720</b>	<b>5.571.350</b>
Business loans	155.018	166.685	321.703
Vehicle loans	1.624.565	2.058.795	3.683.360
Consumer loans	290.047	1.276.240	1.566.287
Other	-	-	-
<b>Commercial installment loans-FC indexed</b>	<b>-</b>	<b>-</b>	<b>-</b>
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Commercial installment Loans-FC</b>	<b>20.841</b>	<b>197.230</b>	<b>218.071</b>
Business loans	23.065	-	23.065
Vehicle loans	18.409	112.867	131.276
Consumer loans	2.432	61.298	63.730
Other	-	-	-
<b>Corporate credit cards-TL</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Corporate credit cards-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Overdraft account-TL (Legal Entity)</b>	<b>17.488</b>	<b>-</b>	<b>17.488</b>
<b>Overdraft account-FC(Legal Entity)</b>	<b>1.888</b>	<b>-</b>	<b>1.888</b>
<b>Total</b>	<b>2.109.847</b>	<b>3.698.950</b>	<b>5.808.797</b>





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

#### 6. Information On Loans (Continued):

##### f) Allocation of loans by customers:

	Current Period	Prior Period
Public	3.290.413	5.232.563
Private	111.217.906	62.066.897
<b>Total</b>	<b>114.507.922</b>	<b>67.299.460</b>

##### g) Breakdown Of Domestic And Foreign Loans:

The distribution of loans excluding non-performing loans is as follows:

	Current Period	Prior Period
Domestic Loans	112.200.016	65.692.541
Foreign Loans	2.307.906	1.606.919
<b>Total</b>	<b>114.507.922</b>	<b>67.299.460</b>

##### h) Loans granted to subsidiaries and associates:

Loans given to subsidiaries and affiliates are as follows:

	Current Period		Prior Period	
	TL	FC	TL	FC
Direct loans to subsidiaries and affiliates	304.831	-	1.201.000	-
Indirect loans given to subsidiaries and affiliates	-	-	-	-
<b>Toplam</b>	<b>304.831</b>	<b>-</b>	<b>1.201.000</b>	<b>-</b>

##### i) Default Provisions For Loans (Third Stage) Provisions:

	Current Period	Prior Period
Loans and Receivables with Limited Collectability	132.456	20.019
Doubtful Loans and Other Receivables	265.244	23.905
Uncollectible Loans and Receivables	251.331	139.163
<b>Total</b>	<b>649.031</b>	<b>183.087</b>

##### h) Information On Non-Performing Loans And Receivables (Net):

##### h.1) Non-performing loans and receivables which are restructured or rescheduled:

None (December 31, 2023: None).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

#### 6. Information On Loans (Continued):

##### h.2) Movements of non-performing loans:

	III. Group Loans And Receivables With Limited Collectability	IV. Group Loans And Receivables With Doubtful Collectability	V. Group Uncollectible Loans And Receivables
<b>Current Period</b>			
Closing Balance Of Prior Period	42.980	39.959	159.937
Additions In The Current Period (+)	983.342	107.323	29.278
Transfers From Other Categories Of Non-Performing Loans (+)	-	578.091	178.456
Transfers To Other Categories Of Non-Performing Loans (-)	578.091	178.456	-
Collections In The Current Period (-)	164.538	66.069	65.362
Write Offs (-)	-	-	-
Sale (-)	-	-	-
Corporate And Commercial Loans	-	-	-
Retail Loans	-	-	-
Credit Cards	-	-	-
Other	-	-	-
Closing Balance Of The Current Period	283.693	480.848	302.309
Provision (-)	132.456	265.244	251.331
<b>Net balance at the balance sheet</b>	<b>151.237</b>	<b>215.604</b>	<b>50.978</b>

	III. Group Loans And Receivables With Limited Collectability	IV. Group Loans And Receivables With Doubtful Collectability	V. Group Uncollectible Loans And Receivables
<b>Prior Period</b>			
Closing Balance Of Prior Period	35.852	27.204	30.320
Additions In The Current Period (+)	205.681	125.511	122.876
Transfers From Other Categories Of Non-Performing Loans (+)	-	76.412	61.424
Transfers To Other Categories Of Non-Performing Loans (-)	76.412	61.424	-
Collections In The Current Period (-)	122.141	127.744	54.683
Write Offs (-)	-	-	-
Sale (-)	-	-	-
Corporate And Commercial Loans	-	-	-
Retail Loans	-	-	-
Credit Cards	-	-	-
Other	-	-	-
Closing Balance Of The Current Period	42.980	39.959	159.937
Provision (-)	20.019	23.905	139.163
<b>Net balance at the balance sheet</b>	<b>22.961</b>	<b>16.054</b>	<b>20.774</b>

##### h.3) Non-performing loans and other receivables in foreign currencies:

	III. Group Loans with Limited Collectability	IV. Group Doubtful Loans	V. Group Loss Loans
<b>Current Period</b>			
End Of Period Balance	5.310	3.509	16.948
Provision Amount (-)	2.503	2.074	15.850
<b>Total</b>	<b>2.807</b>	<b>1.435</b>	<b>1.098</b>

	III. Group Loans with Limited Collectability	IV. Group Doubtful Loans	V. Group Loss Loans
<b>Prior Period</b>			
End Of Period Balance	-	11.228	16.121
Provision Amount (-)	-	6.917	11.926
<b>Total</b>	<b>-</b>	<b>4.311</b>	<b>4.195</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued): 6. Information On Loans (Continued):

##### h.4) Gross and net non-performing loans and other receivables per customer categories:

	III. Group Loans With Limited Collectability	IV. Group Loans With Doubtful Collectability	V. Group Uncollectible Loans
<b>Current Period (Net)</b>	<b>151.237</b>	<b>215.604</b>	<b>50.978</b>
Loans To Individuals And Corporates (Gross)	283.693	480.848	302.309
Provision (-)	132.456	265.244	251.331
<b>Loans To Individuals And Corporates (Net)</b>	<b>151.237</b>	<b>215.604</b>	<b>50.978</b>
Banks (Gross)	-	-	-
Provision (-)	-	-	-
<b>Banks (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
<b>Other Loans (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Prior Period (Net)</b>	<b>22.961</b>	<b>16.054</b>	<b>20.774</b>
Loans To Real Persons And Legal Entities (Gross)	42.980	39.959	159.937
Specific Provision (-)	20.019	23.905	139.163
<b>Loans To Real Persons And Legal Entities (Net)</b>	<b>22.961</b>	<b>16.054</b>	<b>20.774</b>
Banks (Gross)	-	-	-
Provision (-)	-	-	-
<b>Banks (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other Loans And Receivables (Gross)	-	-	-
Provision (-)	-	-	-
<b>Other Loans And Receivables (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>

##### h.5) Information on profit share accrual accruals and valuation differences calculated for non-performing loans by banks allocating expected credit losses according to TFRS 9 and their equivalents:

	III. Group Limited Collection Loans	IV. Group Doubtful Loans	V. Group Loss Loans
<b>Current Period (Net)</b>	<b>17.328</b>	<b>35.698</b>	<b>2.589</b>
Profit Share Accruals And Valuation Differences	32.504	79.615	15.355
Provisions (-)	15.176	43.917	12.766
<b>Prior Period (Net)</b>	<b>1.469</b>	<b>1.049</b>	<b>1.488</b>
Profit Share Accruals And Valuation Differences	2.416	2.637	8.124
Provisions (-)	947	1.588	6.636

##### i) Liquidation Policy For Uncollectible Loans And Other Receivables:

The Bank initiates a legal process for the collection of receivables arising from credit transactions. The debtor's and debtor related's assets' together with process of cash conversion of the collaterals which constitute of the Bank receivables will be processed by the Bank and in addition to this process the Bank will try to collect and liquidate its receivables through administrative ways.

##### j) Information On "Write-Off" Policies:

In accordance with Article 8 of the "Regulation on the Procedures and Principles Regarding the Classification of Loans and Provisions to be Reserved for them", loans classified under "Fifth Group Loans of Loss" and which does not have reasonable expectations regarding the recovery of loans with a lifetime expected due to the default of the debtor or the provision of special provisions can be deducted from the records within the scope of TFRS 9 as of the first reporting period following their classification in this group. Deducting loans from records is an accounting practice that has no effect on withdrawal.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 6. Information On Loans (Continued):

##### j) Information on "Write-off" policies (continued):

It is an accounting practice to deduct loans that do not have the possibility to collect from the records within the scope of the above provision, does not mean that result in giving up the right to receivable.

The general policy of the Bank is to write-off the receivables which are deemed to be impossible to collect during the legal follow-up process from the assets in accordance with the decision taken by the top management of the bank. There is no cancellation of the loans brought because it is believed that it will not be possible to collect it in 2024. (December 31, 2023: None).

##### 7. Information on Financial Assets Measured at Amortized Cost:

##### a) Information on government debt securities measured at amortized cost:

	Current Period	Prior Period
Government Bonds	-	-
Treasury Bills	-	-
Other Government Securities	15.089.119	16.692.053
<b>Total</b>	<b>15.089.119</b>	<b>16.692.053</b>

##### b) Information on investment securities measured at amortized cost:

	Current Period	Prior Period
Debt Securities	15.089.119	16.692.053
Quoted on a stock Exchange	10.403.523	9.592.906
Unquoted (*)	4.685.596	7.099.147
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted	-	-
Impairment Provision (-)	-	-
<b>Total</b>	<b>15.089.119</b>	<b>16.692.053</b>

(\*)It also includes debt securities that are listed on the stock exchange but are not traded on the stock exchange at the end of the relevant period.

##### c) Information on the movements of financial assets valued at amortized cost during the year:

	Current Period	Prior Period
Balance at beginning of period	16.692.053	10.440.441
Foreign currency differences on monetary assets (*)	875.820	3.751.612
Purchases during period	4.759.960	2.500.000
Disposals through sales and redemptions	(7.238.714)	-
Impairment provision (-)	-	-
<b>Closing Balance</b>	<b>15.089.119</b>	<b>16.692.053</b>

(\*) This amount includes TL 159.293 income accrual. ( December 31, 2023: TL 1.490.267)



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 8. Information Lease Receivables (Net):

###### a. Presentation of remaining maturities of funds lent under finance lease method:

	Current Period		Prior Period	
	Gross	Net	Gross	Net
Less than a year	68.216	65.599	131.241	118.085
1 to 4 years	391.109	368.918	298.224	255.068
More than 4 years	-	-	11.400	9.673
<b>Total</b>	<b>459.325</b>	<b>434.517</b>	<b>440.865</b>	<b>382.826</b>

###### b. Information on net investments through finance lease:

	Current Period	Prior Period
Finance Lease Receivables (Gross)	459.325	440.865
Unearned Finance Lease Receivable (-)	24.808	58.039
<b>Receivable from finance leases (net)</b>	<b>434.517</b>	<b>382.826</b>

###### c. General explanation on finance lease contracts:

Finance lease contracts are realized in accordance with the related articles of Finance Lease, Factoring and Financing Companies Act numbered 6361. There are no restrictions due to finance lease contracts, no renewals or contingent rent payments that materially affect the financial statements.

Information on leasing receivables:

	Standard Loans	Leasing Receivables Under Close Monitoring	
		Leasing receivables not subject to restructured loans	Restructured or rescheduled
Financial Leasing		Leasing Receivables with Revised Contract Terms	Refinance
<b>Current Period</b>			
Finance lease receivables (Net)	424.659	-	9.858
<b>Prior Period</b>			
Finance lease receivables (Net)	382.826	-	-

##### 9. Information on assets held for sale and assets of discontinued operations:

Financial assets held for sale consist of tangible assets acquired due to receivables.

	Current Period	Prior Period
Opening balance	8.283	5.242
Additions	176.062	4.164
Disposals	18.282	1.123
Transfers	-	-
Impairment (-)	-	-
<b>Closing balance(*)</b>	<b>166.063</b>	<b>8.283</b>

\* The Bank's assets held for sale amounting to TL 141.950 are subject to a right of repurchase (December 31, 2023: None). The Bank's assets held for sale are not subject to a right of preemption (December 31, 2023: None).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 10. Information On Associates:

###### a. Associates (Net):

###### a.1 Information on unconsolidated associates:

The Bank became a shareholder of Katılım Finans Kefalet A.Ş., which was established with the aim of creating a guarantee system in accordance with the principles and principles of Participation Banking, with a participation fee of TL 67.500 on April 30, 2023. (December 31, 2023: 22.500) The total capital of the company is TL 600.000 and the Bank's total participation amount is TL 90.000, which corresponds to 15%. The remaining TL will 22.500 be paid within 1 years. There is a member of the board of directors in the company to represent the Bank's shares.

Title	Address (City/Country)	If the Parent Bank's Share Ratio is Different Voting Rate (%)	Share Ratio of Other Partners (%)
Katılım Finans Kefalet A.Ş.	İstanbul/Türkiye	15%	85%
		Current Period	Prior Period
Balance at the beginning of the year		22.500	-
Movements during the year		-	-
Capital Increment		45.000	22.500
Purchasing / New Company Establishment		-	-
Bonus Shares Received		-	-
Dividends from current year income		-	-
Sales		-	-
Revaluation increase		-	-
Impairment provision (-)		-	-
Balance at the end of the year		67.500	22.500
Capital commitments		22.500	67.500

**Share percentage at the end of the year (%)** **15** **15**

###### a.2 Information on consolidated associates:

None (December 31, 2023: None).

###### b. Information on subsidiaries (Net):

###### b.1 Information on unconsolidated subsidiaries:

Emlak Menkul Değerler A.Ş., which is owned by the Bank by 50%, has been reported to be bankrupt in the Audit Report prepared by Court of Account dated October 31, 2018. Emlak Menkul Değerler A.Ş. has not been consolidated as of December 31, 2024 and December 31, 2023.

###### b.2 Information on consolidated subsidiaries:

Emlak Varlık Kiralama A.Ş., which is a 100% subsidiaries of the Bank, was established and registered to the trade registry in August, 5 2019 with the permission taken from "Banking Regulation and Supervision Agency" and "Capital Markets Board of Türkiye". Emlak Varlık Kiralama A.Ş. has been founded to operate lease certificate according to rulings of Capital Markets Board of Türkiye which was dated June 7, 2013 and numbered 28760 serial: 3 no: 61.1 published in Official Gazette. Emlak Varlık Kiralama A.Ş. was established and began to operate on August 5, 2019 with TL 50 capital amount paid by the Main Shareholder Bank.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### II. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### b.Information on subsidiaries (Net) (Continued):

##### b.2 Information on consolidated subsidiaries (Continued):

Emlak Katılım Varlık Kiralama A.Ş., 100% subsidiaries of the Bank was established and registered to the trade registry in January 20, 2020 with the permission taken from “Banking Regulation and Supervision Agency” and “Capital Markets Board of Türkiye”. Within the framework of the CMB’s Communiqué on Lease Certificates (III-61.1) published in the Official Gazette dated June 7, 2013 and numbered 28760, Emlak Katılım Varlık Kiralama A.Ş. was established on December 16, 2019, with a capital of TL 50 and started its activity.

	Name	Address (City/Country)	Operating Subject	Bank's share percentage (%)	Direct and Indirect Share Percentages (%)
1	Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Kira Sertifikası İhracı	100	100
2	Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Kira Sertifikası İhracı	100	100

The values stated in the table below are taken from the audited financial statements of Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş.'s dated December 31, 2024, which have not been subjected to inflation accounting.

	Total Assets	Shareholder's equity	Total fixed assets	Dividend or profit share income	Income from marketable securities	Current period income/loss	Prior period income/loss	Fair Value
1	8.001.667	45.264	-	2.863.505	-	26.750	18.454	-
2	15.737.928	122	-	5.277.741	-	72	-	-

##### b.2.1 Movement information on subsidiaries:

	Current Period	Prior Period
Amount at the beginning of the period	100	100
Movements inside the term	-	-
Purchases / new incorporations / capital increases	-	-
Bonus shares	-	-
Profit received from current year share	-	-
Sales	-	-
Revaluation increases	-	-
Impairments	-	-
Amount at the end of the period	100	100
Capital commitments	-	-
<b>Share Of The Capital At The End Of The Period (%)</b>	<b>100</b>	<b>100</b>

##### b.2.2 Information on investments in joint-ventures:

None (December 31, 2023: None).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 11. Information on tangible assets:

Current Period	Immovables(*)	Leased tangible assets	Vehicles	Other TA	Total
<b>Cost</b>					
Opening balance: January 1, 2023	737.636	-	181.399	346.931	1.265.966
Additions	328.490	-	11.171	78.893	418.554
Revaluation differences	-	-	-	-	-
Disposals	-	-	-	(755)	(755)
Impairment losses(-)/ Reversal of impairment	-	-	-	-	-
Transfers	(99.721)	-	(13.385)	113.106	-
<b>Ending balance: December 31, 2023</b>	<b>966.405</b>	<b>-</b>	<b>179.185</b>	<b>538.175</b>	<b>1.683.765</b>
<b>Accumulated depreciation (-)</b>					
Opening balance: January 1, 2023	130.239	-	39.673	173.198	343.110
Depreciation expense	77.217	-	32.246	84.240	193.703
Reversal of depreciation of the disposed assets	-	-	-	612	612
Transfers	-	-	-	-	-
<b>Ending balance: December 31, 2023</b>	<b>207.456</b>	<b>-</b>	<b>71.919</b>	<b>258.050</b>	<b>537.425</b>
<b>Total cost at the end of the year</b>	<b>966.405</b>	<b>-</b>	<b>179.185</b>	<b>538.175</b>	<b>1.683.765</b>
<b>Total accumulated depreciation at the end of the year</b>	<b>(207.456)</b>	<b>-</b>	<b>(71.919)</b>	<b>(258.050)</b>	<b>(537.425)</b>
<b>Closing net book values</b>	<b>758.949</b>	<b>-</b>	<b>107.266</b>	<b>280.125</b>	<b>1.146.340</b>

(\*) As of December 31, 2024, historical value of movables and real estates that are accounted for as a right of use is amounting to TL 966.405 (December 31, 2023: TL 737.636), in accordance with the “IFRS 16 Leases” standard, and the depreciation amount is TL 207.456 (December 31, 2023: TL 130.239)

Prior Period	Immovables(*)	Leased tangible assets	Vehicles	Other TA	Total
<b>Cost</b>					
Opening balance: January 1, 2023	274.238	-	76.793	277.823	628.854
Additions	464.198	-	105.625	69.108	638.931
Revaluation differences	-	-	-	-	-
Disposals	(800)	-	(1.019)	-	(1.819)
Impairment losses(-)/ Reversal of impairment	-	-	-	-	-
Transfers	-	-	-	-	-
<b>Ending balance: December 31, 2023</b>	<b>737.636</b>	<b>-</b>	<b>181.399</b>	<b>346.931</b>	<b>1.265.966</b>
<b>Accumulated depreciation (-)</b>					
Opening balance: January 1, 2023	67.955	-	20.089	108.522	196.566
Depreciation expense	62.284	-	19.451	64.584	146.319
Reversal of depreciation of the disposed assets	-	-	133	92	225
Transfers	-	-	-	-	-
<b>Ending balance: December 31, 2023</b>	<b>130.239</b>	<b>-</b>	<b>39.673</b>	<b>173.198</b>	<b>343.110</b>
<b>Total cost at the end of the year</b>	<b>737.636</b>	<b>-</b>	<b>181.399</b>	<b>346.931</b>	<b>1.265.966</b>
<b>Total accumulated depreciation at the end of the year</b>	<b>(130.239)</b>	<b>-</b>	<b>(39.673)</b>	<b>(173.198)</b>	<b>(343.110)</b>
<b>Closing net book values</b>	<b>607.397</b>	<b>-</b>	<b>141.726</b>	<b>173.733</b>	<b>922.856</b>

(\*) As of December 31, 2023, historical value of movables and real estates that are accounted for as a right of use is amounting to TL 737.636 (December 31, 2022: TL 274.238), in accordance with the “IFRS 16 Leases” standard, and the depreciation amount is TL 130.239 (December 31, 2022: TL 67.995)



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 12. Information On Intangible Assets:

Current Period	Intangible Assets
<b>Cost</b>	
Opening balance: January 1, 2024	314.431
Additions	347.426
Disposals	-
<b>Ending balance: December 31, 2024</b>	<b>661.857</b>
<b>Accumulated depreciation(-)</b>	
Opening balance: January 1, 2024	(64.067)
Depreciation expense	(49.733)
Reversal of depreciation of the disposed assets	-
<b>Ending balance: December 31, 2024</b>	<b>(113.800)</b>
<b>Total cost at the end of the year</b>	<b>661.857</b>
<b>Total accumulated depreciation at the end of the year</b>	<b>(113.800)</b>
<b>Closing Net Book Value</b>	<b>548.057</b>
Prior Period	Intangible Assets
<b>Cost</b>	
Opening balance: January 1, 2023	151.026
Additions	163.405
Disposals	-
<b>Ending balance: December 31, 2023</b>	<b>314.431</b>
<b>Accumulated depreciation(-)</b>	
Opening balance: January 1, 2023	(50.613)
Depreciation expense	(13.454)
Reversal of depreciation of the disposed assets	-
<b>Ending balance: December 31, 2023</b>	<b>(64.067)</b>
<b>Total cost at the end of the year</b>	<b>314.431</b>
<b>Total accumulated depreciation at the end of the year</b>	<b>(64.067)</b>
<b>Closing Net Book Value</b>	<b>250.364</b>

##### 12. Information On Investment Property:

None (December 31, 2023: None).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### I. Explanations And Notes Related To Assets Accounts Of The Balance Sheet (Continued):

##### 13. Information Related To Deferred Tax Asset:

	Current Period	Prior Period
Lease certificates rediscount income	2.606.403	1.060.819
Free provisions allocated for possible losses	2.250.000	855.130
Expected Loss Provisions	239.329	187.412
Provisions for retirement premium and vacation pay liabilities	351.444	96.952
Prepaid wages and commissions and unearned income	108.001	110.388
Securities valuation differences	153.623	72.000
TFRS 16 allowance	19.656	19.999
Derivative financial instruments	13.986	8.160
Other debt and expense provisions	723.303	433.780
<b>Deferred Tax Asset</b>	<b>6.465.745</b>	<b>2.844.640</b>
Securities valuation differences	-	307.628
Derivative instruments	28.815	769
Profit share rediscount	1.875.146	796.854
Difference between book value and tax value of tangible fixed assets	82.905	26.200
Other	-	-
<b>Deferred Tax Liability</b>	<b>1.986.866</b>	<b>1.131.451</b>
<b>Deferred Tax Asset (Net)</b>	<b>4.478.879</b>	<b>1.713.189</b>

##### 14. Breakdown Of Items In Other Assets Except Commitments Presented In Off-Balance Sheet, Which Exceed 10% Of The Balance Sheet Total And Breakdown Of Items Which Constitute At Least 20% Of Grand Total:

As of the balance sheet date, the Bank's total other assets are TL 3.105.263 (December 31, 2023: TL 2.487.679) and do not exceed 10% of the total assets.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### II. Explanations And Notes Related To Liabilities:

##### 1. Information On Funds Collected:

###### a. Information on maturity structure of funds collected:

Current Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
<b>I. Real Persons Current Accounts Non-Trade TL</b>	951.719	-	-	-	-	-	-	-	951.719
<b>II. Real Persons Participation Accounts Non-Trade TL(*)</b>	-	2.929.355	1.002.487	386.374	163.446	188.545	107.816	-	4.778.023
<b>III. Current Account Other-TL</b>	6.065.058	-	-	-	-	-	-	-	6.065.058
Public Sector	418.333	-	-	-	-	-	-	-	418.333
Commercial Institutions	5.330.026	-	-	-	-	-	-	-	5.330.026
Other Institutions	27	-	-	-	-	-	-	-	27
Commercial And Other Institutions	107.652	-	-	-	-	-	-	-	107.652
Banks And Participation Banks	209.020	-	-	-	-	-	-	-	209.020
Central Bank Of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	209.020	-	-	-	-	-	-	-	209.020
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>IV. Participation Accounts-TL</b>	-	29.426.145	16.082.586	2.243.890	673.890	2.226.611	-	-	50.653.122
Public Sector	-	13.361.213	6.721.826	1.000.838	370.258	1.205.427	-	-	22.659.562
Commercial Institutions	-	11.865.782	3.211.772	1.142.403	303.632	6.105	-	-	16.529.694
Other Institutions	-	2.213.350	3.239.027	-	-	1.015.079	-	-	6.467.456
Commercial And Other Institutions	-	399.521	839.408	-	-	-	-	-	1.238.929
Banks And Participation Banks	-	1.586.279	2.070.553	100.649	-	-	-	-	3.757.481
<b>V. Real Persons Current Accounts Non-Trade FC</b>	15.708.669	-	-	-	-	-	-	-	15.708.669
<b>VI. Real Persons Participation Accounts Non-Trade FC</b>	-	5.721.741	10.014.021	40.648	30.395	10.781	-	-	15.817.586
<b>VII. Other Current Accounts FC</b>	45.494.664	-	-	-	-	-	-	-	45.494.664
Residents In Türkiye- Corporate	20.499.045	-	-	-	-	-	-	-	20.499.045
Residents Abroad-Corporate	22.689.645	-	-	-	-	-	-	-	22.689.645
Banks And Participation Banks	2.305.974	-	-	-	-	-	-	-	2.305.974
Central Bank Of Türkiye	141.412	-	-	-	-	-	-	-	141.412
Domestic Banks	1.737.651	-	-	-	-	-	-	-	1.737.651
Foreign Banks	426.911	-	-	-	-	-	-	-	426.911
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>VIII. Participation Accounts Other-FC</b>	-	16.560.953	3.468.445	369.121	115.981	-	-	-	20.514.500
Public Sector	-	445.478	226.592	-	-	-	-	-	672.070
Commercial Institutions	-	11.243.396	2.770.363	369.121	115.981	-	-	-	14.498.861
Other Institutions	-	675.541	3.169	-	-	-	-	-	678.710
Commercial And Other Institutions	-	4.136.475	468.321	-	-	-	-	-	4.604.796
Banks And Participation Banks	-	60.063	-	-	-	-	-	-	60.063
<b>IX. Precious Metals Deposits</b>	2.842.175	2.264.043	667.257	66.226	1.568	5.472	145	-	5.846.886
<b>X. Participation Accounts Special Fund Pools TL</b>	-	358.625	461.816	6.013	-	-	-	-	826.454
Residents In Türkiye	-	358.625	461.816	6.013	-	-	-	-	826.454
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>XI. Participation Accounts Special Fund Pools - FC</b>	-	-	-	-	-	-	-	-	-
Residents In Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>Total (I+II+...+IX+X+XI)</b>	<b>71.062.285</b>	<b>57.260.862</b>	<b>31.696.612</b>	<b>3.112.272</b>	<b>985.280</b>	<b>2.431.409</b>	<b>107.961</b>	<b>-</b>	<b>166.656.681</b>

The Participation account balance includes TL 892.480 opened under the "Foreign Exchange-Protected Turkish Lira Time Deposit" scheme, published by the CBRT in the Official Gazette No.31696 on December 21, 2021, and TL 1.696.124 opened under the "Yuvam Accounts" scheme, published in the Official Gazette No.31737 on February 1, 2022.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### II. Explanations And Notes Related To Liabilities (Continued):

##### 1. Information On Funds Collected (Continued):

###### a. Information on maturity structure of funds collected (Continued):

Prior Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
<b>I. Real Persons Current Accounts Non-Trade TL</b>	781.376	-	-	-	-	-	-	-	781.376
<b>II. Real Persons Participation Accounts Non-Trade TL(*)</b>	-	9.436.238	3.687.463	883.373	190.795	713.409	227.127	-	15.138.405
<b>III. Current Account other-TL</b>	6.319.101	-	-	-	-	-	-	-	6.319.101
Public Sector	95.068	-	-	-	-	-	-	-	95.068
Commercial Institutions	3.824.771	-	-	-	-	-	-	-	3.824.771
Other Institutions	1	-	-	-	-	-	-	-	1
Commercial And Other Institutions	36.755	-	-	-	-	-	-	-	36.755
Banks and Participation Banks	2.362.506	-	-	-	-	-	-	-	2.362.506
Central Bank Of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	2.362.506	-	-	-	-	-	-	-	2.362.506
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>IV. Participation Accounts-TL</b>	-	21.335.831	10.912.720	509.179	19.617	2.040.700	-	-	34.818.047
Public Sector	-	5.997.846	1.334.736	244.220	-	6.063	-	-	7.582.865
Commercial Institutions	-	12.512.878	5.327.649	139.351	14.952	1.591.822	-	-	19.586.652
Other Institutions	-	1.699.819	37.316	-	-	-	-	-	1.737.135
Commercial and Other Institutions	-	1.022.832	2.803.886	125.608	4.665	442.815	-	-	4.399.806
Banks and Participation Banks	-	102.456	1.409.133	-	-	-	-	-	1.511.589
<b>V. Real Persons Current Accounts Non-Trade FC</b>	26.522.486	-	-	-	-	-	-	-	26.522.486
<b>VI. Real Persons Participation Accounts Non-Trade FC</b>	-	3.493.552	248.923	42.297	61.886	33.363	10.344	-	3.890.365
<b>VII. Other Current Accounts FC</b>	55.255.620	-	-	-	-	-	-	-	55.255.620
Residents In Türkiye- Corporate	17.684.685	-	-	-	-	-	-	-	17.684.685
Residents Abroad-Corporate	36.804.911	-	-	-	-	-	-	-	36.804.911
Banks and Participation Banks	766.024	-	-	-	-	-	-	-	766.024
Central Bank Of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	766.024	-	-	-	-	-	-	-	766.024
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>VIII. Participation Accounts other-FC</b>	-	3.661.601	570.150	55.690	135	855	-	-	4.288.431
Public sector	-	153.936	-	-	-	-	-	-	153.936
Commercial institutions	-	2.821.103	507.954	55.690	135	855	-	-	3.385.737
Other institutions	-	6.013	1.963	-	-	-	-	-	7.976
Commercial and Other Institutions	-	680.549	60.233	-	-	-	-	-	740.782
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
<b>IX. Precious Metals Deposits</b>	2.034.626	1.089.434	389.630	22.634	1.508	2.953	-	-	3.540.785
<b>X. Participation Accounts Special Fund Pools TL</b>	-	269.058	254.212	-	404.524	14.508	-	-	942.302
Residents In Türkiye	-	269.058	254.212	-	404.524	14.508	-	-	942.302
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>XI. Participation Accounts Special Fund Pools - FC</b>	-	-	-	-	-	-	-	-	-
Residents In Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>Total (I+II+...+IX+X+XI)</b>	<b>90.913.209</b>	<b>39.285.714</b>	<b>16.063.098</b>	<b>1.513.173</b>	<b>678.465</b>	<b>2.805.788</b>	<b>237.471</b>	<b>-</b>	<b>151.496.918</b>

Participation account balance, TL 3.393.717 "Exchange Rate Protected Turkish Lira Time Deposit" opened within the scope of the announcement of the Ministry of Treasury and Finance of the Republic of Türkiye dated December 24, 2021, the product "Foreign Currency Conversion" published by the CBRT in the Official Gazette No. 31696 dated December 21, 2021. It also includes the balances of TL 5.629.942 opened within the scope of "Exchange-Protected Turkish Lira Time Deposit" and TL 7.524.046 opened within the scope of the product "Yuvam Accounts" published in the Official Gazette dated February 1, 2022 and numbered 31737.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

**Explanations And Notes On The Unconsolidated Financial Statements (Continued):****II. Explanations And Notes Related To Liabilities (Continued):****1. Information On Funds Collected (Continued):****b) Saving deposits and other deposits accounts insured by Saving Deposit Insurance Fund:****b.1) Exceeding the limit of Insurance Fund:**

Information on real persons' current and participation accounts not subject to trading transactions under the guarantee of insurance and exceeding the limit of Insurance Fund:

	Under The Quarantee Of Insurance		Exceeding The Quarantee Of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Real persons' current and participation accounts not subject to trading transactions	5.310.927	3.892.726	37.415.268	46.003.044
Turkish Lira accounts	2.150.599	1.722.154	4.394.603	15.134.112
Foreign currency accounts	3.160.328	2.170.572	33.020.665	30.868.932
Foreign branches' deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities' insurance	-	-	-	-

Information on legal persons' current and participation accounts under the guarantee of insurance and exceeding the limit of Insurance Fund:

	Under The Quarantee Of Insurance		Exceeding The Quarantee Of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Legal persons' current and participation accounts	3.708.942	2.342.310	90.131.749	86.433.036
Turkish Lira accounts	1.598.473	1.122.028	28.034.415	28.429.929
Foreign currency accounts	2.110.469	1.220.282	62.097.334	58.003.107
Foreign branches' deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities' insurance	-	-	-	-

Funds collected by Participation Banks (except foreign branches) from current and participation accounts denominated in Turkish Lira or foreign currency up to a limit of maximum TL 650 (including both capital and profit shares) for each real person is under the guarantee of Saving Deposit Insurance Fund in accordance with the Banking Law numbered 5411.

**b.2) Funds collected which are not under the guarantee of insurance fund:**

Funds collected of real persons which are not under the guarantee of insurance fund:

	Current Period	Prior Period
Foreign Branches' Profit Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board Of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	11.421	2.263
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Türkiye in order to engage solely in Off-Shore Banking Activities	-	-

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

**Explanations And Notes On The Unconsolidated Financial Statements (Continued):****II. Explanations And Notes Related To Liabilities (Continued):****1. Information On Funds Collected (Continued):****b.2) Funds collected which are not under the guarantee of insurance fund (Continued):**

Funds collected of legal persons which are not under the guarantee of insurance fund:

	Current Period	Prior Period
Foreign Branches' Profit Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board Of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	37.732	17.944
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Türkiye in order to engage solely in Off-Shore Banking Activities	-	-

**2. Information On Loans:****a.1 Information on the type of loan received:**

	Current Period		Prior Period	
	TL	FC	TL	FC
Syndication loans	-	-	-	-
Wakale loans	188.750	812.046	242.905	1.004.966
Loans obtained from Issued Lease certificates (Sukuk)	15.737.411	0	9.931.931	-
Other	0	1.411.034	-	-
<b>Total</b>	<b>15.926.161</b>	<b>2.223.080</b>	<b>10.174.836</b>	<b>1.004.966</b>

**a.2 Information on banks and other financial institutions:**

	Current Period		Prior Period	
	TL	FC	TL	FC
Loans from CBRT	-	-	-	-
Loans from domestic banks and institutions	15.785.161	463.290	10.174.836	472.290
Loans from foreign banks, institutions and funds	141.000	1.759.790	-	532.676
<b>Total</b>	<b>15.926.161</b>	<b>2.223.080</b>	<b>10.174.836</b>	<b>1.004.966</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### II. Explanations And Notes Related To Liabilities (Continued):

##### 2. Information On Received Loans (Continued):

###### a.3 Maturity analysis of funds borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Short-Term	7.296.646	469.511	5.952.220	547.638
Medium and Long-Term	8.629.515	1.753.569	4.222.616	457.328
<b>Total</b>	<b>15.926.161</b>	<b>2.223.080</b>	<b>10.174.836</b>	<b>1.004.966</b>

###### a.4 Additional disclosures on concentration areas of Bank's liabilities:

The Bank does not have concentration on customer or sector group providing funds (December 31, 2023: None).

##### 3. Information On Derivative Financial Liabilities Held For Trading:

	Current Period		Prior Period	
	TL	FC	TL	FC
Forward Transactions	1.090	17.487	2.612	-
Swap Transactions	11.995	-	24.587	-
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
<b>Total</b>	<b>13.085</b>	<b>17.487</b>	<b>27.199</b>	<b>-</b>

##### 4. Lease Payables:

	Current Period		Prior Period	
	TL	FC	TL	FC
Less than 1 year	129.855	-	83.294	-
Between 1-5 years	524.888	-	330.463	-
Over 5 years	85.222	-	93.562	-
<b>Total</b>	<b>739.965</b>	<b>-</b>	<b>507.319</b>	<b>-</b>

##### 5. Information On Hedging Derivative Financial Liabilities:

None (December 31, 2023:None).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### II. Explanations And Notes Related To Liabilities (Continued):

##### 6. Information On Provisions:

###### a) Information on provisions for employee rights:

As of the balance sheet date, the Bank's employment termination benefits provision amounting to TL 60.565 (December 31, 2023: TL 32.146), vacation pay provision amounting to TL 55.435 (December 31, 2023: 25.761 TL), performance premium provision of TL 1.300.00 (December 31, 2023: TL 501.000). There is a total provision for employee rights of TL 1.416.000 (December 31, 2023: 558.907 TL).

The Bank reflected the employee termination benefits provision in the financial statements using the actuarial valuation method specified in TAS 19. In this context, the following actuarial assumptions were used in calculating total liabilities.

	Current Period	Prior Period
Discount Rate (%)	26,67	24,60
Estimated Increase Rate Of Salary Ceiling (%)	23,49	21,56
Reel discount rate	2,25	2,50

Movement of the provision for employment termination benefits in the balance sheet:

	Current Period	Prior Period
Prior period ending balance	32.146	38.248
Change in the period	14.366	25.471
Actuarial (gain) / loss	14.053	(31.573)
<b>Balance at the end of the period</b>	<b>60.565</b>	<b>32.146</b>

###### b) Retirement benefits :

According to the technical balance sheet reports prepared using the technical interest rate of 9,80% specified in Law No. 5754, published in the Official Gazette No. 26870 on May 8, 2008, no technical deficit was reported for the Fund as of December 31, 2024, and December 31, 2023.

As of the balance sheet date, the Bank's liability related to benefits to be transferred to the Social Security Institution (SGK) corresponds to the estimated payment amount required at the time of transfer. The actuarial parameters and results used in measuring this amount reflect the provisions of Law No. 5754, published in the Official Gazette No. 26870 on May 8, 2008, regarding retirement and healthcare benefits to be transferred to SGK (such as a 9,80% real discount rate).

The liability amount for transfer-related benefits is calculated based on largely fixed and predetermined assumptions under the new law. However, the final amount of the Bank's liability at the time of transfer may vary depending on factors such as the discount rate, inflation, salary increases, number of participants, and attrition rates.

	Current Period	Prior Period
<b>Opening – Beginnig of Period Assets</b>	<b>20.411.236</b>	<b>9.609.837</b>
Actual Return on Fund Assets	11.663.060	7.737.805
Employer Contributions	5.457.963	2.969.551
Employee Contributions	3.972.240	2.145.456
Paid Benefits -	(3.975.154)	(2.051.413)
<b>Total Assets at Period End</b>	<b>37.529.345</b>	<b>20.411.236</b>

According to the relevant Actuarial Report, the Fund's surplus amounts to TL 75,572,898 as of December 31, 2024 (December 31 2023: TL 42.138.296).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### II. Explanations And Notes Related To Liabilities (Continued):

##### 6. Information On Provisions:

##### b. Retirement benefits (Continued):

	Current Period	Prior Period
Non Medical Assets	37.529.345	20.411.236
Actual and Technical Overrun	75.572.898	42.138.296

The principal actuarial assumptions used are as follows:

Discount Rate	Current Period	Prior Period
Pension benefits transferable to SSI	9,80%	9,80%
Post employment medical benefits transferable to SSI	9,80%	9,80%

The distribution of the Fund's total assets as of December 31, 2024, and December 31, 2023, is shown below:

	Current Period	Prior Period
Banks	2.405.748	3.753.005
Tangible asset	7.260.000	4.800.000
Marketable securities	21.290.395	11.260.039
Other	6.573.202	598.192
<b>Total</b>	<b>37.529.345</b>	<b>20.411.236</b>

##### c) Other Provisions:

	Current Period	Prior Period
Free provisions allocated for possible losses (*)	7.500.000	2.850.432
Provisions allocated from profit shares to be distributed to profit sharing accounts	914.340	281.150
Non-cash loans first and second stage expected loss provisions	279.732	131.301
Provisions for cases on trial	9.644	4.552
Impairment provision	2.466	3.275
<b>Total</b>	<b>8.706.182</b>	<b>3.270.710</b>

(\*) Total provision amounting to TL 7.500.000 includes TL 2.850.432 of which provided in prior year by the Bank management which is not within the requirements of BRSA Accounting and Financial Reporting Legislation, TL 480.432 of which reversed in the current period and TL 5.130.000 of which reserved in the current period. (December 31, 2023 : TL 2.850.432).

##### d) Information on provisions for foreign exchange losses on foreign currency indexed loans and financial lease receivables:

None (December 31, 2023: None).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### II. Explanations And Notes Related To Liabilities (Continued):

##### 7. Information On Taxes Payable:

##### a. Explanations on current tax liability:

##### a.1. Explanations on tax provision:

As of December 31, 2024, the Bank's remaining tax liability after deducting the provisional taxes paid from the corporate tax is TL 1.664.243. (December 31, 2023: TL 1,082,213).

##### a.2. Information on taxes payable:

	Current Period	Prior Period
Corporate Tax Payable	1.664.243	1.082.213
BSMV	151.699	83.987
Income Tax Deducted From Wages	58.575	21.857
Income Tax On Securities	149.701	28.205
Foreign Exchange Transaction Tax	39.631	69.303
Value Added Tax Payable	26.354	11.876
Real Estate Capital Gains Tax	2.337	1.335
Other	21.593	2.021
<b>Total</b>	<b>2.114.133</b>	<b>1.300.797</b>

##### a.3. Information on premiums:

	Current Period	Prior Period
Social Security Premiums-Employee	39	3
Social Security Premiums-Employer	27	2
Unemployment Insurance-Employee	26.315	12.392
Unemployment Insurance-Employer	39.073	18.158
Bank Pension Fund Premium- Employees	-	-
Bank Pension Fund Premium- Employer	-	-
Pension Fund Membership Fees And Provisions-Employees	3.769	3.422
Pension Fund Membership Fees And Provisions- Employer	1.882	1.702
Other	-	-
<b>Total</b>	<b>71.105</b>	<b>35.679</b>

##### 8. Information On Liabilities For Non-Current Assets Related To Held For Sale And Discontinued Operations:

None (December 31, 2023: None).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### II. Explanations And Notes Related To Liabilities (Continued):

#### 9. Detailed Explanations Regarding The Number Of Subordinated Loans Used By The Bank, Their Maturity, Dividend Ratio, The Institution From Which The Loan Was Obtained And The Option To Convert Into Shares, If Any:

##### Information on subordinated loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
Borrowing Instruments to be Included in Additional Capital Calculation	-	7.664.460	-	7.078.467
Subordinated Loans(*)	-	7.664.460	-	7.078.467
Subordinated Debt Instruments	-	-	-	-
Debt Instruments to be Included in the Contribution Capital Calculation	-	-	-	-
Subordinated Loans	-	-	-	-
Subordinated Debt Instruments	-	-	-	-
<b>Total</b>	<b>-</b>	<b>7.664.460</b>	<b>-</b>	<b>7.078.467</b>

(\*) As of December 31, 2024, the Bank holds three subordinated debt instruments, all issued by TVF Market Stability and Balance Sub-Fund: TRT240424F22 (ISIN Code): Issued on April 24, 2019, with an earliest repayment option of five years and a perpetual term, amounting to 100,000,000 Euros (full Euro value). TRT250232F15 (ISIN Code): Issued on March 9, 2022, with an earliest repayment option of ten years and a perpetual term, amounting to EUR 31,688,489 (full Euro value). TRT211229F12 (ISIN Code): Issued on December 30, 2024, with an earliest repayment option of five years and a perpetual term, amounting to EUR 100,000,000 (full Euro value). These debt instruments are zero-profit-sharing and do not include a conversion option into equity shares.

#### 10. Breakdown Of Items In Other Liabilities Which Exceed 10% Of The Balance Sheet Total And Breakdown Of Items Which Constitute At Least 20% Of Grand Total:

As of the balance sheet date, the Bank's total other liabilities are TL 2.273.084 (December 31, 2023: TL 3.012.947) and do not exceed 10% of the total liabilities.

#### 11. Information On Shareholders' Equity:

##### a. Presentation of paid-in capital:

	Current Period	Prior Period
Common Stock	1.026.915	1.026.915
Preferred Stock	-	-

##### b. Paid-in capital amount, explanation as to whether the registered share capital system is applicable at the Bank and if so, amount of the registered share capital ceiling:

The Bank's registered capital system did not apply as of December 31, 2024 and December 31, 2023.

##### c. Information on the share capital increases during the period and their sources; other information on increased capital in the current period:

None.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### II. Explanations And Notes Related To Liabilities (Continued):

#### 11. Information On Shareholders' Equity (Continued):

##### d. Information on share capital increases from capital reserves during the current period:

There is no share capital increase from capital reserves during the current period.

##### e. Capital commitments in the last fiscal year and by the end of the following interim period, general purpose of these commitments and projected resources required to meet these commitments:

There are no capital commitments.

##### f. Estimated effects on the shareholders equity of the Bank, of predictions to be made by taking into account previous period indicators regarding the Bank's income, profitability and liquidity, and uncertainties regarding such indicators:

The Bank's profits are kept in shareholders' equity through transfer to reserves. Moreover, the Bank's shareholders' equity is invested in liquid and earning assets.

##### g. Information on privileges given to stocks representing the capital:

There is no privilege given to stocks representing the capital.

##### h. Information on marketable securities valuation reserve:

	Current Period		Prior Period	
	TL	FC	TL	FC
From investments in associates, subsidiaries, and joint ventures	-	-	-	-
Valuation difference(*)	(285.545)	77.602	671.615	108.884
Foreign exchange difference	-	-	-	-
<b>Total</b>	<b>(285.545)</b>	<b>77.602</b>	<b>671.615</b>	<b>108.884</b>

(\*) The amount represents the net balance after deferred tax liability

##### i. Information on other capital reserves:

As of December 31, 2024, the Bank holds three subordinated debt instruments issued by TVF Market Stability and Balance Sub-Fund: TRT240424F22 (ISIN Code): Issued on April 24, 2019, with an earliest repayment option of five years and a perpetual term, amounting to EUR 100,000,000 (full Euro value). (TRT250232F15): Issued on March 9, 2022, with an earliest repayment option of ten years and a perpetual term, amounting to EUR 31,688,489 (full Euro value). TRT211229F12 (ISIN Code): Issued on December 30, 2024, with an earliest repayment option of five years and a perpetual term, amounting to EUR 100,000,000 (full Euro value). These financial liabilities have been recorded at fair value, and the difference between their cost value and fair value at initial recognition has been accounted for under 'Other Capital Reserves' in equity. Due to the partial redemption of the subordinated loan obtained in 2019, the TL 23.088 difference between the cost value and fair value, previously tracked under 'Other Capital Reserves,' has been reclassified to retained earnings. For the subordinated loan obtained in 2024, the difference between the cost value and fair value amounts to TL 74.501. This amount is tracked as an item subject to reclassification in profit or loss and will be amortized over the loan's lifetime through income and expense accounts.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### II. Explanations And Notes Related To Liabilities (Continued):

##### 12. Information On Shareholders' Equity (Continued):

###### i. Information on other capital reserves (Continued):

Additionally, in line with the Bank Management's decision, the zero-yield, perpetual government securities related to this transaction have been classified as 'financial assets carried at amortized cost' and recognized in the balance sheet at their discounted value using government securities' yield rates. The difference between the initial acquisition cost and the discounted value has been accounted for under 'Other Capital Reserves' in equity.

Furthermore, due to the utilization of the real estate sale profit exemption, an amount of TL 9.883 has been classified under 'Other Capital Reserves' in accordance with Article 5, Clause 1/e of the Corporate Tax Law No. 5520.

As per the Ordinary General Assembly resolution dated June 6, 2024, out of the TL 5.129.534 net profit for the year 2023, TL 256.477 has been allocated to legal reserves, the remaining balance has been transferred to extraordinary reserves, and TL 133 has been allocated to other capital reserves.

#### III. Explanations And Notes Related To Off-Balance Sheet:

##### 1. Explanations On Liabilities Related To Off-Balance Sheet:

###### a. Type and amount of irrevocable loan commitments:

	Current Period	Prior Period
Guaranteed Loan Allocation Commitments	26.858.081	9.126.506
Forward Asset Value Purchase and Sale Commitments	1.408.953	8.510.140
Our Payment Commitments for Cheques	457.605	313.805
Tax and Fund Obligations Resulting from Export Commitments	-	-
Credit Card Spending Limit Commitments	71.990	-
Participation Capital Commitments	22.500	67.500
Other Irrevocable Commitments	626.599	524.822
<b>Total</b>	<b>29.445.728</b>	<b>18.542.773</b>

###### b. Type and amount of possible losses and commitments arising from off-balance sheet items:

###### b.1. Non-cash loans including guarantees, bank acceptances, collaterals and others that are accepted as financial commitments and other letters of credit:

	Current Period	Prior Period
Guarantees	30.072.136	19.279.232
Letters Of Credit	2.293.233	591.907
Bank Loans	173.710	18.155
Other Guaranties And Sureties	-	-
<b>Total</b>	<b>32.539.079</b>	<b>19.889.294</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### III. Explanations And Notes Related To Off-Balance Sheet:

#### 2. Explanations On Liabilities Related To Off-Balance Sheet:

##### b.2. Revocable, irrevocable guarantees and other similar commitments and contingencies:

	Current Period	Prior Period
Temporary letters of guarantees	1.400.644	549.398
Advance letters of guarantees	3.447.602	1.914.180
Letters of guarantees given to customs	865.130	749.671
Definitive Letters of Guarantee	19.699.299	11.488.909
Letters of Guarantee Given for the Guarantee of Cash Loans	4.552.350	4.536.016
Other	107.111	41.058
<b>Total</b>	<b>30.072.136</b>	<b>19.279.232</b>

##### c. Within the Non-cash Loans:

###### c.1. Total amount of non-cash loans:

	Current Period	Prior Period
Non-cash loans given against cash loans	4.552.350	4.536.016
With original maturity of 1 year or less	159.014	89.679
With original maturity of more than 1 year	4.393.336	4.446.337
Other non-cash loans	27.986.729	15.353.278
<b>Total</b>	<b>32.539.079</b>	<b>19.889.294</b>

###### c.2. Sectoral risk concentration of non-cash loans:

	Current Period			
	TL	(%)	FC	(%)
<b>Agricultural</b>	<b>133.720</b>	<b>0,59</b>	<b>5.507</b>	<b>0,06</b>
Farming and stockbreeding	3.234	0,01	-	-
Forestry	130.486	0,57	5.507	0,06
Fishery	-	-	-	-
<b>Manufacturing</b>	<b>4.841.604</b>	<b>21,21</b>	<b>4.154.537</b>	<b>42,78</b>
Mining	23.638	0,10	-	-
Production	4.078.964	17,87	3.862.152	39,77
Electricity, gas and water	739.002	3,24	292.385	3,01
<b>Construction</b>	<b>8.671.014</b>	<b>37,98</b>	<b>493.673</b>	<b>5,08</b>
<b>Services</b>	<b>8.095.172</b>	<b>35,46</b>	<b>3.813.758</b>	<b>39,27</b>
Wholesale and retail trade	5.094.244	22,32	1.350.906	13,91
Hotel, food and beverage services	346.976	1,52	8.784	0,09
Transportation and telecommunication	550.282	2,41	2.202.396	22,68
Financial Institutions	5.076	0,02	71.061	0,73
Real estate and renting services	71.449	0,31	14.110	0,15
Self-employment services	379.070	1,66	-	-
Education services	1.131.819	4,96	134.895	1,39
Health and social services	516.256	2,26	31.606	0,33
<b>Other</b>	<b>1.087.165</b>	<b>4,76</b>	<b>1.242.929</b>	<b>12,80</b>
<b>Total</b>	<b>22.828.675</b>	<b>100</b>	<b>9.710.404</b>	<b>100</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### III. Explanations And Notes Related To Off-Balance Sheet (Continued):

##### 1. Explanations On Liabilities Related To Off-Balance Sheet (Continued):

###### c. Within the Non-cash Loans(Continued):

###### c.2. Sectoral risk concentration of non-cash loans(Continued):

	Prior Period			
	TL	(%)	FC	(%)
<b>Agricultural</b>	<b>204.487</b>	<b>1,32</b>	<b>(1)</b>	-
Farming and stockbreeding	60.331	0,39	-	-
Forestry	144.156	0,93	(1)	-
Fishery	-	-	-	-
<b>Manufacturing</b>	<b>3.700.318</b>	<b>23,97</b>	<b>1.410.682</b>	<b>31,70</b>
Mining	10.650	0,07	-	-
Production	2.971.307	19,25	1.271.667	28,58
Electricity, gas and water	718.361	4,65	139.015	3,12
<b>Construction</b>	<b>4.831.498</b>	<b>31,29</b>	<b>419.397</b>	<b>9,42</b>
<b>Services</b>	<b>5.830.995</b>	<b>37,77</b>	<b>1.776.313</b>	<b>39,91</b>
Wholesale and retail trade	3.943.018	25,54	918.941	20,65
Hotel, food and beverage services	124.776	0,81	4.902	0,11
Transportation and telecommunication	326.164	2,11	728.043	16,36
Financial Institutions	5.076	0,03	22.160	0,50
Real estate and renting services	21.514	0,14	3.457	0,08
Self-employment services	223.475	1,45	-	-
Education services	748.775	4,85	45.564	1,02
Health and social services	438.197	2,84	53.246	1,20
<b>Other</b>	<b>871.318</b>	<b>5,65</b>	<b>844.287</b>	<b>18,96</b>
<b>Total</b>	<b>15.438.616</b>	<b>100</b>	<b>4.450.678</b>	<b>100</b>

###### c.3. Information on the non-cash loans classified in Group I and Group II:

Current Period	I st Group		II nd Group	
	TL	FC	TL	FC
<b>Non-cash loans</b>	<b>22.636.924</b>	<b>9.708.770</b>	<b>191.751</b>	<b>1.634</b>
Letters of guarantee	22.628.258	7.250.493	191.751	1.634
Bank loans	4.847	168.863	-	-
Letters of credit	3.819	2.289.414	-	-
Endorsements	-	-	-	-
Underwriting commitments	-	-	-	-
Factoring commitments	-	-	-	-
Other commitments and contingencies	-	-	-	-
Prior Period	I st Group		II nd Group	
	TL	FC	TL	FC
<b>Non-cash loans</b>	<b>15.426.191</b>	<b>4.450.678</b>	<b>12.425</b>	-
Letters of guarantee	15.414.941	3.851.866	12.425	-
Bank loans	11.250	6.905	-	-
Letters of credit	-	591.907	-	-
Endorsements	-	-	-	-
Underwriting commitments	-	-	-	-
Factoring commitments	-	-	-	-
Other commitments and contingencies	-	-	-	-

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### III. Explanations And Notes Related To Off-Balance Sheet: (Continued):

##### 2. Explanations on derivative transactions:

	Derivative transactions according to purpose December 31,2023	Derivative transactions according to purpose December 31, 2023
<b>Trading Derivatives</b>		
<b>Foreign Currency Related Derivative Transactions (I)</b>	<b>15.592.435</b>	<b>11.064.818</b>
Currency Forwards-Purchases, sales	5.183.071	490.875
Currency Swaps-Purchases, sales	10.409.364	10.573.943
Currency Futures	-	-
Currency Options-Purchases, sales	-	-
<b>Profit share Rate Related Derivative Transactions (II)</b>	-	-
Profit share rates forwards-Purchase, sales	-	-
Profit share rates swaps-Purchases, sales	-	-
Profit share rates options-Purchases, sales	-	-
Profit share rates futures-Purchases, sales	-	-
<b>Other Trading Derivatives (III)</b>	-	-
<b>A. Total Trading Derivatives (I + II + III)</b>	<b>15.592.435</b>	<b>11.064.818</b>
<b>Hedging Derivatives</b>	-	-
Fair value hedges	-	-
Cash flow hedges	-	-
Foreign currency investment hedges	-	-
<b>B. Total Hedging Derivatives</b>	-	-
<b>Total Derivatives Transactions (A+B)</b>	<b>15.592.435</b>	<b>11.064.818</b>

##### 3. Explanations On Credit Derivatives And Risk Beared Due To These:

None (31 December 2023: None).

##### 4. Explanations On Contingent Assets And Liabilities:

The Bank has set aside a provision of TL 9.644 (31 December 2023: TL 4.552 ) for the lawsuits filed against it by various persons and institutions, which have a high probability of realization and may require a cash outflow, and the said provision is shown under the "Other Provisions" note numbered II.6.b in the Fifth section.

##### 5. Explanations On Services Rendered On Behalf Of Third Parties:

The Bank does not engage in placement activities on behalf of real and legal persons, foundations, pension insurance funds and other institutions.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### IV. Explanations And Notes Related To The Statement Of Income Or Loss:

##### 1. Information On Profit Share Income:

###### a) Information on profit share income received from loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
<b>Profit share received from loans</b>				
Short Term Loans	14.920.257	1.274.935	6.229.961	754.023
Medium and Long Term Loans	7.897.506	1.391.499	3.539.537	369.114
Profit Share on Non-Performing Loans	57.427	102	3.186	357
<b>Total</b>	<b>22.875.190</b>	<b>2.666.536</b>	<b>9.772.684</b>	<b>1.123.494</b>

###### b) Information on profit share income received from banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
CBRT	2.113.923	-	764.274	-
Domestic Banks	34.053	-	6.923	-
Foreign Banks	-	-	-	-
Head Offices and Branches Abroad	-	-	-	-
<b>Total</b>	<b>2.147.976</b>	<b>-</b>	<b>771.197</b>	<b>-</b>

###### c) Information on profit share income received from marketable securities:

	Current Period		Prior Period	
	TL	FC	TL	FC
Financial Assets Measured at Fair Value through Profit/Loss (FVTPL)	125.553	85.510	364.982	56.370
Financial Assets Measured at Fair Value through Other Comprehensive Income (FVOCI)	2.921.611	300.105	2.622.799	214.086
Financial Assets Measured at Amortized Cost	2.217.416	137.640	1.370.745	257.809
<b>Total</b>	<b>5.264.580</b>	<b>523.255</b>	<b>4.358.526</b>	<b>528.265</b>

###### d) Information on profit share income received from associates and subsidiaries:

	Current Period		Prior Period	
	TL	FC	TL	FC
Dividends received from subsidiaries and affiliates	119.052	-	20.670	-
<b>Total</b>	<b>119.052</b>	<b>-</b>	<b>20.670</b>	<b>-</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### IV. Explanations And Notes Related To The Statement Of Income Or Loss (Continued):

##### 2. Explanations On Profit Share Expenses (Continued):

###### a. Distribution of profit share expense on funds collected based on maturity of funds collected:

	Profit Sharing Accounts						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year		
<b>TL</b>								
Funds collected from banks through current and profit sharing accounts	68.644	483.684	153.358	-	-	-	-	705.686
Real persons' non-trading profit sharing accounts	216.216	1.610.311	205.668	-	15.738	686.180	2	2.734.115
Public sector profit sharing accounts	3.014.031	1.010.622	1.497.397	-	106.495	208.130	-	5.836.675
Commercial sector profit sharing accounts	1.375.988	3.639.025	1.896.395	-	236.651	898.472	-	8.046.531
Other institutions profit sharing accounts	421.212	443.479	167.764	-	15.079	-	-	1.047.534
<b>Total</b>	<b>5.096.091</b>	<b>7.187.121</b>	<b>3.920.582</b>	<b>-</b>	<b>373.963</b>	<b>1.792.782</b>	<b>2</b>	<b>18.370.541</b>
<b>FC</b>								
Banks	-	1.728	-	-	-	-	-	1.728
Real persons' non-trading profit sharing accounts	17.954	23.821	31.833	-	24.122	133	-	97.863
Public sector profit sharing accounts	409	29.144	1	-	-	-	-	29.554
Commercial sector profit sharing accounts	78.445	229.717	75.941	-	875	1.115	-	386.093
Other institutions profit sharing accounts	2.253	10.128	-	-	-	-	-	12.381
Precious metals deposits	5.956	-	-	-	-	-	-	5.956
<b>Total</b>	<b>105.017</b>	<b>294.538</b>	<b>107.775</b>	<b>-</b>	<b>24.997</b>	<b>1.248</b>	<b>-</b>	<b>533.575</b>
<b>Grand Total</b>	<b>5.201.108</b>	<b>7.481.659</b>	<b>4.028.357</b>	<b>-</b>	<b>398.960</b>	<b>1.794.030</b>	<b>2</b>	<b>18.904.116</b>

Account Name	Profit Sharing Accounts						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year		
<b>TL</b>								
Funds collected from banks through current and profit sharing accounts	49.619	114.831	9.133	-	-	-	-	173.583
Real persons' non-trading profit sharing accounts	59.820	1.520.590	413.327	-	3.174	227.630	-	2.224.541
Public sector profit sharing accounts	1.018.961	403.044	95.576	-	1.500	334	-	1.519.415
Commercial sector profit sharing accounts	437.786	2.704.638	295.202	-	22.120	177.012	-	3.636.758
Other institutions profit sharing accounts	7.040	222.676	1.176	-	-	-	-	230.892
<b>Total</b>	<b>1.573.226</b>	<b>4.965.779</b>	<b>814.414</b>	<b>-</b>	<b>26.794</b>	<b>404.976</b>	<b>-</b>	<b>7.785.189</b>
<b>FC</b>								
Banks	-	-	-	-	-	-	-	-
Real persons' non-trading profit sharing accounts	6.341	17.881	812	-	7.400	251	-	32.685
Public sector profit sharing accounts	4.455	149	-	-	-	-	-	4.604
Public sector profit sharing accounts	15.881	22.158	291	-	9.143	-	-	47.473
Other institutions profit sharing accounts	16	37	-	-	-	-	-	53
Precious metals deposits	3.011	-	-	-	-	-	-	3.011
<b>Total</b>	<b>29.704</b>	<b>40.225</b>	<b>1.103</b>	<b>-</b>	<b>16.543</b>	<b>251</b>	<b>-</b>	<b>87.826</b>
<b>Grand Total</b>	<b>1.602.930</b>	<b>5.006.004</b>	<b>815.517</b>	<b>-</b>	<b>43.337</b>	<b>405.227</b>	<b>-</b>	<b>7.873.015</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### IV. Explanations And Notes Related To The Statement Of Income Or Loss (Continued):

##### 2. Explanations On Profit Share Expenses (Continued):

##### b) Information on profit share expense paid to funds borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks	127.407	88.050	76.747	67.707
CBRT	-	-	-	-
Domestic Banks	101.850	37.771	76.747	36.254
Foreign Banks	25.557	50.279	-	31.453
Head Offices And Branches	-	-	-	-
Abroad	-	-	-	-
Other Institutions	5.276.886	147.977	1.967.200	280.109
<b>Total</b>	<b>5.404.293</b>	<b>236.027</b>	<b>2.043.947</b>	<b>347.816</b>

##### c) Profit share expense paid to associates and subsidiaries:

	Current Period		Prior Period	
	TL	FC	TL	FC
Profit share expense given to associates and subsidiaries	5.276.886	-	1.967.200	-
<b>Total</b>	<b>5.276.886</b>	<b>-</b>	<b>1.967.200</b>	<b>-</b>

##### d) Profit share expenses paid to marketable securities issued:

None (31 December 2023: None).

##### 3. The Other Items In Net Fees And Commission Income / Expenses, Which Constitute At Least 20% Of The Total Of Other Items, If The Total Of Other Items In Income Statement Exceed 10% Of The Total Of Income Statement:

Other Fees and Commissions Received	Current Period	Prior Period
Service package revenues	1.137.031	1.344.480
Remittance Commissions	412.698	512.421
Fees and commissions from correspondents	192.830	228.003
Import commissions	42.545	45.350
Appraisal fees	36.622	22.623
Insurance and brokerage commissions	413.422	50.658
Early closing commission income	10.178	15.476
Limit allocation commission	1.998	7.106
Fees and commissions from member merchant pos	11.007	7.646
Safe deposit box revenues	5.491	1.251
Other commission and service income received	78.733	38.142
<b>Total</b>	<b>2.342.555</b>	<b>2.273.156</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### IV. Explanations And Notes Related To The Statement Of Income Or Loss (Continued):

##### 3. The Other Items In Net Fees And Commission Income / Expenses, Which Constitute At Least 20% Of The Total Of Other Items, If The Total Of Other Items In Income Statement Exceed 10% Of The Total Of Income Statement (Continued):

Other Fees and Commissions Given	Current Period	Prior Period
Expenses and commissions given to correspondents	115.499	78.693
CBRT Commissions paid for FC Required Reserves	24.574	63.758
Fees and commissions for Swift, EFT and money transfer	8.580	5.905
Fees and commissions given for credit cards	4.735	2.340
Fees and commissions given for loans used	273	366
Other commissions and fees	17.391	12.536
<b>Total</b>	<b>171.052</b>	<b>163.598</b>

##### 4. Information On Dividend Income:

None (31 December 2023: None).

##### 5. Explanations On Trading Income/Loss (Net):

	Current Period	Prior Period
<b>Income</b>	<b>47.175.757</b>	<b>21.060.342</b>
Income from capital market transactions	7.556	46.209
Income from derivative financial instruments	4.084.178	1.109.649
Foreign exchange income	43.084.023	19.904.484
<b>Loss (-)</b>	<b>34.271.854</b>	<b>16.332.596</b>
Loss on capital market transactions	1.184	1.259
Loss on derivative financial instruments	2.264.933	1.919.298
Foreign exchange losses	32.005.737	14.412.039
<b>Trading income/loss (net)</b>	<b>12.903.903</b>	<b>4.727.746</b>

##### 6. Explanations Related To Other Operating Income:

	Current Period	Prior Period
Reversal of expected loss provisions for prior years	416.920	582.191
Income from sales of assets	24.563	5.127
Income from provisions set aside in previous years	-	-
Cancellation of provision for communication expenses	441	451
Lease income	9	8
Other income (*)	549.902	54.744
<b>Total</b>	<b>991.835</b>	<b>642.521</b>

(\*) Other income amount consists of TL 481.588 free provision reversals, TL 29.875 adjustments to previous year expenses and TL 38.607 other income.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### IV. Explanations And Notes Related To The Statement Of Income Or Loss (Continued):

##### 7. Expected Loss Provision Expenses And Other Provision Expenses:

	Current Period	Prior Period
<b>Expected Credit Loss</b>	<b>1.031.760</b>	<b>429.826</b>
12 Month Expected Credit Loss (Stage 1)	460.861	288.960
Significant Increase In Credit Risk (Stage 2)	40.968	18.941
Non-Performing Loans (Stage 3)	529.931	121.925
<b>Marketable Securities Impairment Expense</b>	<b>15.519</b>	<b>1.773</b>
Financial Assets At Fair Value Through Profit Or Loss	15.519	1.773
Financial Assets At Fair Value Through Other Comprehensive Income	-	-
<b>Investments In Associates, Subsidiaries And Held-To-Maturity Securities Value Decrease</b>	<b>-</b>	<b>-</b>
Investments In Associates	-	-
Subsidiaries	-	-
Joint Ventures	-	-
Investments Held To Maturity	-	-
<b>Other (*)</b>	<b>5.741.210</b>	<b>2.331.805</b>
<b>Total</b>	<b>6.788.489</b>	<b>2.763.404</b>

(\*) Includes provision expenses allocated for lawsuit provisions which is amounted to TL 6.079, free provisions reserved which is not within the requirements of BRSA Accounting and Financial Reporting Legislation which is amounted to TL 5.130.000, and provision expenses reserved for profits to be distributed to participation accounts which is amounted to TL 605.130.

##### 8. Information On Other Operating Expenses:

	Current Period	Prior Period
Provision for retirement pay liability (*)	14.365	23.651
Accumulated allowance amount (*)	41.240	21.321
Deficit provision for pension fund	-	-
Impairment expenses of tangible assets	-	-
Depreciation expenses of tangible assets	214.511	164.405
Impairment expenses of intangible assets	-	-
Impairment expense of goodwill	-	-
Amortization expenses of intangible assets	49.733	13.454
Impairment provision for investments accounted for under equity method	-	-
Impairment expenses of assets to be disposed	-	-
Depreciation expenses of assets to be disposed	-	-
Impairment expenses of assets held for sale and assets of discontinued operations	-	-
Other operating expenses	1.472.876	1.535.595
Lease expenses related to TFRS 16 exemptions	18.597	2.823
Operating Maintenance expenses	77.301	49.827
Advertisement expenses	394.867	118.272
Other expenses <sup>(1)</sup>	982.111	1.364.673
Loss on sale of assets	-	-
Other <sup>(2)</sup>	643.838	297.515
<b>Total</b>	<b>2.436.563</b>	<b>2.055.941</b>

(\*) The amount of severance pay and accumulated vacation provisions shown in other provisions in the profit or loss statement, which are not included in other operating expenses, are also included in this table.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### IV. Explanations And Notes Related To The Statement Of Income Or Loss (Continued):

##### 8. Information On Other Operating Expenses (Continued):

(1) Details of "Other Expenses" balance under Other Operating Expenses are as follows:

	Current Period	Prior Period
Communication expenses	118.928	57.069
Cleaning expenses	131.382	57.571
Heating, lighting and water expenses	38.387	27.759
Transportation vehicle expenses	21.711	10.388
Representation and hospitality expenses	29.421	15.387
Movable property insurance expenses	44.894	24.644
Stationery expenses	436.200	1.077.681
Aid and donations	9.719	3.901
Participation in common expenses	5.176	2.690
Litigation and court expenses	4.055	635
Other	142.238	86.948
<b>Total</b>	<b>982.111</b>	<b>1.364.673</b>

(2) Other balance details are as below table:

	Current Period	Prior Period
Taxes, Duties, Charges and Funds	413.852	180.568
Audit and Consultancy Fees	100.979	45.385
Participation Share Expenses	7.964	9.810
Saving Deposit Insurance Fund	62.143	38.960
Other	58.900	22.792
<b>Total</b>	<b>643.838</b>	<b>297.515</b>

##### 9. Explanations On Income/Loss From Continued Operations Before Taxes:

The Bank's profit before tax consists of TL 8.900.808 (December 31, 2023: TL 6.286.566) from net profit share income and TL 2.471.539 (December 31, 2023: TL 2.281.160) from net fee and commission income, while total other operating expenses amount to TL 2.380.958 (December 31, 2023: TL TL 2.010.969).

##### 10. Explanations On Tax Provision For Continued And Discontinued Operations:

As of 31 December 2024, the Bank has deferred tax income of TL 5.102.365 (December 31, 2023: TL 2.940.957) and deferred tax expense of TL 2.747.299 (December 31, 2023: TL 2.065.460). As of 31 December 2024, the Bank's current tax provision is TL 5.755.956 (December 31, 2023: TL 3.327.534).

Since the Bank does not have any discontinued operations, there is no tax provision regarding this. (December 31, 2023: Not available).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### IV. Explanations And Notes Related To The Statement Of Income Or Loss (Continued):

##### 11. Explanations On Net Income/Loss From Continued And Discontinued Operations:

The Bank has no discontinued operations. The profit from continuing operations amounted to TL 12.101.621 (December 31, 2023: TL 7.581.571). After deducting the TL 3.400.890 (December 31, 2023: 2.452,037 TL) of current tax expense, the net profit for the period was TL 8.700.731 (December 31, 2023: 5.129.534).

##### 12. Explanations On Net Income/ Loss:

##### a. The nature and amount of certain income and expense items from ordinary operations; if the disclosure for nature, amount and repetition rate of such items is required for a complete understanding of the Bank's performance for the period:

None. (December 31, 2023: None).

##### b. The effect of the change in accounting estimates to the net income/loss; including the effects on the future period:

None. (December 31, 2023: None).

##### c. Profit / loss attributable to minority rights:

None. (December 31, 2023: None).

##### 13. Fees for Services Received from Independent Auditor/Independent Audit Firm:

In accordance with the decision of the POA dated March 26, 2021, the fee information for the reporting period regarding the services received from the independent auditor or independent audit firm is given in the table below. These fees also include audit fees of the Bank's subsidiaries. The fee information given in the table is excluding VAT.

	Current Period	Prior Period
Independent audit fee for the reporting period	11.014	7.608
Fees for tax consultancy services	-	-
Fee for other assurance services	-	-
Fee for other services other than independent audit	-	-
<b>Total</b>	<b>11.014</b>	<b>7.608</b>

##### V. Explanations And Footnotes Regarding The Statement Of Changes In Equity:

There is no dividend amount declared after the balance sheet date but before the announcement of the financial statements.

Dividend distribution will be decided at the General Assembly meeting, and the General Assembly has not yet been held as of the date of finalization of the attached financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

##### VI. Explanations And Footnotes Regarding The Cash Flow Statement:

##### 1. Components Of Cash And Cash Equivalents And Accounting Policy Applied In Their Determination:

Cash, cash deposit, money in transit and purchased bank checks and T.R. Demand deposits in banks including the Central Bank are classified as "Cash"; Interbank money market placements and time deposits in banks with an original maturity of less than three months are defined as "Cash equivalent assets".

Cash and cash equivalents at the end of the period:

	Current Period	Prior Period
<b>Cash</b>	<b>20.754.548</b>	<b>39.337.987</b>
Cash in TL/foreign currency	3.734.594	583.626
Cash in transit	2.088.703	2.948.929
CBRT	14.931.251	35.805.432
<b>Cash equivalents</b>	<b>18.583.057</b>	<b>13.877.892</b>
Domestic banks	358.940	485.853
Foreign banks	18.224.117	13.392.039
<b>Total cash and cash equivalents</b>	<b>39.337.605</b>	<b>53.215.879</b>

##### 2. Cash And Cash Equivalent Items Which Are Restricted For The Usage Of The Bank By Legal Or Other Limitations:

Restricted time deposits held at the Central Bank of Türkiye and blockaged amount arising from POS are not considered as cash and cash equivalent items.

##### 3. Explanation About Other Cash Flow Items And The Effect Of The Changes In Foreign Exchange Rates On Cash And Cash Equivalents:

The "Other" item amounting to TL 12.609.063 (December 31, 2023: TL 21.130.203) included in the "Operating profit before changes in assets and liabilities within the scope of banking activity" consists mainly of provision expense and other operating expenses.

The item "Net increase/decrease in other payables" amounting to TL 2.340.397 (31 December 2023: TL 1.689.969) included in the "Change in assets and liabilities subject to banking activities" includes liabilities from leasing transactions, other foreign resources and taxes, duties, and fees to be paid, and changes in premiums.

The effect of the change in foreign exchange rates on cash and cash equivalent assets was determined to be approximately TL 6.625.052 (31 December 2023: TL 5.823.987) in the accounting period ending on December 31, 2024.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### VII. Explanations Related To The Risk Group Of The Bank:

##### 1. The Volume Of Transactions Related To The Risk Group That The Bank Belongs To, Credit And Fund Transactions Collected At The End Of The Period, Income And Expenses For The Period:

###### a. Current Period:

Risk Group of the Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Bank		Other real or legal persons included in the risk group	
	Cash	Non-Cash	Cash	Non-Cash	Cash	Non-Cash
Loans and Other Receivables						
Balance at the beginning of period	1.201.000	-	3.637	-	-	-
Balance at the end of period	304.831	-	3.885	-	-	-

Dividend and Commission Income Received (*)	119.052	-	644	-	-	-
---	---------	---	-----	---	---	---

(\*) It is defined in Article 49 of the Banking Law No. 5411 and Article 4 of the "Regulation on Credit Transaction of Banks" published on November 1, 2006.

###### b. Prior Period:

Risk Group of the Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Bank		Other real or legal persons included in the risk group	
	Cash	Non-Cash	Cash	Non-Cash	Cash	Non-Cash
Loans and Other Receivables						
Balance at the beginning of period	1.273.002	-	2.355	-	-	-
Balance at the end of period	1.201.000	-	3.637	-	-	-

Dividend and Commission Income Received (*)	20.670	-	364	-	-	-
---	--------	---	-----	---	---	---

(\*) It is defined in Article 49 of the Banking Law No. 5411 and Article 4 of the "Regulation on Credit Transaction of Banks" published on November 1, 2006.

###### c. Information on current and profit sharing accounts of the Bank's risk group:

Risk Group of the Bank	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Bank		Other real or legal persons included in the risk group	
	Current Period	Prior Period	Current Period	Prior Period	Current Period	Prior Period
Current and profit sharing accounts						
Balance at the beginning of period	17.944	51.265	-	-	-	-
Balance at the end of period	20.247	17.944	-	-	-	-
Profit share expense	-	4.195	-	-	-	-

##### c.2. Information on forward and option agreements and other similar agreements with the risk group of the Bank:

The Bank does not have any forward foreign exchange purchase / sale contracts with the risk group it is included.

##### d. Information on the benefits provided to the top management of the bank:

The total amount of the remuneration and benefits provided to the top management of the Bank for the accounting period ended December 31, 2024 is TL 74.283 ( December 31, 2023: TL 24.872).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### Explanations And Notes On The Unconsolidated Financial Statements (Continued):

#### VIII. Explanations Related To Domestic, Foreign And Offshore Branches Or Investments And Foreign Representative Offices:

##### 1. Information on the domestic and foreign branches and representative offices of the Bank:

	Number	Number of personnel			
Domestic Branches(*)	113	1.713			
			Country		
Foreign Representation Office	-	-	-		
				Total Assets (Thousand TL)	Statutory Share Capital
Foreign Branches	-	-	-	-	-
Off-Shore Branches	-	-	-	-	-

(\*) The number of head office personnel is included in the number of domestic branch employees.

##### 2. Information On The Bank's Branch Or Representative Office Openings, Closings, Significant Changes In The Organizational Structure:

The Bank has not open branches abroad in 2024. The Bank has opened 12 branches in different regions in the country.

#### IX. Explanations And Footnotes Regarding Post-Balance Sheet Matters:

None.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### SECTION SIX

##### OTHER EXPLANATIONS

#### I. Other explanations on operations of the Bank

None.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### SECTION SEVEN

##### INDEPENDENT AUDITOR'S REPORT

#### I. Explanations on the Independent Auditor's Report:

The unconsolidated financial statements and footnotes of the Bank, which were disclosed to the public as of December 31, 2024 and for the period ending on the same date, were subject to independent audit by the independent audit firm titled PwC Bağımsız Denetim ve SMMM A.Ş. and dated March 10, 2024. The independent audit report is presented before the financial statements.

#### II. Explanations And Footnotes Prepared By The Independent Auditor:

None.





# TÜRKİYE EMLAK KATILIM BANKASI ANONİM ŞİRKETİ

**PUBLICLY ANNOUNCED CONSOLIDATED FINANCIAL STATEMENTS AND  
RELATED DISCLOSURES AT DECEMBER 31, 2024  
TOGETHER WITH INDEPENDENT AUDITOR'S REPORT**

*(CONVENIENCE TRANSLATION OF PUBLICLY ANNOUNCED CONSOLIDATED  
FINANCIAL STATEMENTS, RELATED DISCLOSURES AND AUDIT REPORT  
ORIGINALLY ISSUED IN TURKISH – SEE SECTION THREE NOTE I.A)*



CONVENIENCE TRANSLATION INTO ENGLISH OF  
INDEPENDENT AUDITOR'S REPORT ORIGINALLY ISSUED IN TURKISH  
(See Note I.b of Section Three)  
INDEPENDENT AUDITOR'S REPORT

To the General Assembly of Türkiye Emlak Katılım Bankası Anonim Şirketi

**A. Audit of the Consolidated Financial Statements**

**1. Qualified Opinion**

We have audited the accompanying consolidated financial statements of Türkiye Emlak Katılım Bankası Anonim Şirketi (the "Bank") its consolidated subsidiaries (collectively referred to as "the Group") which comprise the statement of consolidated balance sheet as at 31 December 2024, consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in shareholders' equity, consolidated statement of cash flows for the year then ended and the notes to the consolidated financial statements and a summary of significant accounting policies and consolidated financial statement notes.

In our opinion, except for the effect of the matter on the consolidated financial statements described in the basis for the qualified opinion section below, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with the Banking Regulation and Supervision Agency ("BRSA") Accounting and Financial Reporting Legislation which includes "Regulation on Accounting Applications for Banks and Safeguarding of Documents" published in the Official Gazette no.26333 dated 1 November 2006, and other regulations on accounting records of Banks published by Banking Regulation and Supervision Agency and circulars and interpretations published by BRSA and Turkish Financial Reporting Standards ("TFRS") for those matters not regulated by the aforementioned regulations.

**2. Basis for Qualified Opinion**

As explained in Section Five Part II. 7.c of Explanations and Notes to the Consolidated Financial Statements; the accompanying consolidated financial statements as at 31 December 2024 include a free provision in total of TL 7,500,000 thousand which consist of TL 2,850,432 thousand provided in the prior periods and TL 4,649,568 thousand recognized in the current period on net basis; and related deferred tax amounting to TL 2,250,000 thousand and which consists of TL 855,130 thousand provided in prior periods and TL 1,394,870 thousand recognized in the current year by the Group management, which is not within the requirements of BRSA Accounting and Financial Reporting Legislation. Had this provision not been accounted for, other provisions and deferred tax asset would have decreased by TL 7,500,000 thousand and TL 2,250,000 thousand, respectively; net profit and equity would have increased by TL 3,254,698 thousand and TL 5,250,000 thousand, respectively for the year ended 31 December 2024.

Our audit was conducted in accordance with the "Regulation on Independent Audit of Banks" published by the BRSA on the Official Gazette No.29314 dated 2 April 2015 and the Standards on Independent Auditing (the "SIA") that are part of Turkish Standards on Auditing issued by the Public Oversight Accounting and Auditing Standards Authority (the "POA"). Our responsibilities under these standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We hereby declare that we are independent of the Group in accordance with the Ethical Rules for Independent Auditors (including Independence Standards) (the "Ethical Rules") and the ethical requirements regarding independent audit in regulations issued by POA that are relevant to our audit of the consolidated financial statements. We have also fulfilled our other ethical responsibilities in accordance with the Ethical Rules and regulations. We believe that the audit evidence we have obtained during the independent audit provides a sufficient and appropriate basis for our qualified opinion.

PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.  
Kılıççali Paşa Mah. Meclis-i Mebusan Cad. No:8 İç Kapı No:301 Beşiktaş/İstanbul  
T: +90 212 326 6060, F: +90 212 326 6050, [www.pwc.com.tr](http://www.pwc.com.tr) Mersis Numaramız: 0-1460-0224-0500015

**3. Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. Key audit matters were addressed in the context of our independent audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the Basis for Qualified Opinion Section we have determined the matters described below to be key audit matters to be communicated in our report.

Key Audit Matter	How the key audit matter was addressed in the audit
<p><b>Expected credit losses for loans and receivables</b></p> <p>The Group has total expected credit losses provision for loans and receivables amounting to TL 1,094,086 thousand in respect to total loans and receivables amounting to TL 116,009,289 thousand which represent a significant portion of the Group's total assets in its consolidated financial statements as at 31 December 2024. Explanations and notes regarding the provision for impairment of loans are represented in Notes VIII of Section Three, II of Section Four, VIII of Section Four and I.6 of Section Five of the accompanying consolidated financial statements as at 31 December 2024.</p> <p>The Group recognizes provision for impairment in accordance with "TFRS 9 Financial Instruments" ("TFRS 9") requirements and the "Regulation on the Procedures and Principles for Classification of Loans and Provisions to be Provided" as published in the Official Gazette dated 22 June 2016 numbered 29750. The Group exercises significant decisions using subjective judgement, interpretation and assumptions over when and how much to record as loan impairment.</p>	<p>Within our audit procedures, we assessed policies and procedures together with the overall governance established by the Group with respect to classification of loans and receivables and the calculation of expected credit losses in accordance with the applicable regulations. We tested the design and the operating effectiveness of relevant systems and processes implemented in accordance with these principles.</p> <p>We checked the appropriateness of matters considered in methodology applied by the Group with TFRS 9 for calculation of the provision amount through stage classification of loans and receivables. For forward looking assumptions made by the Group's management in its expected credit losses calculations, we held discussions with management and evaluated the assumptions using publicly available information. Regarding expected credit losses methodology, we have assessed reasonability and tested model segmentation, lifetime probability of default model, exposure at default calculation, loss given default model and the approaches to reflecting macroeconomic expectations with our financial risk experts. We have assessed interpretation of expert opinion regarding reasonable and supportable forward-looking expectations (including macroeconomic factors).</p>



<b>Key Audit Matter</b>	<b>How the key audit matter was addressed in the audit</b>
Our audit was focused on this area due to existence of complex estimates and information used in the impairment assessment such as historical loss experiences, current conditions, macro-economic expectations; the significance of the loans and receivables balances, the classification of loans and receivables as per their credit risk (staging) and the importance of determination of the associated expected credit loss. Timely and correct identification of default event and significant increase in credit risk and level of judgements and estimations made by the management have significant impacts on the amount of impairment provisions for loans and receivables. Therefore, this area is considered as key audit matter.	<p>Our procedures also included the following:</p> <ul style="list-style-type: none"> <li>- Together with our financial risk experts, we evaluated and tested reasonableness of the changes in the expected credit loss allowance methodology and the performance of the impairment models used.</li> <li>- We checked the suitability and accuracy of the data used in the expected credit loss approach to determine the Group's impairment allowance.</li> <li>- We checked accuracy of resultant expected credit losses calculations on a sample basis.</li> <li>- To assess the appropriateness of the Group's determination of staging for credit risk in the framework of existing regulations, identification of impairment and timely and appropriate provisioning for impairment we have performed loan review procedures based on a selected sample.</li> <li>- We evaluated the adequacy of the disclosures made in the consolidated financial statements regarding the provision for impairment of loans and receivables.</li> </ul>



#### 4. Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Group management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the BRSA Accounting and Financial Reporting Legislation, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

#### 5. Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Responsibilities of independent auditors in an independent audit are as follows:

Our aim is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance expressed as a result of an independent audit conducted in accordance with "Regulation on Independent Audit of Banks" published by the BRSA on the Official Gazette No.29314 dated 2 April 2015 and SIA is a high level of assurance but does not guarantee that a material misstatement will always be detected. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an independent audit conducted in accordance with "Regulation on Independent Audit of Banks" published by the BRSA on the Official Gazette No.29314 dated 2 April 2015 and SIA, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Assess the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our independent auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for direction, supervision and review of the audit work performed for purposes of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence. We also communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



## B. Other Responsibilities Arising from Regulatory Requirements

1. No matter has come to our attention that is significant according to subparagraph 4 of Article 402 of Turkish Commercial Code ("TCC") No. 6102 and that causes us to believe that the Bank's bookkeeping activities concerning the period from 1 January to 31 December 2024 period are not in compliance with the TCC and provisions of the Bank's articles of association related to financial reporting.
2. In accordance with subparagraph 4 of Article 402 of the TCC, the Board of Directors submitted the necessary explanations to us and provided the documents required within the context of our audit.

### Additional Paragraph for Convenience Translation

BRSA Accounting and Financial Reporting Legislation explained in detail in Section Three differ from International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board including the application of IAS 29 - Financial Reporting in Hyperinflationary Economies as of 31 December 2024. Accordingly, the accompanying consolidated financial statements are not intended to present fairly the consolidated financial position, results of operations, changes in equity and cash flows of the Group in accordance with IFRS.

PwC Bağımsız Denetim ve  
Serbest Muhasebeci Mali Müşavirlik A.Ş.

Talar Gül, SMMM  
Independent Auditor

İstanbul, 14 Mart 2025



# CONSOLIDATED FINANCIAL REPORT OF TÜRKİYE EMLAK KATILIM BANKASI A.Ş. AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2024

Parent Bank's headquarter address : Barbaros Mahallesi, Begonya Sk. No:9A,  
34746 Ataşehir / İstanbul  
Parent Bank's phone number and facsimile : 0 (216) 266 26 26 – 0 (216) 275 25 25  
Parent Bank's website : www.emlakkatilim.com.tr  
Electronic mail contact info : bilgi@emlakkatilim.com.tr

The consolidated Financial report for the nine-month period ended prepared in accordance with the Communiqué on Financial Statements and Related Disclosures and Footnotes to be Announced to Public by Banks as regulated by the Banking Regulation and Supervision Agency is comprised of the following sections.

- GENERAL INFORMATION ABOUT THE PARENT BANK
- CONSOLIDATED FINANCIAL STATEMENTS OF THE PARENT BANK
- EXPLANATIONS ON THE ACCOUNTING PRINCIPLES APPLIED IN THE RELATED PERIOD
- INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT
- EXPLANATORY DISCLOSURES AND FOOTNOTES ON CONSOLIDATED FINANCIAL STATEMENTS
- OTHER EXPLANATIONS
- INDEPENDENT AUDITOR'S REPORT

Our subsidiaries whose financial statements are consolidated within the framework of this financial report are as follows:

#### Subsidiaries

- Emlak Varlık Kiralama A.Ş.
- Emlak Katılım Varlık Kiralama A.Ş.

The consolidated financial statements and related disclosures and footnotes for year ended; presented in **thousands of Turkish Lira** unless otherwise indicated; have been prepared in accordance with the Communiqué on Accounting Applications of Banks and Safeguarding of Documents, Turkish Accounting Standards, Turkish Financial Reporting Standards and the related appendices and interpretations and in compliance with the records of our Bank, have been reviewed and presented as attached.

**Prof. Dr. Mehmet Emin BİRPINAR**  
Chairman of the Board of  
Directors

**Onur GÖK**  
General Manager

**Mehmet Nuri YAZICI**  
Chairman of the Audit  
Committee

**Volkan Mutlu COŞKUN**  
Member of the Audit  
Committee

**Tuğba GEDİKLİ**  
Executive Vice President  
Responsible of Finance

**Hakan ULUS**  
Statutory Reporting Manager

Contact information of the personnel in charge of the addressing of questions about this financial report:

Name-Surname/Title: Hakan ULUS / Statutory Reporting Manager  
Telephone : 0 (216) 275 24 74  
Facsimile : 0 (216) 275 25 25

## Section One General Information

I.	History of the Parent Bank Including Its Incorporation Date, Initial Legal Status and Amendments to Legal Status	1
II.	Shareholding Structure, Shareholders Having Direct or Indirect, Joint or Individual Control Over the Management of the Parent Bank and Disclosures on Related Changes in the current year, if any	2
III.	Explanation on the Chairman and Members of Board of Directors, Members of Audit Committee, General Manager and Assistant General Managers, Their Areas of Responsibility and Their Shares In the Parent Bank, If Any	2
IV.	Information on the Parent Bank's Qualified Shareholders	2
V.	Summary on the Parent Bank's Service Activities and Field of Operations	3
VI.	Differences between the Communiqué on Preparation of Consolidated Financial Statements of Banks and Turkish Accounting Standards With Respect to Consolidation and Short Explanation About the Institutions Subject to Full or Proportional Consolidation and Institutions Which are Deducted From Equity or Not Included In These Three Methods	3
VII.	The Existing or Potential, Actual or Legal Obstacles on Immediate Transfer of Equity or Reimbursement of Liabilities Between the Parent Bank and Its Subsidiaries	3

## Section Two The Consolidated Financial Statements

I.	Consolidated Balance sheet (Statement of Financial Position)	4-5
II.	Consolidated Statement of off-balance sheet	6
III.	Consolidated Statement of Profit or Loss	7
IV.	Consolidated Statement of Profit or Loss and Other Comprehensive Income	8
V.	Consolidated Statement of Changes in Shareholders' Equity	9-10
VI.	Consolidated Statement of Cash Flows	11
VII.	Consolidated Statement of Profit Distribution	12

## Section Three Accounting Policies

I.	Explanations on Basis of Presentation	13-14
II.	Explanations on Strategy of using Financial Instruments and Foreign Currency Transactions	14
III.	Information on Consolidated Associates	14-15
IV.	Explanations on Forward, Option Contracts and Derivative Instruments	15-16
V.	Explanations on Profit Share Income and Expenses	16
VI.	Explanations on Fees, Commission Income and Expenses	16
VII.	Explanations on Financial Assets and Liabilities	16-17
VIII.	Explanations on Expected Credit Losses	18-19
IX.	Explanations on Offsetting of Financial Instruments	19
X.	Explanations on Sale and Repurchase Agreements and Lending of Securities	20
XI.	Explanations on Assets Held for Sale and Discontinued Operations and Liabilities Related to These Assets	20
XII.	Explanations on Goodwill and Other Intangible Assets	20
XIII.	Explanations on Tangible Assets	21
XIV.	Explanations on Leasing Transactions	21-22
XV.	Explanations on Provisions and Contingent Liabilities	22
XVI.	Explanations on Liabilities Regarding Employee Rights	23-24
XVII.	Explanations on Taxation	24-25
XVIII.	Additional Explanations on Borrowings	26
XIX.	Explanations on Issued Share Certificates	26
XX.	Explanations on Acceptances and Availed Drafts	26
XXI.	Explanations on Government Grants	26
XXII.	Explanations on Segment Reporting	26
XXIII.	Explanations Regarding Subsidiaries Affiliates And Jointly Controlled Partnership	26
XXIV.	Information on Other Issues	26

## Section Four Information on Consolidated Financial Structure and Risk Management

I.	Explanations on Capital adequacy Standard Ratio	27-33
II.	Explanations on Consolidated Credit Risk	33-43
III.	Explanations on Consolidated Currency Risk	42-44
IV.	Explanations on Consolidated Liquidity Risk	44-49
V.	Explanations on Consolidated Leverage Ratio	50
VI.	Explanations on Consolidated Regarding the Fair Value of Financial Assets and Liabilities	50-51
VII.	Explanations on Consolidated Regarding the Activities Carried Out on Behalf and Account of Other Persons	52
VIII.	Explanations on Consolidated Risk Management	52-71
IX.	Explanations on Consolidated Business Segments	72

## Section Five Explanations and Notes on the Consolidated Financial Statements

I.	Explanations and Notes Related to Consolidated Assets	73-90
II.	Explanations and Notes Related to Consolidated Liabilities	91-101
III.	Explanations and Notes Related to Consolidated Off-Balance sheet	102-105
IV.	Explanations and Notes Related to The Consolidated Statement of Income or Loss	105-111
V.	Explanations and Notes Related to The Consolidated Statements of Changes in Shareholders' Equity	111
VI.	Explanations and Notes Related to The Consolidated Statement of Cash Flows	112-113
VII.	Explanations Related to The Risk Group of The Parent Bank	113-114
VIII.	Explanations on Parent Bank Related to Domestic, Foreign and Offshore Branches or Investments and Foreign Representative Offices	114
IX.	Explanations Related to Subsequent Events	115

## Section Six Other Explanations

I.	Other explanations on operations of the Bank	116
----	--	-----

## Section Seven Explanations Regarding the Independent Audit Report

I.	Explanations on the independent auditor's report	117
II.	Explanations and footnotes prepared by the independent auditor	117



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION ONE

#### GENERAL INFORMATION

#### I. History of the Parent Bank Including its Incorporation Date, Initial Legal Status and Amendments to Legal Status:

Türkiye Emlak Katılım Bankası A.Ş. ("The Parent Bank") was incorporated in Ankara June 3, 1926 with the name of Emlak ve Eytam Bankası, in accordance with instructions of Mustafa Kemal Atatürk. The aim of establishment of the Parent Bank is to support public construction, to provide necessary loan and to protect orphan's right. The Parent Bank had restructured on 1 September 1946 and after this date the title of the Parent Bank had changed as Türkiye Emlak Kredi Bankası Anonim Ortaklığı. The Parent Bank had merged with Anadolu Bankası A.Ş. and assumed the title of Türkiye Emlak Bankası A.Ş. as of 6 January 1988.

Denizcilik Bankası A.Ş. had transferred to Türkiye Emlak Bankası A.Ş. with the all of its assets and liabilities on 29 November 1992 and maritime loans were also collected at this Bank.

During the period in which the Türkiye Emlak Bankası A.Ş. operates, in addition to its banking activities has become serious brand in the construction of qualified housing projects in line with the its establishment purpose, and has produced important housing projects in many provinces of Türkiye, especially in İstanbul, Ankara and İzmir. İstanbul-Ataköy, Ataşehir, Bahçeşehir, Mimaroba, Sinanoba, Ankara-Bilkent, Elvankent, Konutkent, İzmir-Gaziemir and Mavişehir projects are included in the Parent Bank's important projects.

The Parent Bank has entered into a restructuring process with the Law about Türkiye Cumhuriyeti Ziraat Bankası A.Ş., Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bankası A.Ş. no. 4603 dated November 21, 2000, and the transition from the public law status to the status of private law has achieved.

According to BRSA's decision dated July 6, 2001, Türkiye Emlak Bankası A.Ş. was transferred to Türkiye Cumhuriyeti Ziraat Bankası A.Ş. with its assets and liabilities. In this regard, No. 4684 Certain Laws and Delegated Legislation Law Amending the Law No. 4603 and Article 2 of the Law about Türkiye Cumhuriyeti Ziraat Bank, Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bank A.Ş. attached Provisional Article 3 of the Law (3) In accordance with the provisions of paragraph, the permission of Türkiye Emlak Katılım Bankası A.Ş. to accept deposits and perform banking operations came to an end on July 6, 2001.

The Parent Bank's all assets including banking services, branches, deposits, and commitments and liabilities arising from and banking services were transferred to Ziraat and Halk Bank with the protocol held on July 7, 2001. From this date, the Parent Bank's permission for banking activities and collection of deposit removed.

Board of Liquidation, Board of Directors and Board of Supervisors of the Parent Bank had established with the extraordinary general assembly held on September 14, 2001, and liquidation process had actually started with the personnel on temporary duty sent by Türkiye Cumhuriyeti Ziraat Bankası A.Ş. As a result of the Parent Bank's repayment of its debts to the Treasury Department and all other debts after the end of 16 years with the Law of "Some Receivables and Re-Structuring and Certain Laws and Decree Law Amending No. 7020 with the following regulation made in the Law of Türkiye Cumhuriyeti Ziraat Bankası A.Ş., Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bank A.Ş. No. 4603, the liquidation of the Parent Bank has been removed, as of May 27, 2017.

After the liquidation of the Parent Bank, in the General Assembly held on September 3, 2018, the new Articles of Association approved and the status was determined as participation bank. The title of the Parent Bank was registered as Türkiye Emlak Katılım Bankası A.Ş. on September 10, 2018.

The Parent Bank has obtained the operating permission with the decision of the Banking Regulation and Supervision Board dated February 26, 2019 and numbered 8262 published in the Official Gazette dated February 27, 2019 and numbered 30699 and commenced operations as of March 21, 2019.

The Parent Bank's head office is located in İstanbul and there are 113 branches of the Parent Bank as of December 31, 2024. (December 31, 2023: 101). The Parent Bank is operating with 1.713 staff as of December 31, 2024 (December 31, 2023: 1.494).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### GENERAL INFORMATION(Continued):

#### II. Shareholding Structure, Shareholders Having Direct or Indirect, Joint or Individual Control Over The Management of The Parent Bank And Disclosures on Related Changes In The Current Year, If Any:

The Parent Bank's share is TL 1.026.915 and 99,99% of the Parent Bank's share are owned by Ministry of Treasury and Finance. Except by Ministry of Treasury and Finance, T. Emlak Bankası A.Ş. Emekli ve Yardım Sandığı Vakfı and 33 real person have shares amounting to TL 80,57 (full) and TL 3,38 (full), respectively.

TL 1.026.915 portion of the capital amounting to TL 1.026.915 has been paid and TL 2,82 (full) portion has not been paid by the 33 real person.

The part of the capital belonging to the Ministry of Treasury and Finance is represented by the Ministry of Environment, Urbanisation and Climate Change.

#### III. Explanation on the Chairman and Members of Board of Directors, Members of Audit Committee, General Manager and Assistant General Managers, Their Areas of Responsibility and Their Shares in the Parent Bank, If Any:

Name and Surname	Administrative Function and Responsibility	Educational Degree
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate
Prof. Dr. Murat BALCI	Vice Chairman of the Board of Directors	Doctorate
Hasan SUVER	Member of BOD	Master
Mahmut GÜRCAN	Member of BOD	Bachelor
Mahmut KAÇAR	Member of BOD	Bachelor
Mehmet Nuri YAZICI	Member of BOD and Chairman of the Audit Committee	Bachelor
Volkan Mutlu COŞKUN	Member of BOD and Member of Audit Committee	Bachelor
Onur GÖK	Member of BOD / General Manager	Master
Tuğba GEDİKLİ	Assistant General Manager Responsible for Finance	Bachelor
Ali Kemal KÜÇÜKCAN	Assistant General Manager Responsible for Treasury and International Banking	Master
Şenol ALTUNDAŞ	Assistant General Manager Responsible for Sales and Marketing	Master
Nihal BİLUT	Assistant General Manager Responsible for Credits Risk Management	Bachelor
Bülent KARACALAR	Assistant General Manager Responsible for Credits Allocation	Bachelor
Serkan UMAN	Assistant General Manager Responsible for Digital Banking	Master
Yusuf OKUR	Assistant General Manager Responsible for Operations	Bachelor
Uğur KARA	Assistant General Manager Responsible for Human Resources	Master

The Bank's Chairman and Members of the Board of Directors, Audit Committee Members, General Manager and Deputy General Managers do not have any shares in the Bank.

#### IV. Information On The Parent Bank's Qualified Shareholders:

The Parent Bank's paid in capital amounting to TL 1.026.915 consists of 102.691.549.916 number of shares with a nominal value of TL 0,01 (full) for each share.

Name/Commercial name	Share Amount	Share Ratio	Paid Shares	Unpaid Shares
Ministry of Treasury and Finance	1.026.915	%99,99999	1.026.915	-





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### GENERAL INFORMATION(Continued):

#### V. Summary on the Parent Bank's Service Activities and Field of Operations:

The Parent Bank operates in accordance with the principles of interest-free banking as a participation bank. The Parent Bank mainly collects funds through current accounts and through profit sharing accounts based on profit/loss sharing agreement, lends such funds through corporate finance support, retail finance support, finance lease, financing commodity against document and joint investments.

Briefly, the fields of activity of the Parent Bank are specified in the Articles of Association as follows;

- To buy or sell money or capital market instruments on the spot or in the term according to the legislation and interest-free banking principles and to mediate their purchase and sale, to operate in stock exchanges,
- Within the principles of interest-free banking; to allocate funds to the economy, to use loans in cash and non-cash in all types and forms,
- To make financial leasing transactions, to make operational leasing transactions,
- To make all kinds of payment and collection transactions, payment such as travel checks, credit cards the activities of the vehicles, to provide merchant services (POS), consultancy and advising, providing safe deposit services,
- Buying, acquiring, building any kind of real estate and transferring, renting them to other people when necessary and making all kinds of savings on them,
- For Companies and organizations (including insurance companies); giving services of representation, substitution and being agentship,
- To support Agricultural Credit Cooperatives and SMEs, to carry out activities to support urban transformation,
- To carry out portfolio management and management operations,
- Providing custody services,
- The Parent Bank extends non-cash funds in the type of letter of guarantee, loan of acceptance, letter of credit.

The field of activity of the Parent Bank is not limited to the transactions written in the articles above. If it is deemed beneficial for the Parent Bank to carry out any other transaction than these transactions, it will depend on the decision of the Board of Directors upon the proposal of the Board of Directors, the approval of the necessary legal authorities and the approval of the decision by the Ministry of Customs and Trade. In this way, the approved decision is added to the Articles of Association.

#### VI. Differences Between the Communiqué on Preparation of Consolidated Financial Statements of Banks and Turkish Accounting Standards and Short Explanation About The Institutions Subject To Line-By-Line Method or Proportional Consolidation and Institutions Which Are Deducted From Equity or Not Included in These Three Methods:

The Parent Bank and its subsidiaries Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş. consolidated financial statements with full consolidation method.

#### VII. The Existing or Potential, Actual or Legal Obstacles on Immediate Transfer of Equity or Reimbursement of Liabilities Between The Parent Bank And Its Subsidiaries:

There is no immediate transfer of equity between the Parent Bank and its subsidiaries. There is no existing or potential, actual or legal obstacle to the reimbursement of liabilities between the Parent Bank and its subsidiaries.

## SECTION TWO

### THE CONSOLIDATED FINANCIAL STATEMENTS

- I. CONSOLIDATED BALANCE SHEET (STATEMENT OF FINANCIAL POSITION)
- II. CONSOLIDATED STATEMENT OF OFF-BALANCE SHEET
- III. CONSOLIDATED STATEMENT OF PROFIT OR LOSS
- IV. CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
- V. CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
- VI. CONSOLIDATED STATEMENT OF CASH FLOWS
- VII. CONSOLIDATED STATEMENT OF PROFIT DISTRIBUTION



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## CONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION) AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

ASSETS	Note (Fifth Section-I)	THOUSAND TL CURRENT PERIOD (31/12/2024)			THOUSAND TL PRIOR PERIOD (31/12/2023)		
		TL	FC	TOTAL	TL	FC	TOTAL
		TL	FC	TOTAL	TL	FC	TOTAL
I. FINANCIAL ASSETS (NET)		21.383.040	66.606.163	87.989.203	25.230.481	72.995.979	98.226.460
I.1 Cash and cash equivalents		12.938.156	58.860.909	71.799.065	17.437.371	66.608.196	84.045.567
I.1.1 Cash and Balances with Central Bank	(1)	12.906.549	40.354.160	53.260.709	17.401.769	52.842.067	70.243.836
I.1.2 Banks	(2)	33.684	18.549.373	18.583.057	42.378	13.835.514	13.877.892
I.1.3 Money Market Placements		-	-	-	-	-	-
I.1.4 Expected Loss Provisions (-)		2.077	42.624	44.701	6.776	69.385	76.161
I.2 Financial Assets Measured at Fair Value Through Profit/Loss (FVTPL)	(3)	1.778	2.433.176	2.434.954	1.420	2.048.892	2.050.312
I.2.1 Government Debt Securities		1.778	2.208.759	2.210.537	1.420	2.017.761	2.019.181
I.2.2 Equity Securities		-	-	-	-	-	-
I.2.3 Other Financial Assets		-	224.417	224.417	-	31.131	31.131
I.3 Financial Assets Measured at Fair Value Through Other Comprehensive Income (FVOCI)	(4)	8.441.914	5.232.150	13.674.064	7.788.752	4.337.825	12.126.577
I.3.1 Government Debt Securities		8.434.255	5.227.022	13.661.277	7.781.093	4.337.825	12.118.918
I.3.2 Equity Securities		7.659	5.128	12.787	7.659	-	7.659
I.3.3 Other Financial Assets		-	-	-	-	-	-
I.4 Derivative Financial Assets	(5)	1.192	79.928	81.120	2.938	1.066	4.004
I.4.1 Derivative Financial Assets Measured at FVTPL		1.192	79.928	81.120	2.938	1.066	4.004
I.4.2 Derivative Financial Assets Measured at FVOCI		-	-	-	-	-	-
II. FINANCIAL ASSETS MEASURED AT AMORTIZED COST (NET)		80.833.282	49.102.259	129.935.541	55.286.670	28.763.425	84.050.095
II.1 Loans	(6)	70.581.089	44.993.683	115.574.772	45.848.320	21.694.016	67.542.336
II.2 Lease Receivables	(8)	109.763	324.754	434.517	262.580	120.246	382.826
II.3 Other Financial Assets Measured at Amortized Cost	(7)	11.009.290	4.079.829	15.089.119	9.592.906	7.099.147	16.692.053
II.3.1 Government Debt Securities		11.009.290	4.079.829	15.089.119	9.592.906	7.099.147	16.692.053
II.3.2 Other Financial Assets		-	-	-	-	-	-
II.4 Expected Loss Provisions (-)	(6)	866.860	296.007	1.162.867	417.136	149.984	567.120
III. ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	166.063	-	166.063	8.283	-	8.283
III.1 Asset Held for Sale		166.063	-	166.063	8.283	-	8.283
III.2 Assets of Discontinued Operations		-	-	-	-	-	-
IV. PARTNERSHIP INVESTMENTS		67.500	-	67.500	22.500	-	22.500
IV.1 Associates (Net)	(10)	67.500	-	67.500	22.500	-	22.500
IV.1.1 Associates Consolidated Under Equity Accounting		-	-	-	-	-	-
IV.1.2 Unconsolidated Associates		67.500	-	67.500	22.500	-	22.500
IV.2 Subsidiaries (Net)		-	-	-	-	-	-
IV.2.1 Unconsolidated Financial Investments in Subsidiaries		-	-	-	-	-	-
IV.2.2 Unconsolidated Non-Financial Investments in Subsidiaries		-	-	-	-	-	-
IV.3 Joint Ventures (Net)		-	-	-	-	-	-
IV.3.1 Joint-Ventures Consolidated Under Equity Accounting		-	-	-	-	-	-
IV.3.2 Unconsolidated Joint-Ventures		-	-	-	-	-	-
V. TANGIBLE ASSETS (NET)	(11)	1.146.340	-	1.146.340	922.856	-	922.856
VI. INTANGIBLE ASSETS (NET)	(12)	548.057	-	548.057	250.364	-	250.364
VI.1 Goodwill		-	-	-	-	-	-
VI.2 Other		548.057	-	548.057	250.364	-	250.364
VII. INVESTMENT PROPERTY (NET)	(13)	-	-	-	-	-	-
VIII. CURRENT TAX ASSET		-	-	-	-	-	-
IX. DEFERRED TAX ASSETS	(14)	4.487.028	-	4.487.028	1.718.345	-	1.718.345
X. OTHER ASSETS	(15)	3.033.779	71.937	3.105.716	2.477.451	10.439	2.487.890
TOTAL ASSETS		111.665.089	115.780.359	227.445.448	85.916.950	101.769.843	187.686.793

The accompanying explanations and notes are an integral part of these financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## CONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION) AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

LIABILITIES	Note (Fifth Section-II)	THOUSAND TL CURRENT PERIOD (31/12/2024)			THOUSAND TL PRIOR PERIOD (31/12/2023)		
		TL	FC	TOTAL	TL	FC	TOTAL
		TL	FC	TOTAL	TL	FC	TOTAL
I. FUNDS COLLECTED	(1)	63.254.192	103.382.306	166.636.498	57.981.289	93.497.685	151.478.974
II. FUNDS BORROWED	(2)	188.750	2.223.080	2.411.830	242.905	1.004.966	1.247.871
III. MONEY MARKET FUNDS		-	-	-	-	-	-
IV. SECURITIES ISSUED (Net)	(3)	15.432.580	-	15.432.580	8.730.931	-	8.730.931
V. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS		-	-	-	-	-	-
VI. DERIVATIVE FINANCIAL LIABILITIES		13.085	17.487	30.572	27.199	-	27.199
VI.1 Derivative Financial Liabilities at Fair Value Through Profit or Loss	(4)	13.085	17.487	30.572	27.199	-	27.199
VI.2 Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income	(6)	-	-	-	-	-	-
VII. LEASE PAYABLES (NET)	(5)	739.965	-	739.965	507.319	-	507.319
VIII. PROVISIONS	(7)	9.460.439	661.743	10.122.182	3.536.924	292.693	3.829.617
VIII.1 General Provisions		-	-	-	-	-	-
VIII.2 Reserve for Employee Benefits		1.416.000	-	1.416.000	558.907	-	558.907
VIII.3 Insurance Technical Provisions (Net)		-	-	-	-	-	-
VIII.4 Other Provisions		8.044.439	661.743	8.706.182	2.978.017	292.693	3.270.710
IX. CURRENT TAX LIABILITY	(8)	2.185.238	-	2.185.238	1.336.476	-	1.336.476
X. DEFERRED TAX LIABILITY		-	-	-	-	-	-
XI. LIABILITIES FOR ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	-	-	-	-	-	-
XI.1 Held for Sale Purpose		-	-	-	-	-	-
XI.2 Related to Discontinued Operations		-	-	-	-	-	-
XII. SUBORDINATED DEBT INSTRUMENTS	(10)	-	7.664.460	7.664.460	-	7.078.467	7.078.467
XII.1 Loans		-	7.664.460	7.664.460	-	7.078.467	7.078.467
XII.2 Other Debt Instruments		-	-	-	-	-	-
XIII. OTHER LIABILITIES	(11)	3.857.577	134.470	3.992.047	751.278	2.266.416	3.017.694
XIV. SHAREHOLDERS' EQUITY	(12)	18.152.474	77.602	18.230.076	10.323.361	108.884	10.432.245
14.1 Paid-in capital		1.026.915	-	1.026.915	1.026.915	-	1.026.915
14.2 Capital Reserves		113.906	-	113.906	39.272	-	39.272
14.2.1 Share Premium		-	-	-	-	-	-
14.2.2 Share Cancellation Profits		-	-	-	-	-	-
14.2.3 Other Capital Reserve		113.906	-	113.906	39.272	-	39.272
14.3 Other Accumulated Comprehensive Income or Loss That Will Not Be Reclassified Through Profit or Loss	(12.722)	-	-	-	-	-	-
14.4 Other Accumulated Comprehensive Income or Loss That Will Be Reclassified Through Profit or Loss	(285.545)	77.602	(207.943)	671.615	108.884	780.499	780.499
14.5 Profit Reserves		8.563.985	-	8.563.985	3.434.584	-	3.434.584
14.5.1 Legal Reserves		684.762	-	684.762	428.286	-	428.286
14.5.2 Status Reserves		-	-	-	-	-	-
14.5.3 Extraordinary Reserves		7.879.223	-	7.879.223	3.006.298	-	3.006.298
14.5.4 Other Profit Reserves		-	-	-	-	-	-
14.6 Income or (Loss)		8.745.935	-	8.745.935	5.147.988	-	5.147.988
14.6.1 Prior Periods' Income or (Loss)		18.454	-	18.454	4.133	-	4.133
14.6.2 Current Period Income or (Loss)		8.727.481	-	8.727.481	5.143.855	-	5.143.855
TOTAL LIABILITIES		113.284.300	114.161.148	227.445.448	83.437.682	104.249.111	187.686.793

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## CONSOLIDATED STATEMENT OF OFF BALANCE SHEET (FINANCIAL POSITION)

### AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF OFF BALANCE SHEET	Note (Fifth Section-III)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD (31/12/2024)			PRIOR PERIOD (31/12/2023)		
		TL	FC	TOTAL	TL	FC	TOTAL
<b>A. OFF BALANCE SHEET COMMITMENTS (I-II-III)</b>		<b>51.881.877</b>	<b>25.695.365</b>	<b>77.577.242</b>	<b>30.623.995</b>	<b>18.872.890</b>	<b>49.496.885</b>
<b>I. GUARANTEES AND SURETIES</b>	<b>(1)</b>	<b>22.828.675</b>	<b>9.710.404</b>	<b>32.539.079</b>	<b>15.438.616</b>	<b>4.450.678</b>	<b>19.889.294</b>
1.1 Letters of Guarantees		22.820.009	7.252.127	30.072.136	15.427.366	3.851.866	19.279.232
1.1.1 Guarantees Subject to State Tender Law		-	-	-	-	-	-
1.1.2 Guarantees Given for Foreign Trade Operations		-	-	-	-	-	-
1.1.3 Other Letters of Guarantee		22.820.009	7.252.127	30.072.136	15.427.366	3.851.866	19.279.232
1.2 Bank Loans		4.847	168.863	173.710	11.250	6.905	18.155
1.2.1 Import Letter of Acceptances		4.847	168.863	173.710	11.250	6.905	18.155
1.2.2 Other Bank Acceptances		-	-	-	-	-	-
1.3 Letter of Credits		3.819	2.289.414	2.293.233	-	591.907	591.907
1.3.1 Documentary Letter of Credits		3.819	2.289.414	2.293.233	-	591.907	591.907
1.3.2 Other Letter of Credits		-	-	-	-	-	-
1.4 Prefinancing Given as Guarantee		-	-	-	-	-	-
1.5 Endorsements		-	-	-	-	-	-
1.5.1 Endorsements to the Central Bank of Türkiye		-	-	-	-	-	-
1.5.2 Other Endorsements		-	-	-	-	-	-
1.6 Other Guarantees		-	-	-	-	-	-
1.7 Other Collaterals		-	-	-	-	-	-
<b>II. COMMITMENTS</b>	<b>(1)</b>	<b>27.667.206</b>	<b>1.778.522</b>	<b>29.445.728</b>	<b>9.525.408</b>	<b>9.017.365</b>	<b>18.542.773</b>
2.1 Irrevocable Commitments		27.667.206	1.778.522	29.445.728	9.525.408	9.017.365	18.542.773
2.1.1 Asset Purchase and Sale Commitments		257.030	1.151.923	1.408.953	17.597	8.492.543	8.510.140
2.1.2 Share Capital Commitment to Associates and Subsidiaries		-	-	-	22.500	67.500	67.500
2.1.3 Loan Granting Commitments		26.858.081	-	26.858.081	9.126.506	-	9.126.506
2.1.4 Securities Underwriting Commitments		-	-	-	-	-	-
2.1.5 Commitments for Reserve Deposit Requirements		-	-	-	-	-	-
2.1.6 Payment Commitment for Cheques		457.605	-	457.605	313.805	-	313.805
2.1.7 Tax And Fund Liabilities from Export Commitments		-	-	-	-	-	-
2.1.8 Commitments for Credit Card Expenditure Limits		71.990	-	71.990	-	-	-
2.1.9 Commitments for Promotions Related with Credit Cards and Banking Activities		-	-	-	-	-	-
2.1.10 Receivables from Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.11 Payables for Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.12 Other Irrevocable Commitments		-	626.599	626.599	-	524.822	524.822
2.2 Revocable Commitments		-	-	-	-	-	-
2.2.1 Revocable Loan Granting Commitments		-	-	-	-	-	-
2.2.2 Other Revocable Commitments		-	-	-	-	-	-
<b>III. DERIVATIVE FINANCIAL INSTRUMENTS</b>		<b>1.385.996</b>	<b>14.206.439</b>	<b>15.592.435</b>	<b>5.659.971</b>	<b>5.404.847</b>	<b>11.064.818</b>
3.1 Derivative Financial Instruments for Hedging Purposes		-	-	-	-	-	-
3.1.1 Fair Value Hedge		-	-	-	-	-	-
3.1.2 Cash Flow Hedge		-	-	-	-	-	-
3.1.3 Hedge of Net Investment in Foreign Operations		-	-	-	-	-	-
3.2 Held for Trading Transactions		1.385.996	14.206.439	15.592.435	5.659.971	5.404.847	11.064.818
3.2.1 Forward Foreign Currency Buy/Sell Transactions		44.101	5.138.970	5.183.071	256.594	234.281	490.875
3.2.1.1 Forward Foreign Currency Transactions-Buy		22.043	2.595.364	2.617.407	128.879	117.149	246.028
3.2.1.2 Forward Foreign Currency Transactions-Sell		22.058	2.543.606	2.565.664	127.715	117.132	244.847
3.2.2 Other Forward Buy/Sell Transactions		1.341.895	9.067.469	10.409.364	5.403.377	5.170.566	10.573.943
3.3 Other		-	-	-	-	-	-
<b>B. CUSTODY AND PLEDGED ITEMS (IV+V+VI)</b>		<b>1.192.003.347</b>	<b>87.120.421</b>	<b>1.279.123.768</b>	<b>648.260.645</b>	<b>57.007.019</b>	<b>705.267.664</b>
<b>IV. ITEMS HELD IN CUSTODY</b>		<b>37.467.026</b>	<b>14.628.132</b>	<b>52.095.158</b>	<b>30.723.306</b>	<b>13.172.276</b>	<b>43.895.582</b>
4.1 Assets Under Management		-	-	-	-	-	-
4.2 Investment Securities Held in Custody		14.674.350	2.065.950	16.740.300	7.639.437	1.464.484	9.103.921
4.3 Cheques Received for Collection		10.185.548	218.873	10.404.421	9.227.575	91.562	9.319.137
4.4 Commercial Notes Received for Collection		1.180.631	-	1.180.631	1.398.913	-	1.398.913
4.5 Other Assets Received for Collection		-	-	-	-	-	-
4.6 Assets Received for Public Offering		-	-	-	-	-	-
4.7 Other Items Under Custody		51.748	-	51.748	24.325	-	24.325
4.8 Custodians		11.374.749	12.343.309	23.718.058	12.433.056	11.616.230	24.049.286
<b>V. PLEDGED ITEMS</b>		<b>1.154.536.321</b>	<b>72.492.289</b>	<b>1.227.028.610</b>	<b>617.537.339</b>	<b>43.834.743</b>	<b>661.372.082</b>
5.1 Marketable Securities		9.570.400	-	9.570.400	817.400	-	817.400
5.2 Guarantee Notes		-	-	-	-	-	-
5.3 Commodity		11.905.088	3.152.112	15.057.200	10.073.899	3.175.397	13.249.296
5.4 Warranty		-	-	-	-	-	-
5.5 Properties		161.965.468	-	161.965.468	89.186.170	-	89.186.170
5.6 Other Pledged Items		971.095.365	69.340.177	1.040.435.542	517.459.870	40.659.346	558.119.216
5.7 Pledged Items-Depository		-	-	-	-	-	-
<b>VI. ACCEPTED INDEPENDENT GUARANTEES AND WARRANTIES</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL OFF-BALANCE SHEET ACCOUNTS (A+B)</b>		<b>1.243.885.224</b>	<b>112.815.786</b>	<b>1.356.701.010</b>	<b>678.884.640</b>	<b>75.879.909</b>	<b>754.764.549</b>

The accompanying explanations and notes are an integral part of these financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

### AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF PROFIT AND LOSS	Note (Fifth Section-IV)	THOUSAND TL	THOUSAND TL
		Current period 1 January – 30 December 2024	Previous period 1 January – 30 December 2023
<b>I. PROFIT SHARE INCOME</b>	<b>(1)</b>	<b>33.590.444</b>	<b>16.659.286</b>
1.1 Profit Share on Loans		25.541.726	10.896.178
1.2 Income Received from Reserve Deposits		2.113.923	764.274
1.3 Income Received from Banks		34.053	6.923
1.4 Income Received from Money Market Placements		-	-
1.5 Income Received from Marketable Securities Portfolio		5.754.730	4.886.791
1.5.1 Financial Assets at Fair Value Through Profit and Loss		177.958	421.352
1.5.2 Financial Assets at Fair Value through Other Comprehensive Income		3.221.716	2.836.885
1.5.3 Financial Assets Measured at Amortised Cost		2.355.056	1.628.554
1.6 Finance Lease Income		67.080	91.230
1.7 Other Profit Share Income		78.932	13.890
<b>II. PROFIT SHARE EXPENSE (-)</b>	<b>(2)</b>	<b>24.687.443</b>	<b>10.372.716</b>
2.1 Expense on Profit Sharing Accounts		18.904.116	7.868.820
2.2 Profit Share Expense on Funds Borrowed		363.434	424.563
2.3 Profit Share Expense on Money Market Borrowings		93.154	12.621
2.4 Expense on Securities Issued		5.241.588	1.971.391
2.5 Lease Profit Share Expense		85.151	95.321
2.6 Other Profit Share Expenses		-	-
<b>III. NET PROFIT SHARE INCOME (I - II)</b>		<b>8.903.001</b>	<b>6.286.570</b>
<b>IV. NET FEES AND COMMISSIONS INCOME/EXPENSE</b>		<b>2.488.578</b>	<b>2.296.116</b>
4.1 Fees and Commissions Received		2.660.234	2.459.977
4.1.1 Non-Cash Loans		300.640	171.865
4.1.2 Other		2.359.594	2.288.112
4.2 Fees and Commissions Paid (-)	(3)	171.656	163.861
4.2.1 Non-Cash Loans		604	263
4.2.2 Other	(3)	171.052	163.598
<b>V. DIVIDEND INCOME</b>	<b>(4)</b>	<b>-</b>	<b>-</b>
<b>VI. NET TRADING INCOME</b>	<b>(5)</b>	<b>12.901.710</b>	<b>4.727.742</b>
6.1 Capital Market Transaction Gains / (Losses)		4.179	44.946
6.2 Gains/ (Losses) from Derivative Financial Instruments		1.819.245	(809.649)
6.3 Foreign Exchange Gains / (Losses)		11.078.286	5.492.445
<b>VII. OTHER OPERATING INCOME</b>	<b>(6)</b>	<b>1.020.684</b>	<b>651.682</b>
<b>VIII. TOTAL OPERATING PROFIT (III+IV+V+VI+VII)</b>	<b>(7)</b>	<b>25.313.973</b>	<b>13.962.110</b>
<b>IX. PROVISION FOR EXPECTED LOSS (-)</b>	<b>(7)</b>	<b>1.031.760</b>	<b>429.826</b>
<b>X. OTHER PROVISION EXPENSES (-)</b>	<b>(7)</b>	<b>5.756.729</b>	<b>2.333.578</b>
<b>XI. PERSONNEL EXPENSES (-)</b>	<b>(8)</b>	<b>3.997.017</b>	<b>1.582.049</b>
<b>XII. OTHER OPERATING EXPENSES (-)</b>	<b>(8)</b>	<b>2.388.623</b>	<b>2.016.269</b>
<b>XIII. NET OPERATING PROFIT/LOSS (VIII-IX-X-XI-XII)</b>	<b>(8)</b>	<b>12.139.844</b>	<b>7.600.288</b>
<b>XIV. INCOME RESULTED FROM MERGERS</b>		<b>-</b>	<b>-</b>
<b>GAIN/LOSS ON NET MONETARY POSITION</b>		<b>-</b>	<b>-</b>
<b>XV. PROFIT/LOSS FROM PARTNERSHIPS USING THE EQUITY METHOD</b>		<b>-</b>	<b>-</b>
<b>XVI. PROFIT/LOSS BEFORE TAXES (XIII+...+XVI)</b>		<b>-</b>	<b>-</b>
<b>XVII. PROVISION FOR TAXES (+)</b>		<b>12.139.844</b>	<b>7.600.288</b>
<b>XVIII. TAX PROVISION FOR CONTINUING OPERATIONS (+)</b>	<b>(10)</b>	<b>3.412.363</b>	<b>2.456.533</b>
18.1 Current Tax Provision		5.767.429	3.332.030
18.2 Deferred Tax Expense (+)		2.747.299	2.065.460
18.3 Deferred Tax Income (-)		5.102.365	2.940.957
<b>XIX. NET OPERATING PROFIT/LOSS AFTER TAXES (XIII+...+XVI)</b>	<b>(9)</b>	<b>8.727.481</b>	<b>5.143.855</b>
<b>XX. INCOME FROM DISCONTINUED OPERATIONS</b>		<b>-</b>	<b>-</b>
20.1 Income from Assets Held for Sale		-	-
20.2 Income from Sale of Associates, Subsidiaries and Joint-Ventures		-	-
20.3 Income from Other Discontinued Operations		-	-
<b>XXI. EXPENSES FROM DISCONTINUED OPERATIONS (-)</b>		<b>-</b>	<b>-</b>
21.1 Expenses on Assets Held for Sale		-	-
21.2 Expenses on Sale of Associates, Subsidiaries and Joint-Ventures		-	-
21.3 Expenses from Other Discontinued Operations		-	-
<b>XXII. PROFIT/LOSS BEFORE TAXES ON DISCONTINUED OPERATIONS (XIX-XX)</b>		<b>-</b>	<b>-</b>
<b>XXIII. PROVISION FOR TAXES OF DISCONTINUED OPERATIONS (+)</b>	<b>(9)</b>	<b>-</b>	<b>-</b>
23.1 Current Tax Provision		-	-
23.2 Deferred Tax Expense (+)		-	-
23.3 Deferred Tax Income (-)		-	-
<b>XXIV. NET PROFIT/LOSS FROM DISCONTINUED OPERATIONS (XXI+XXII)</b>		<b>-</b>	<b>-</b>
<b>XXV. NET PROFIT/LOSS (XVIII+XXIII)</b>		<b>8.727.481</b>	<b>5.143.855</b>
Earnings Per Share		0,08473	0,05009

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

	THOUSAND TL	THOUSAND TL
	CURRENT PERIOD (01/01/2024- 31/12/2024)	PRIOR PERIOD (01/01/2023- 31/12/2023)
<b>STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME</b>		
<b>I. CURRENT PERIOD PROFIT/LOSS</b>	<b>8.727.481</b>	<b>5.143.855</b>
<b>II. OTHER COMPREHENSIVE INCOME</b>	<b>(923.778)</b>	<b>(739.627)</b>
<b>2.1 Other Income/Expense Items not to be Recycled to Profit or Loss</b>	<b>(9.837)</b>	<b>22.101</b>
2.1.1 Revaluation Surplus on Tangible Assets	-	-
2.1.2 Revaluation Surplus on Intangible Assets	-	-
2.1.3 Defined Benefit Plans' Actuarial Gains/Losses	-	-
2.1.4 Other Income/Expense Items not to be Recycled to Profit or Loss	(14.053)	31.573
2.1.5 Deferred Taxes on Other Comprehensive Income not to be Recycled to Profit or Loss	4.216	(9.472)
<b>2.2 Other Income/Expense Items to be Recycled to Profit or Loss</b>	<b>(913.941)</b>	<b>(761.728)</b>
2.2.1 Translation Differences	-	-
2.2.2 Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at Fair Value through Other Comprehensive Income	(1.399.067)	(1.088.189)
2.2.3 Gains/losses from Cash Flow Hedges	-	-
2.2.4 Gains/Losses on Hedges of Net Investments in Foreign Operations	-	-
2.2.5 Other Income/Expense Items to be Recycled to Profit or Loss	74.501	-
2.2.6 Deferred Taxes on Other Comprehensive Income to be Recycled to Profit or Loss	410.625	326.461
<b>III. TOTAL COMPREHENSIVE INCOME (I+II)</b>	<b>7.803.703</b>	<b>4.404.228</b>

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

		Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss							Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss								
CHANGES IN EQUITY																	
CURRENT PERIOD (01/01/2024-31/12/2024)		Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6	Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority shares	Minority Shares	Total Shareholders' Equity
I.	Balances at Beginning Period	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.584	4.133	5.143.855	10.432.245	-	10.432.245
II.	Correction made as per TAS 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.1	Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.2	Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	3.434.584	4.133	5.143.855	10.432.245	-	10.432.245
III.	Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	-	-	8.727.481	7.797.831	-	7.797.831
IV.	Total Comprehensive Income	-	-	-	-	-	(15.709)	-	-	(988.442)	74.501	-	-	-	-	-	-
V.	Capital Increase in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VI.	Capital Increase from Internal Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VII.	Adjustments to Paid-in Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VIII.	Convertible Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IX.	Subordinated Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
X.	Other Changes	-	-	-	(29.389)	-	-	-	-	-	6.301	-	23.088	-	-	-	-
XI.	Profit Distribution	-	-	-	133	-	-	-	-	-	-	5.129.401	14.321	(5.143.855)	-	-	-
11.1	Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2	Transfers to Reserves	-	-	-	133	-	-	-	-	-	-	5.129.401	-	(5.129.534)	-	-	-
11.3	Others	-	-	-	-	-	-	-	-	-	-	-	14.321	(14.321)	-	-	-
Balances at end of the period (III+IV...+X+XI)		1.026.915	-	-	10.016	-	(12.722)	-	-	(207.943)	80.802	8.563.985	41.542	8.727.481	18.230.076	-	18.230.076

1. Revaluation surplus on tangible and intangible assets,
2. Defined Benefit Plans' Actuarial Gains/Losses,
3. Other (Accumulated amounts of share of investments accounted for by the equity method that can not be classified as profit / loss from other comprehensive income with other comprehensive income that will not be reclassified to other profit or loss),
4. Foreign Currency Translation Differences,
5. Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI,
6. Other (Accumulated amount of cash flow hedge gains / losses, equity attributable to equity holders of the Group for profit or loss from other comprehensive income and other comprehensive income to be reclassified to other profit or loss),

(\*) The parent bank, with the approval of the Banking Regulation and Supervision Agency (BRSA) dated December 30,2024, secured a subordinated loan of 100 million Euros under the additional core capital framework, which is non-term and non-profit sharing, from the Türkiye Wealth Fund (TVF) Market Stability and Balance Sub-Fund on April, 30 2024. This includes the initial accounting effects of financial assets measured at amortized cost.

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

CHANGES IN EQUITY					Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss			Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss									
PRIOR PERIOD (01/01/2023-31/12/2023)	Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6	Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority Shares	Minority Shares	Total Shareholders' Equity	
I. Balances at Beginning Period	1.026.915	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.721	287	2.813.795	6.028.017	-	6.028.017	
II. Correction made as per TAS 8 (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.1 Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.2 Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
III. Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.721	287	2.813.795	6.028.017	-	6.028.017	
IV. Total Comprehensive Income	-	-	-	-	-	22.101	-	-	(761.728)	-	-	-	5.143.855	4.142.402	-	4.404.228	
V. Capital Increase in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
VI. Capital Increase from Internal Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
VII. Adjustments to Paid-in Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
VIII. Convertible Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
IX. Subordinated Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
X. Other Changes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
XI. Profit Distribution	-	-	-	6.086	-	-	-	-	-	-	2.803.863	3.846	(2.813.795)	-	-	-	
11.1 Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11.2 Transfers to Reserves	-	-	-	6.086	-	-	-	-	-	-	2.803.863	-	(2.809.949)	-	-	-	
11.3 Others	-	-	-	-	-	-	-	-	-	-	-	3.846	(3.846)	-	-	-	
Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.584	4.133	5.143.855	10.170.419	-	10.432.245	

1. Revaluation surplus on tangible and intangible assets,

2. Defined Benefit Plans' Actuarial Gains/Losses,

3. Other (Accumulated amounts of share of investments accounted for by the equity method that can not be classified as profit / loss from other comprehensive income with other comprehensive income that will not be reclassified to other profit or loss),

4. Foreign Currency Translation Differences,

5. Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI,

6. Other (Accumulated amount of cash flow hedge gains / losses, equity attributable to equity holders of the Group for profit or loss from other comprehensive income and other comprehensive income to be reclassified to other profit or loss),

The accompanying explanations and notes are an integral part of these financial statements.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### CONSOLIDATED STATEMENT OF CASH FLOWS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF CASH FLOWS	THOUSAND TL CURRENT PERIOD (01/01/2024- 31/12/2024)	THOUSAND TL PRIOR PERIOD (01/01/2023- 31/12/2023)
<b>A. CASH FLOWS FROM BANKING OPERATIONS</b>		
<b>I.1 Operating Profit Before Changes In Assets And Liabilities from Banking Operations</b>	<b>14.604.062</b>	<b>27.029.487</b>
I.1.1 Profit Share Income Received	28.541.863	15.821.757
I.1.2 Profit Share Expense Paid	(23.950.821)	(8.848.994)
I.1.3 Dividend Received	-	-
I.1.4 Fees and Commissions Received	2.660.234	2.459.977
I.1.5 Other Income	961.406	296.361
I.1.6 Collections from Previously Written off Loans	119.907	304.568
I.1.7 Payments to Personnel and Service Suppliers	(3.142.412)	(1.582.049)
I.1.8 Taxes Paid	(5.185.399)	(2.557.632)
I.1.9 Others	14.599.284	21.135.499
<b>I.2 Changes in Assets and Liabilities from Banking Operations</b>	<b>(44.131.259)</b>	<b>8.274.907</b>
I.2.1 Net (Increase) Decrease in Financial Assets at Fair Value Through Profit or Loss	1.359.746	(896.630)
I.2.2 Net (Increase) Decrease in Due From Banks and Other Financial Institutions	(1.600.312)	(17.183.251)
I.2.3 Net (Increase) Decrease in Loans	(42.356.712)	(16.241.720)
I.2.4 Net (Increase) Decrease in Other Assets	(530.709)	272.021
I.2.5 Net Increase (Decrease) in Bank Deposits	1.545.861	4.276.685
I.2.6 Net Increase (Decrease) in Other Deposits	(4.062.691)	40.406.011
I.2.7 Net Increase (Decrease) in Financial Liabilities Measured at Financial Assets at Fair Value Through Profit or Loss	-	-
I.2.8 Net Increase (Decrease) in Funds Borrowed	6.969.439	(348.936)
I.2.9 Net Increase (Decrease) in Matured Payables	-	-
I.2.10 Net Increase (Decrease) in Other Liabilities	(5.455.881)	(2.009.273)
<b>I. Net Cash Flows from Banking Operations</b>	<b>(29.527.197)</b>	<b>35.304.394</b>
<b>B. CASH FLOWS FROM INVESTING ACTIVITIES</b>		
<b>II. Net cash flow from investing activities</b>	<b>2.495.087</b>	<b>(4.307.900)</b>
2.1 Cash Paid For Acquisition of Investments, Associates and Subsidiaries	(45.000)	(22.500)
2.2 Cash Obtained From Disposal of Investments, Associates and Subsidiaries	-	-
2.3 Purchases of Property and Equipment	(537.211)	(586.445)
2.4 Disposals of Property and Equipment	19.443	783
2.5 Purchase of Financial Assets at Fair Value Through Other Comprehensive Income	(709.554)	(1.685.192)
2.6 Sale of Financial Assets at Fair Value Through Other Comprehensive Income	1.288.655	798.810
2.7 Purchase of Financial Assets Measured at Amortised Cost	(4.759.960)	(2.500.000)
2.8 Sale of Financial Assets Measured at Amortised Cost	7.238.714	-
2.9 Other	-	(313.356)
<b>C. CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<b>III. Net Cash Flows from Financing Activities</b>	<b>6.528.784</b>	<b>(852.415)</b>
3.1 Cash Obtained from Funds Borrowed and Securities Issued	28.841.641	166.115.246
3.2 Cash Used for Repayment of Funds Borrowed and Securities Issued	(22.231.583)	(166.941.418)
3.3 Issued Capital Instruments	-	-
3.4 Dividends Paid	-	-
3.5 Payments for Finance Leases	(81.274)	(26.243)
3.6 Other	-	-
<b>IV. Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents</b>	<b>6.625.052</b>	<b>5.823.987</b>
<b>V. Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<b>(13.878.274)</b>	<b>35.968.066</b>
<b>VI. Cash and Cash Equivalents at the Beginning of the period</b>	<b>53.215.879</b>	<b>17.247.813</b>
<b>VII. Cash and Cash Equivalents at the End of the period</b>	<b>39.337.605</b>	<b>53.215.879</b>

The accompanying explanations and notes are an integral part of these financial statements.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### CONSOLIDATED STATEMENT OF PROFIT DISTRIBUTION AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

STATEMENT OF PROFIT DISTRIBUTION	CURRENT PERIOD (*) December 31, 2024	PRIOR PERIOD December 31, 2023
<b>I. DISTRIBUTION OF CURRENT YEAR INCOME</b>		
I.1. CURRENT YEAR INCOME	12.139.844	7.600.388
I.2. TAX AND DUTIES PAYABLE (-)	3.412.363	2.456.533
I.2.1. Corporate tax (Income tax)	5.767.429	3.332.030
I.2.2. Income withholding tax	-	-
I.2.3. Other taxes and legal liabilities (**)	(2.355.066)	(875.497)
<b>A. NET INCOME FOR THE YEAR (I.1-I.2)</b>	<b>8.727.481</b>	<b>5.143.855</b>
I.3. PRIOR YEAR LOSSES (-)	-	-
I.4. First legal reserves (-)	-	256.477
I.5. Other statutory reserves (-)	-	133
<b>B. DISTRIBUTABLE NET PERIOD INCOME [(A-(I.3+I.4+I.5))(*)]</b>	<b>8.727.481</b>	<b>4.887.245</b>
I.6. FIRST DIVIDEND TO SHAREHOLDERS (-)	-	-
I.6.1. To owners of ordinary shares	-	-
I.6.2. To owners of preferred shares	-	-
I.6.3. To owners of preferred shares (Preemptive rights)	-	-
I.6.4. To Profit sharing bonds	-	-
I.6.5. To owners of the profit /loss sharing certificates	-	-
I.7. DIVIDEND TO PERSONNEL (-)	-	-
I.8. DIVIDEND TO BOARD OF DIRECTIONS (-)	-	-
I.9. SECOND DIVIDEND TO SHAREHOLDERS (-)	-	-
I.9.1. To owners of ordinary shares	-	-
I.9.2. To owners of preferred shares	-	-
I.9.3. To owners of preferred shares (Preemptive rights)	-	-
I.9.4. To profit sharing bonds	-	-
I.9.5. To owners of the profit /loss sharing Certificates	-	-
I.10. SECOND LEGAL RESERVE (-)	-	-
I.11. STATUS RESERVE (-)	-	-
I.12. EXTRAORDINARY RESERVE	-	4.887.245
I.13. OTHER RESERVE	-	-
I.14. SPECIAL FUNDS	-	-
<b>II. DISTRIBUTION OF RESERVES</b>		
2.1. DISTRIBUTED RESERVES	-	-
2.2. SECOND LEGAL RESERVES (-)	-	-
2.3. SHARE TO SHAREHOLDERS (-)	-	-
2.3.1. To owners of ordinary shares	-	-
2.3.2. To owners of preferred shares	-	-
2.3.3. To owners of preferred shares (Preemptive rights)	-	-
2.3.4. To profit sharing bonds	-	-
2.3.5. To owners of the profit /loss sharing certificates	-	-
2.4. SHARED TO PERSONNEL (-)	-	-
2.5. SHARE TO BOARD OF DIRECTIONS (-)	-	-
<b>III. EARNINGS PER SHARE</b>		
3.1. TO OWNERS OF ORDINARY SHARES (***) (Full TL)	0.08499	0.05009
3.2. TO OWNERS OF ORDINARY SHARES (%)	8.5	5.0
3.3. TO OWNERS OF PREFERRED SHARES	-	-
3.4. TO OWNERS OF PREFERRED SHARES (%)	-	-
<b>IV. DIVIDEND PER SHARE</b>		
4.1. TO OWNERS OF ORDINARY SHARES (Full TL)	-	-
4.2. TO OWNERS OF ORDINARY SHARES (%)	-	-
4.3. TO OWNERS OF PREFERRED SHARES	-	-
4.4. TO OWNERS OF PREFERRED SHARES (%)	-	-

The accompanying explanations and notes are an integral part of these financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION THREE Accounting Policies

#### I. Explanations on Basis of Presentation:

##### a. The Preparation of the Financial Statements and Related Notes and Explanations in Accordance with the "Turkish Accounting Standards and Regulation on the Principles and Procedures Regarding Banks" Accounting Application and Safeguarding of Documents:

The consolidated financial statements have been prepared in accordance with the provisions of the Regulation on the Procedures and Principles Regarding Accounting Applications of Banks and Safeguarding of Documents, published in the Official Gazette dated 1 November 2006 and numbered 26333, in relation to the Banking Law numbered 5411, and other regulations, communiqués, explanations and circulars published by the Banking Regulation and Supervision Agency ("BRSA") on accounting and financial reporting principles, and in cases not regulated by these, the provisions of the Turkish Accounting Standard 34 (TS 34) Interim Financial Reporting Standard and Turkish Financial Reporting Standards ("TFRS") put into effect by the Public Oversight, Accounting and Auditing Standards Authority ("KKGK") (collectively, "BRSA Accounting and Financial Reporting Legislation"). The format and content of the consolidated financial statements to be disclosed to the public, as well as their explanations and footnotes, have been prepared in accordance with the "Communiqué on Financial Statements to be Disclosed to the Public by Banks and the Relevant Explanations and Footnotes" and "Communiqué on Disclosures to be Made to the Public by Banks on Risk Management" published in the Official Gazette dated 28 June 2012 and numbered 28337, as well as the communiqués that make additions and amendments to these. The Parent Bank keeps its accounting records in Turkish currency in accordance with the Banking Law, the Turkish Commercial Code and Turkish tax legislation.

Consolidated financial statements have been prepared in TL based on the historical cost principle, except for financial assets and liabilities shown at their fair values.

Additional Paragraph For Convenience Translation to English:

BRSA Accounting and Financial Reporting Legislation, as described in this section, differ from International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board and the differences between accounting principles have not been quantified in the accompanying consolidated financial statements. Accordingly, the accompanying consolidated financial statements are not intended to present the consolidated financial position, results of operations, changes in equity and cash flows of the Group in accordance with IFRS.

In preparing financial statements in accordance with TFRS, the Group management is required to make assumptions and estimates regarding the assets and liabilities in the balance sheet and contingent issues as of the balance sheet date. The assumptions and estimates in question include the fair value calculations of financial instruments and the impairment of financial assets and are reviewed regularly. Necessary adjustments are made and the effects of these adjustments are reflected in the income statement. The assumptions and estimates used are explained in the relevant footnotes.

##### b. Accounting Policies and Valuation Principles Applied in the Preparation of Consolidated Financial Statements:

The accounting policies followed and the valuation principles used in the preparation of financial statements are in accordance with the regulations, communiqués, explanations and circulars published by the BRSA regarding the principles of accounting and financial reporting, and TAS/TFRS put into effect by the KKGK on matters not regulated by these (all "BRSA Accounting and Financial Reporting Legislation") has been determined according to the principles included in the scope. Accounting policies for the current periods and valuation principles used are explained in footnotes II to XXIII.

With its announcement dated November 2023, KKGK stated that the financial statements of businesses applying Turkish Financial Reporting Standards for the annual reporting period ending on or after 31 December 2023 should be prepared in accordance with the Financial Reporting Standard in High Inflation Economies ("TAS 29"). He explained that institutions or organizations authorized to regulate and supervise their own fields may determine different transition dates for the implementation of TAS 29 provisions. Based on this announcement of the KKGK, BRSA, with its decision numbered 10744 dated December 12, 2023, decided that the financial statements of banks and financial leasing, factoring, financing, savings financing and asset management companies dated 31 December 2023 will not be subject to the inflation adjustment required within the scope of TAS 29. In accordance with the BRSA's decision dated January 11, 2024 and numbered 10825; It has been decided that banks, financial leasing, factoring, financing, savings financing and asset management companies will switch to inflation accounting as of January 1, 2025. Accordingly, no inflation adjustment was made in the consolidated financial statements dated December 31, 2024 within the scope of TAS 29 Financial Reporting Standard in Highly Inflationary Economies.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### I. Explanations on Basis of Presentation (Continued):

##### c. Comparative Information and Classifications:

Significant changes in accounting policies are applied retrospectively and the financial statements of the previous period are restated. The financial statements of the Parent Bank are prepared in comparison with the previous period in order to allow the determination of financial status and performance trends. Comparative information is restated when necessary in order to comply with the presentation of the current period financial statements.

#### II. Explanations on Strategy of Using Financial Instruments and Foreign Currency Transactions:

The Group creates its strategies regarding financial instruments by taking into account the resource structure. The Parent Bank's resource structure mainly consists of funds collected as "special current accounts", "participation accounts" and "participation accounts investment proxy pools". Apart from the funds collected, the Parent Bank's most important fund sources are equity and funds provided from domestic/foreign financial institutions.

Exchange rate difference income and expenses arising from foreign currency transactions are accounted for in the period in which the transaction is made, based on the "Turkish Accounting Standard on the Effects of Exchange Rate Changes" ("TAS 21"). Foreign currency assets and liabilities are converted into Turkish Lira by being valued at the end-of-period exchange rates, and the resulting exchange rate differences are reflected in the records as foreign exchange transaction profit or loss.

When loans monitored in foreign currency credit accounts are transferred to follow-up, they continue to be monitored in foreign currency credit accounts and are valued at current rates.

Differences arising from the conversion of securities representing debt and monetary financial assets into Turkish Lira are included in the income statement.

Assets and liabilities in precious metals that are monitored in asset and liability accounts and are not subject to a maturity are converted into Turkish Lira by being valued at the Borsa Istanbul weighted average price at the end of the period, and the resulting valuation differences are reflected in the records as foreign exchange transaction profit or loss.

#### III. Information on Consolidated Associates:

Parent Bank and its subsidiaries Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş. It is included in the accompanying consolidated financial statements using the full consolidation method. In the preparation of consolidated financial statements, the methods, procedures and principles specified in the "Communiqué on the Preparation of Consolidated Financial Statements of Banks" and the "Turkish Financial Reporting Standard on Consolidated Financial Statements" ("TFRS 10") published in the Official Gazette dated 8 November 2006 and numbered 26340 are followed.

##### a. Consolidation Principles of Subsidiaries:

Subsidiaries are the Parent Bank's shares, either (a) through its authority to exercise more than 50% of the voting rights regarding the shares in the companies as a result of the shares directly and/or indirectly owned by it, or (b) through its authority to exercise more than 50% of the voting rights. It refers to companies that have the authority and power to control the financial and operating policies in line with the interests of the Group, by using the actual dominant influence over the financial and operating policies, although it does not have the authority to use them.

Control is the Parent Bank's direct or indirect ownership of the majority of the capital in a legal entity, or its holding of privileged shares although it does not have this majority, or its ability to exercise the majority of the voting rights pursuant to agreements made with other shareholders, or its ability to appoint the majority of the members of the board of directors in any way, or It was accepted that he had the power to dismiss.

Subsidiaries are consolidated using the full consolidation method within the framework of the materiality principle on the basis of their operating results, asset and equity sizes.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### III. Information on Consolidated Associates (Continued):

##### a. Consolidation Principles of Subsidiaries (Continued):

Subsidiaries are included in the scope of consolidation from the date on which control over their activities is transferred to the Group and will be excluded from the scope of consolidation on the date on which control ceases. When deemed necessary, the accounting policies applied for subsidiaries may be changed to ensure consistency with the accounting policies applied by the Group.

According to the full consolidation method, 100% of the subsidiary's assets, liabilities, profit or loss and off-balance sheet items are combined with the Parent Bank's assets, liabilities, profit or loss and off-balance sheet items. The book value of the Group's investment in the subsidiary and the portion of the capital of the subsidiary belonging to the Group are netted off. Balances and unrealized profits and losses arising from transactions between partnerships within the scope of consolidation have been mutually offset. There are no minority rights in the consolidated subsidiary net income.

Emlak Varlık Kiralama A.Ş., a subsidiary of the Parent Bank, was established on 5 August 2019 in accordance with the permission received from the Banking Regulation and Supervision Board and the Capital Markets Board and was registered in the trade registry. It was established and started its operations on 5 August 2019 with a capital of 50 TL, fully paid by the Parent Bank, for the sole purpose of issuing lease certificates within the framework of the CMB's Lease Certificates Communiqué (III-61.1) published in the Official Gazette dated 7 June 2013 and numbered 28760.

Emlak Katılım Varlık Kiralama A.Ş., a subsidiary of the Parent Bank, was established on January 20, 2020, in line with the permission received from the Banking Regulation and Supervision Agency and the Capital Markets Board, and was registered in the trade registry. Emlak Katılım Varlık Kiralama Anonim Şirketi was established on 16 March 2019 with a capital of 50 TL, fully paid by the Parent Bank, for the sole purpose of issuing lease certificates within the framework of the CMB's Lease Certificates Communiqué (III-61.1) published in the Official Gazette dated 7 June 2013 and numbered 28760. The company was established and started its operations.

The titles of the partnerships within the scope of consolidation, their headquarters, their fields of activity and their effective, direct and indirect partnership rates are as follows:

Title	Operation Center (City/Country)	Main Activities	Effective Rates (%)	Direct and Indirect Rates (%)
Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Lease Certificate Issue	100	100
Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Lease Certificate Issue	100	100

##### b. Presentation of Subsidiaries, Affiliates and Jointly Controlled Partnerships Not Included in the Scope of Consolidation in Consolidated Financial Statements:

The Group does not have any affiliates, subsidiaries or jointly controlled partnerships that are not included in the scope of consolidation.

#### IV. Explanations on Forward, Option Contracts and Derivative Instruments:

The derivative financial instruments of the Group consist of forward foreign currency, forward precious metal and swap agreements. The Group records the spot foreign currency transactions in asset purchase and sale commitments.

The Group's derivative instruments are classified, measured and accounted in accordance with "TFRS 9 Financial Instruments". Derivative instruments are initially recognized at fair value and subsequently measured at fair value.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### IV. Explanations on Forward, Option Contracts and Derivative Instruments (Continued):

The liabilities and receivables arising from the derivative transactions are recorded as off-balance sheet items at their contractual values. The derivative transactions are accounted for at fair value subsequent to initial recognition and are presented in the "Derivative Financial Assets at Fair Value Through Profit or Loss", "Derivative Financial Assets at Fair Value Through Other Comprehensive Income" or "Derivative Financial Liabilities at Fair Value Through Profit or Loss" and "Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income" items of the balance sheet depending on the resulting positive or negative amounts of the computed value. These amounts on the balance sheet present the fair values of derivative transactions. The differences that occur in the fair value as a result of the valuation are accounted in the "Income / loss from derivative financial transactions" in the income statement.

#### V. Explanations on Profit Share Income and Expenses:

##### Profit share income

Profit share income is accounted in accordance with the internal rate of return method, which is equal to the net present value of the future cash flows of the financial asset determined in TFRS 9 and reflected to the accrual basis.

##### Profit share expense

The Group records profit share expenses on accrual basis. The profit share expense accrual calculated in accordance with the unit value method on profit sharing accounts has been included under the account 'Funds Collected' in the balance sheet.

#### VI. Explanations on Fees, Commission Income and Expenses:

Other than commission income and fees and expenses for various banking services that are reflected as income/expense when collected/paid, fees and commission income and expenses are reflected to income statement depending on the term of the related transaction. The commissions and fees other those whose amortised costs are integral part of their effective profit rate, are accounted for in accordance with the TFRS 15 Revenue from Contracts with Customer Standard.

In accordance with provisions of TFRS the portion of the commission and fees which are related to the reporting period and collected in advance for cash and non-cash loans granted is reflected to the income statement by using the internal rate of return method and straight-line methods, respectively over the commission period of the related loan, respectively. Fees and commission collected in advance which are related to the future periods are recorded under the account "Unearned Revenues" and included in "Other Liabilities" in the balance sheet. The commission received from cash loans corresponding to the current period is presented in "Profit Share from Loans" in the statement of profit or loss.

#### VII. Explanations on Financial Assets and Liabilities:

The Group categorizes its financial assets as "Fair Value Through Profit or Loss", "Fair Value Through Other Comprehensive Income" or "Measured at Amortized Cost". Such financial assets are recognized or derecognized according to TFRS 9 Financial Instruments Part three Issued for classification and measurement of the financial instruments published in the Official Gazette No. 29953 dated January 19, 2017 by the Public Oversight Accounting and Auditing Standards Authority. Financial assets are measured at fair value at initial recognition in the financial statements.

During the initial recognition of financial assets other than "Financial Assets at Fair Value Through Profit or Loss", transaction costs are added to fair value or deducted from fair value.

The Group recognizes a financial asset into financial statements when it becomes a party to the contractual terms of a financial instrument. During the first recognition of a financial asset into the financial statements, business model determined by the Bank management and the nature of contractual cash flows of the financial asset are taken into consideration. When the business model determined by the Bank's management is changed, all affected financial assets are reclassified and this reclassification is applied prospectively. In such cases, no adjustments are made to earnings, losses or profit share that were previously recorded in the financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### VII. Explanations on Financial Assets and Liabilities (Continued):

##### Financial Assets at Fair Value Through Profit or Loss:

Financial assets at fair value through profit or loss classified under two main categories as "Derivative Financial Assets" and "Financial assets at fair value through profit or loss". Financial assets classified in this group are taken into the financial statements with cost values that reflect their fair values and are shown in the financial statements at fair value in the following periods. The resulting valuation gain and loss are included in the profit / loss accounts.

Financial assets at fair value through profit or loss classified, which are among the financial assets whose fair value difference is reflected in profit or loss, are valued at the weighted average clearing prices formed in BIST on the balance sheet date, while financial assets not traded in BIST are valued at the prices of the Central Bank of the Republic of Turkey. Gains and losses arising from the valuation are included in the profit/loss accounts.

##### Financial Assets Valued at Fair Value Through Other Comprehensive Income:

Financial assets at fair value through other comprehensive income are initially recognized at cost; which reflects their fair values; including the transaction costs. After the initial recognition, financial assets valued at fair value through other comprehensive income are measured at fair value and the unrealized gains or losses resulting from the difference between the amortized cost and the fair value is recorded in "accumulated other comprehensive income or expense to be reclassified through profit or loss" under equity. In case of a disposal of financial assets valued at fair value through profit and loss, increases/decreases which have been recorded in the "accumulated other comprehensive income or expense to be reclassified through profit or loss" under the equity is transferred to income statement.

Financial assets at fair value through other comprehensive income which do not have a quoted market price in an active market and whose fair values can not be reliably measured are carried at cost, less impairment, if any.

In addition, the appropriate value difference to be kept in the Group's securities portfolio is considered as other comprehensive income financial assets given, financial assets held at fair value through profit or loss and amortization as financial assets saved at estimated cost government bonds. These securities are real coupon rates, and the effective interest rate is based on the index calculated by taking into account the inflation index and the estimated inflation rate at the time of issue they are valued and accounted for using the method. As stated in the Indexed Bonds Investor's Guide, the actual coupon payment of these securities is based on the CPI of two months ago, and the reference indices used in the calculation of the amounts are based on the CPI of two months ago.

##### Financial Assets and Liabilities Measured at Amortized Cost:

Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and profit share are classified as financial assets measured at amortized cost. Financial assets and liabilities measured at amortized cost are initially recognized at cost including the transaction costs which reflect the fair value of those instruments and subsequently recognized at amortized cost by using the internal rate of return. Profit share income and profit share expense obtained from financial assets and liabilities measured at amortized cost are accounted in the income statement.

##### Credits:

Loans are non-derivative financial assets that have fixed or determinable payments and are not traded in an active market. These loans are first recorded by adding transaction costs to the acquisition cost, which reflects their fair value, and are measured at their amortized cost using the "internal rate of return method" following their recording. The Group periodically evaluates the provisions set aside for loans and other receivables in accordance with TFRS 9, based on their results, and makes updates to the staging rules and parameters used in the calculation of the relevant provision balances, if deemed necessary, as a result of these evaluations.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued)

#### VIII. Explanations On Expected Credit Losses:

As of January 1, 2020, the Group recognizes a loss allowance for expected credit losses on financial assets based on TFRS 9 "Communiqué Related to Principles and Procedures on Determining the Qualifications of Banks' Loans and Other Receivables and the Provision for These Loans and Other Receivables" and the regulation published in the Official Gazette no. 29750 dated June 22, 2016 in connection with "Procedures and Principles regarding Classification of Loans and Allowances Allocated for Such Loans. In this context, as of December 31, 2019, the method of reserving credit provisions within the framework of the relevant legislation of the BRSA has changed by applying the expected credit losses model with the implementation of TFRS 9. The expected credit loss estimate contains unbiased, supportable information about current and future economic conditions.

The Group classifies the financial asset as stage 1 if the credit risk of a financial instrument does not materially increase since initial recognition to the financial statements and measures the amount of the impairment on the financial asset equal to 12-month expected credit losses at each reporting date. The purpose of impairment is to recognize lifetime expected credit losses in the financial statement for the credit risk of all financial instruments those materially increase since initial recognition to the financial statements with considering all supportable information individually or collectively including reasonable and prospective information.

##### Calculation of Expected Credit Losses:

The Group measures expected credit losses with reasonable, objective and supportable information available as of the reporting date, including estimates of past events and current conditions, weighted according to probabilities determined by taking into account expected credit losses. The Group could not develop an internal model to estimate these risk parameters due to insufficient historical data for modelling. In 12-month expected credit loss provision calculations, the average of annual default rates is used as the probability of default (PD) parameter, based on the year-end data announced to the public by participation banks after 2014. In lifetime expected loan loss provision calculations, the average of close monitoring provision ratios is used as the PD parameter, based on the year-end data announced to the public by participation banks after 2014. For the Loss in Case of Default (LWD) parameter, it uses a reasonable approach of 45%, in line with the Basic IDD approach in the Communiqué on the Calculation of the Amount Subject to Credit Risk with Internal Rating-Based Approaches published by BRSA. Calculation of expected credit losses consists of three main parameters: Probability of Default (PD), Loss Given Default (LDL), Amount at Default (TT).

##### Parameters Used in Calculating Expected Loss Provisions:

##### Probability of Default (PD):

PD represents the likelihood of a default over a specified time period. The Group uses two different default probability values when calculating the expected credit loss in accordance with TFRS 9:

- 12-Month default probability: Estimate the probability of default in 12 months after the reporting date
- Lifetime default probability: Estimation of the probability that the financial instrument will default to its expected lifetime

##### Loss Given Default (LGD):

LGD represents an estimate of the loss at the time of a potential default occurring during the life of a financial instrument. It is expressed as a ratio.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### VIII. Explanations on Expected Credit Losses (Continued):

##### Exposure at Default (EAD):

In cash loans, it refers to the balance as of the report date. In non-cash loans and commitments, it is the value calculated by applying the conversion ratio to the loan. The loan conversion rate corresponds to the loan conversion rate used in the adjustment of possible risk increases between the current date and the default date.

The expected credit loss estimate contains unbiased, supportable information about current and future economic conditions. These financial assets are divided into the following three categories depending on the increase in credit risks observed since they were first included in the financial statements:

##### 12-Month Expected Loss Provision (Stage 1):

For the financial assets at initial recognition or that do not have a significant increase in credit risk since initial recognition. The number of delay days does not exceed 30 days. Impairment for credit risk is recorded in the amount of 12-month expected credit losses. It is valid for all assets unless there is a significant deterioration in credit quality. The 12-month expected loss values are part of the expected lifetime loss calculation (within 12 months after the reporting date or less if the life of a financial instrument is less than 12 months).

##### Significant Increase in Credit Risk (Stage 2):

As of the reporting date of the financial asset, in the event of a significant increase in credit risk since initial recognition, the financial asset is transferred to Stage 2. Impairment for credit risk is determined on the basis of the instrument's lifetime expected credit losses.

The Group classifies financial assets as stage 2 by considering the following criteria:

- Loans with overdue days exceeding 30 days but not exceeding 90 days
- Data received from the early warning system and the evaluation of the Parent Bank in this case,
- In order to determine whether the default risk of the customer has increased significantly since the first definition of the loan, the Parent Bank's management concludes that there is a significant increase in credit risk as a result of comparison with the risk of default in the loan,
- Loans whose reimbursement is totally collateralized and whose loans are below the net realizable value receivable amount.

##### Default (3rd Stage / Special Provision):

According to the internal procedures of the Group if the following conditions exist, the relevant financial asset is included in the default:

- Credits with a delay of 90 days from the date of the last installment (In this case, the customer is monitored as default on the 91st day),
- Restructured loans and classified as a performing loan and overdue more than 30 days during the one-year monitoring period (In this case, the customer is followed as default on the 31st day),
- Restructured loans and classified as performing loan and that have been structured at least once more during the one-year monitoring period.

#### IX. Explanations on Offsetting of Financial Instruments:

Financial instruments are offset when the Group has a legally enforceable right to net off the recognized amounts, and there is an intention to settle on net basis or realize the asset and settle the liability simultaneously. There are no such offset of financial assets and liabilities.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### X. Explanations On Sale and Repurchase Agreements and Lending of Securities:

Securities subject to repurchase agreement are classified as at "fair value through profit or loss", "fair value through other comprehensive income" or "measured on amortised cost" according to the investment purposes of the Group and measured according to the portfolio to which they belong. Funds obtained from the related agreements are accounted under "Borrowings from Money Markets" in liabilities and the difference between the sale and repurchase price is accrued over the life of the agreements using the internal rate of return method. Profit share expense on such transactions is recorded under "Profit Share Expense on Money Market Borrowings" in the income statement. The Group has no securities lending transactions.

Accounting Policies (Continued)

#### XI. Explanations on Assets Held For Sale and Discontinued Operations and Liabilities Related to These Assets:

Assets held for sale (or disposal group) in accordance with TFRS 5 ("Assets Held for Sale and Discontinued Operations") are measured at the lower of the carrying amount of assets and fair value less any cost to be incurred for disposal. In order to classify an asset as held for sale, the possibility of sale should be highly probable and the asset (or disposal group) should be available for immediate sale in its present condition. Highly saleable condition requires a plan designed by an appropriate level of management regarding the sale of the asset to be disposed of together with an active program for the determination of buyers as well as for the completion of the plan. Also the asset shall be actively marketed in conformity with its fair value. In addition, the sale is expected to be recognized as a completed sale within one year after the classification date and the necessary transactions and procedures to complete the plan should demonstrate the fact that there is remote possibility of making any significant changes in the plan or cancellation of the plan.

A discontinued operation is a part of the Group's business which has been disposed of or classified as held-for-sale. The operating results of the discontinued operations are disclosed separately in the income statement.

The Group has no discontinued operations.

#### XII. Explanations on Goodwill and Other Intangible Assets:

Goodwill and other intangible assets are recorded at cost in accordance with TAS 38 "Turkish Accounting Standards for Intangible Assets".

As of December 31, 2024, there is no goodwill in the financial statements of the Group. (December 31, 2023: None).

The Group's intangible assets consist of software and intangible rights. The costs of the intangible assets purchased before December 31, 2004 have been restated from the purchasing dates to December 31, 2004 the date the hyperinflationary period is considered to be ended. Intangible assets purchased after this date have been recorded at their historical costs. Intangible assets are amortised by the Group over their estimated economic useful lives in equal amounts on a straight-line basis. Useful lives of the Group's software have been determined as 3 to 4 years and other intangible assets' useful lives have been determined as 15 years.

If there is objective evidence of impairment, the asset's recoverable amount is estimated in accordance with the TAS 36 "Turkish Accounting Standard for Impairment of Assets" and if the recoverable amount is less than the carrying value of the related asset, a provision for impairment loss is provided.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### XIII. Explanations on Tangible Assets:

The cost of the tangible assets purchased before December 31, 2004 have been restated by inflationary index from the purchasing dates to December 31, 2004, the date the hyperinflationary period is considered to be ended. The tangible assets purchased after this date are recorded at their historical costs. Tangible assets are recorded at cost less accumulated depreciation and provision for impairment, if any in compliance with the TAS 16 "Turkish Accounting Standards for Tangible Assets" in the financial statements.

There are no restrictions such as pledges, mortgages or any other restriction on tangible assets. There are no changes in the accounting estimates which are expected to have an impact in the current or subsequent periods.

Depreciation is calculated on a straight-line basis. Depreciation rates used are determined by considering the estimated economic useful life of the assets:

	Depreciation Rate (%)
Computers	10-33
Furniture and Equipment	20
Other Moveables	7-33
Vehicles	20
Intangible Assets (Rights)	7-33
Buildings	2

The depreciation of an asset held for a period less than a full financial year is calculated as a proportion of the full year depreciation charge from the date of acquisition to the financial year-end.

Gain or loss resulting from disposals of the tangible assets is calculated as the difference between the net proceeds from the sale and the net book value of the related asset.

The repair and maintenance costs of the tangible assets are capitalized, if the expenditure increases the economic life of the asset, other repair and maintenance costs are expensed.

#### XIV. Explanations on Leasing Transactions:

The Group applies the TFRS 16 leases standard. The Group recognizes the right of use and the rent obligation on the financial statements at the effective date of the lease. The right of use is measured initially at cost value and subsequently measured at cost less accumulated depreciation and accumulated impairment losses and adjusted for the re-measurement of the lease obligation. TAS 36 Impairment of Assets is applied in order to determine whether the real estates that are entitled to use have been impaired and to recognize the impairment loss.

With the TFRS 16 Leases Standard effective from January 1, 2019, the difference between operating leases and financial leases is eliminated and leases are presented as assets by the lessees under Tangible Assets and as liabilities under Liabilities from Leasing Transactions.

TFRS 16 introduces a single leasing accounting model for lessees. As a result, the Group, as a lessee, has acquired the lease rights representing the lease rights representing the right to use the underlying asset and the lease payments to the financial statements. Accounting for the lessor is similar to the previous accounting policies.

The Group when valuing its leasing obligations, discounted its leasing payments using an alternative borrowing rate. The weighted-average rate applied is 37,15% for leasing agreements denominated in Turkish liras.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### XIV. Explanations on Leasing Transactions (Continued):

##### Existence of Right to Use:

The right to use asset is first recognized by cost method and includes:

- The initial measurement amount of the lease obligation,
- The amount obtained by deducting all the rental incentives received from all lease payments made at or before the beginning of the lease;
- All initial direct costs incurred by the Group.

When applying the cost method, the existence of the right to use:

- Accumulated depreciation and accumulated impairment losses are deducted and measures the restatement of the lease obligation at the restated cost.

The Group applies depreciation provisions in TAS 16 Property, Plant and Equipment while depreciating the right to use assets.

##### The Lease Obligations:

At the effective date of the lease, the Group measures its leasing liability at the present value of the lease payments not paid at that time. Lease payments are discounted using the lease's implied profit share rate, if that rate is easily determined. If this ratio cannot be easily calculated, the Group employs its alternative borrowing profit share rates.

The lease payments included in the measurement of the lease liability consist of the payments to be made for the right of use during the lease term of the underlying asset and the unpaid payments at the effective date of the lease.

After the effective date of the lease, the Group measures the leasing liability as follows:

- Increase the book value to reflect the interest on the lease obligation
- Reduces the book value to reflect the lease payments made and
- The book value is measured to reflect reassessments and restructuring, or reflect to fixed lease payments as of revised nature.

The profit share on the lease liability for each period in the lease period is the amount calculated by applying a fixed periodic profit share rate to the remaining balance of the lease liability.

#### XV. Explanations on Provisions and Contingent Liabilities:

Provisions and contingent liabilities, excluding the general and specific provisions for impairment on loans, are accounted in accordance with TAS 37: "Turkish Accounting Standard for Provisions, Contingent Liabilities and Contingent Assets".

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

A provision for contingent liabilities arising from past events should be recognized in the same period of occurrence in accordance with the cut-off principle.

A liability is recognized as a contingent liability where a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of more than one events not wholly within the control of the Group; or a present obligation that arises from past events but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability and disclosed in the footnotes.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### XVI. Explanations on Liabilities Regarding Employee Rights:

The Group fulfills its obligations for severance pay and leave rights under "TAS 19 - Provided to Employees Benefits" and in the balance sheet "Provision for Employee Benefits" account.

According to Türkiye's current labor laws, the Group may resign and resign as specified in the Labor Law by making a certain lump sum payment to employees who are dismissed for reasons other than liable behavior. Provision for severance pay, which is a probable liability under this law, is calculated over its present value using certain actuarial estimates and is reflected in the financial statements as actuarial losses and gains, in accordance with "TAS 19 - Employee Benefits" accounted for under equity.

The leave fee obligation means that all personnel are legally entitled to leave each year in excess of the cumulative total of unused vacation days found by subtracting the is calculated.

#### Liability of T.C. Ziraat Bankası and T.Halk Bankası Members Pension and Relief Fund (TZHEMSAN):

Some of the Group's personnel are the members of T.C. Ziraat Bankası and T. Halk Bankası A.Ş. Employees' Pension Fund ("Fund") which was established by 20th provisional article of Social Security Law Act numbered 506. In accordance with 23rd provisional clause of the Banking Law numbered 5411, the pension fund established within Social Security Law is expected to be transferred to the Social Security Institution by three years following the declaration of the Banking Law numbered 5411. Procedures and principles of the transfer are determined by the decision of Council of Ministers numbered 2006/11345 dated 30 November 2006. However, the 1st paragraph of the 1st article of the 23rd provisional clause of Banking Law numbered 5411 allowing pension funds to be transferred to Social Security Institution ("SSI") is annulled following the resolution of Constitutional Court declared in the Official Gazette dated 31 March 2007 numbered 26479 E.2005/139, K.2007/13 and K.2007/33.

With the publication of the reasoning of the decision, the Grand National Assembly of Türkiye ("GNAT") started to work on new legal arrangements regarding the transfer of the fund members to SSI and the related articles of the "Law Regarding the Changes in Social Insurance and General Health Insurance Law and Other Related Laws and Regulations" No 5754 ("the New Law") regulating the transfer of the funds were approved by the GNAT on 17 April 2008. The New Law was published in the Official Gazette dated 8 May 2008, numbered 26870 and came into force.

As of August 16, 2002, employees who started working at T.C. Ziraat Bankası A.Ş. and Türkiye Halk Bankası A.Ş. were registered as members of the Fund. Employees of Ziraat Katılım Bankası A.Ş. have been fund members since February 1, 2016 and employees of Türkiye Emlak Katılım Bankası A.Ş. have been fund members since April 1, 2016, following amendments to the foundation charter, allowing them to benefit from fund services. Since Türkiye Halk Bankası A.Ş. established its own fund in 2004, employees hired after this date have been registered in its own fund.

As of February 15, 2024 Ziraat Katılım Katılım Bankası and Türkiye Emlak Katılım Bankası A.Ş. have joined the T.C. Ziraat Bankası ve T. Halk Bankası Members Pension and Relief Fund (TZHEMSAN) as founding members alongside T.C. Ziraat Bankası A.Ş. and T. Halk Bankası A.Ş. Bank employees constitute 6% of the active members of the fund.

According to the new law Group pension funds participants and salaried members or the rightful owners would be transferred to Social Security Institution and would be subject to its legislation within three years beginning from the date of publication without any required transaction. Three years transfer period would be extended by two years at most with the decision of Council of Ministers. In accordance with the related legislation, as of the transfer date, the cash value of the liabilities will be calculated by considering the income and expenses of the transferred funds by the insurance branches and by using the actuarial interest rate of 9,80%. Moreover, the unfulfilled other social rights and payments existed in the settlement deeds of the subjected pension funds of the transferred participants, members or the rightful owners will be continued to be fulfilled by the employer entities of the funds and its participants. In accordance with 58th article and 7th provisional article of the Banking Law, restricting banks from transferring any funds to the pension funds in order to compensate the actuarial deficits effective from 1 January 2008, has been delayed up to 5 years. Based on the Council of Ministers' decree numbered 2011/1559 and issued in the Official Gazette numbered 27900, dated 9 April 2011, and 20th provisional article of law numbered 506, the deadline for transferring banks, insurance and reinsurance companies, chambers of commerce, chambers of industry, exchange markets and the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for two years.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### XVI. Explanations on Liabilities Regarding Employee Rights (Continued):

Besides, the phrase of "two years" in Clause (2), Article 1 of the temporary 20th provision of the law numbered 5510 is revised as "four years" with the law numbered 6283 amending on the Social Insurance and General Health Insurance Law, published in the Official Gazette numbered 28227, dated 8 March 2012. Based on the Council of Ministers' decree numbered 2014/6042 and issued in the Official Gazette numbered 28987 dated 30 April 2014, the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for one year.

Lastly, 51st article of Law No.6645 dated 23 April 2015, published on Official Gazette and the first paragraph of the transient 20th article of Law No.5510 related to the transfer of Group and Insurance Funds to Social Security Institution; "Council of Ministers is the authority to determine the date of transfer of banks, insurance and reinsurance companies, boards of trade, chambers of industry and stock markets or the participants of funds established for their constitute union personnel and the ones that were endowed salary or income and their beneficiaries within the scope of transient 20th article of Law No.506. As from the transfer date, the participants are considered as insured within the scope of clause (a), first paragraph and 4th article of this Law. Based on the decision of the Council of Ministers dated 24 February 2014; May 2015 was determined as the transfer period. As a result of the last amendment made in the first paragraph of the provisional article 20 of the Law No. 5510 and the Occupational Health and Safety Law No. 6645 published in the Official Gazette dated 23 April 2015 and numbered 29335; The Council of Ministers has been authorized to determine the transfer date and the President has been authorized to determine the transfer date in the repeated Official Gazette numbered 30473 on 9 July 2018.

The technical balance sheet report as of 31 December 2023 which is prepared in accordance with the new law and the rate determined as 9,80%, concluded no technical deficit arises in the above-mentioned fund. Since the Group has no legal right to hold the present value of any economic benefits available in the form of refunds from Pension Fund or reductions in future contributions to Pension Fund, no asset is recognized in the Group's financial statements.

#### XVII. Explanations on Taxation:

##### Current Tax:

With the publication of Law No. 7394 in the Official Gazette dated April 15, 2022, banks, consumer finance companies, factoring and financial leasing companies, electronic payment and money institutions, authorized foreign exchange institutions, asset management companies, capital market institutions, insurance and reinsurance companies and pension companies. The corporate tax rate has been permanently increased to 25%. However, with Law No. 7456 published on July 15, 2023, the rate in question was increased to 30% to be applied to the cumulative bases included in the declarations that must be submitted as of October 1, 2023; The corporate tax rate will be applied as 30% in future periods, starting from the provisional corporate tax return to be submitted for the period 1 January 2023 - 30 September 2023. There is no withholding tax on dividends paid to institutions resident in Türkiye. Dividend payments made to individuals and institutions other than these are subject to 10% withholding tax. Addition of profit to capital is not considered profit distribution and withholding tax is not applied.

Corporations calculate provisional tax based on their quarterly financial profits at the current rate and declare it by the 17th day of the second month following that period and pay it by the evening of the same day. The provisional tax paid during the year belongs to that year and is deducted from the corporate tax to be calculated on the corporate tax return to be submitted in the following year. If the amount of advance tax paid remains despite the offset, this amount can be refunded in cash or offset against other financial debts to the state.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### XVII. Explanations on Taxation (Continued):

Provided that 50% of the profits arising from the sale of subsidiary shares and real estate held for at least two years are added to the capital for real estate and 75% for subsidiaries, as stipulated in the Corporate Tax Law, or are kept in a special fund account in liabilities for 5 years. is exempt from tax. However, with the Law No. 7456 published on July 15, 2023, this exception has been abolished for real estates to be acquired after the publication date of the decision; If real estate acquired before this date is sold after the effective date of the decision, 25% of the real estate sales gain will be exempt from corporate tax.

According to Turkish tax legislation, financial losses shown on the declaration can be deducted from the period corporate income for a period not exceeding 5 years. However financial losses can not be offsetted from last year's profits. In Türkiye, there is no practice of reaching an agreement with the tax authority regarding the taxes to be paid.

Corporate tax returns are submitted to the relevant tax office by the evening of the last day of the fourth month following the month in which the accounting period closes. However, the authorities authorized for tax inspection may examine the accounting records within the five years before the current period, and if incorrect transactions are detected, the tax amounts to be paid may change and sectoral examinations may be carried out.

Within the framework of the provision of Article 298/A of the Tax Procedure Law, the conditions required for inflation adjustment in the corporate tax calculation have been met as of the end of the 2021 calendar year. However, with the "Law on Amendments to the Tax Procedure Law and the Corporate Tax Law" numbered 7352, published in the Official Gazette numbered 31734 dated January 29, 2022, the temporary article 33 was added to the Tax Procedure Law numbered 213, including provisional tax periods. In the 2021 and 2022 accounting periods (as of the accounting periods ending in 2022 and 2023 for those assigned a special accounting period) and the 2023 accounting period provisional tax periods, the financial statements will not be subject to inflation adjustment, regardless of whether the conditions for inflation adjustment within the scope of Article 298 are met or not, 31 It has become law that the financial statements dated December 2023 will be subject to inflation adjustment regardless of whether the conditions for inflation adjustment are met or not, and the profit/loss differences arising from the inflation adjustment will be shown in the previous years' profit/loss account Based on the Tax Procedural Law General Communiqué No. 560 published in the Official Gazette dated 30 April 2024; There will be no inflation adjustment for the 1st provisional tax period of the 2024 accounting period. However, according to the Communiqué, inflation adjustment will not be applied only in the 1st provisional tax period for now, and unless a contrary regulation is made in the following provisional accounting periods of the 2024 accounting period, inflation adjustment will continue to be applied if the conditions in Article 298/A of the TPL are met

Assets within the scope of the provisional Article 32 of the Tax Procedure Law No. 213 are valued and taxed at 2%. The assets included in the scope of Repeated Article 298 are revalued with the revaluation rate announced in the relevant year and no tax is paid on the increase in value.

#### Deferred Tax:

Deferred tax assets or liabilities, according to principles of "Turkish Accounting Standards on Income Taxes" ("TAS 12"), are calculated as measuring the affect of the temporary difference that accours between the amount of assets and liabilities figured in financial tables and the amount calculated according to tax legislation, by considering tax rate for releated period.

Deferred tax is been figured in financial tables by netting assets and liabilities. While deferred tax liability can be calculated for all taxable temporary difference, deferred tax assets only can be calculated on the condition that if high possiibilty exists to take profit from difference occurs from deferred tax assets arises from reducable temporary differences to be profitable on taxes.

Deferred tax is calculated based on the tax rates that are valid or almost certain to come into force in the period when assets are created or liabilities are fulfilled and are recorded as expense or income in the statement of profit or loss. However, deferred tax is recognized directly in equity accounts if it relates to assets directly attributable to equity in the same or a different period. While preparing the financial statements dated December 31, 2024, the Parent Bank used a 30% tax rate for temporary differences expected to be realized or closed.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### ACCOUNTING POLICIES (Continued):

#### XVII. Explanations on Taxation (Continued):

##### Transfer Pricing:

Transfer pricing is regulated through the article 13 of Corporate Tax Law titled "Disguised Profit Distribution by way of Transfer Pricing". Detailed information for the practice regarding the subject is found in the "General Communiqué on Disguised Profit Distribution by way of Transfer Pricing".

According to the related regulation, in the case of making purchase or sales of goods or services with related persons/corporations at a price that is determined against "the arm's length principle", the gain is considered to be distributed implicitly through transfer pricing and such distribution of gains is not deductible in calculation of corporate tax.

#### XVIII. Additional Explanations on Borrowings:

Funds provided from debt instruments issued by the Parent Bank through an asset leasing company are presented under "Securities Issued". Borrowings, except for funds collected, are recognized at amortized cost using the effective internal rate of return method in the following periods after the initial recognition.

#### XIX. Explanations on Issued Share Certificates:

None.

#### XX. Explanations on Acceptances and Aailed Drafts:

The Group aval and acceptances are carried out simultaneously with customers' payments and are shown in off-balance sheet obligations as possible debts and commitments.

#### XXI. Explanations on Government Grants:

As of the balance sheet date, there are no government grants received by the Group.

#### XXII. Explanations on Segment Reporting:

Business segment is a component of the Group that engages in business activities from which the Group may earn revenues and incur expenses, whose operating results are regularly reviewed by the Group's chief operating decision makers to make decisions about resources to be allocated to the segment and assess its performance, which and for discrete financial available.

Segment reporting is disclosed in Section Four, Note IX.

#### XXIII. Explanations Regarding Subsidiaries, Affiliates and Jointly Controlled Partnerships:

Subsidiaries and affiliates denominated in Turkish currency are accounted for at cost in accordance with the "Turkish Accounting Standard for Individual Financial Statements" ("TAS 27") and are reflected in the consolidated financial statements after deducting the provision for impairment, if any.

#### XXIV. Information on Other Issues:

None.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION FOUR

#### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT

##### I. Explanations on Capital Adequacy Standard Ratio:

Equity amount and capital adequacy standard ratio are calculated within the framework of the "Regulation on Equity of Banks" and the "Regulation on Measurement and Evaluation of Capital Adequacy of Banks". The Group's current period equity amount calculated as of December 31, 2024 is 22.742.022 TL and the capital adequacy standard rate is 23,38%. The equity amount for December 31, 2023 is 15.374.501 TL and the capital adequacy standard rate is 23,08%. The Group's capital adequacy standard ratio is above the minimum ratio determined by the relevant legislation.

##### a) Information on Consolidated Total Capital Items:

	Current Period 31 December 2024	Prior Period 31 December 2023
<b>COMMON EQUITY TIER I CAPITAL</b>		
Paid-in capital following all debts in terms of claim in liquidation of the Bank	1.026.915	1.026.915
Share issue premiums	-	-
Reserves	8.563.985	3.434.584
Gains recognized in equity as per TAS	10.016	705.872
Profit	8.745.935	5.147.988
Current Period Profit	8.727.481	5.143.855
Prior Period Profit	18.454	4.133
Shares acquired free of charge from subsidiaries, affiliates and jointly controlled partnerships and cannot be recognized within profit for the period	-	-
<b>Common Equity Tier I Capital Before Deductions</b>	<b>18.346.851</b>	<b>10.315.359</b>
<b>Deductions from Common Equity Tier I Capital</b>		
Common Equity as per the 1 <sup>st</sup> clause of Provisional Article 9 of the Regulation on the Equity of Banks	-	-
Portion of the current and prior periods' losses which cannot be covered through reserves and losses reflected in equity in accordance with TAS	256.912	-
Leasehold improvements	118.914	119.326
Goodwill (net of related tax liability)	-	-
Other intangibles other than mortgage-servicing rights (net of related tax liability)	543.412	248.862
Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability)	-	-
Differences are not recognized at the fair value of assets and liabilities subject to hedge of cash flow risk	-	-
Communiqué Related to Principles of the amount credit risk calculated with the Internal Ratings Based Approach, total expected loss amount exceeds the total provision	-	-
Gains arising from securitization transactions	-	-
Unrealized gains and losses due to changes in own credit risk on fair valued liabilities	-	-
Defined-benefit pension fund net assets	-	-
Direct and indirect investments of the Bank in its own Common Equity	-	-
Shares obtained contrary to the 4 <sup>th</sup> clause of the 56 <sup>th</sup> Article of the Law	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or less of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Portion of mortgage servicing rights exceeding 10% of the Common Equity	-	-
Portion of deferred tax assets based on temporary differences exceeding 10% of the Common Equity	-	-
Amount exceeding 15% of the common equity as per the 2 <sup>nd</sup> clause of the Provisional Article 2 of the Regulation on the Equity of Banks	-	-
Excess amount arising from the net long positions of investments in common equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital	-	-
Excess amount arising from mortgage servicing rights	-	-
Excess amount arising from deferred tax assets based on temporary differences	2.744.267	723.628
Other items to be defined by the BRSA	-	-
Deductions to be made from common equity due to insufficient Additional Tier I Capital or Tier II Capital	-	-
<b>Total Deductions From Common Equity Tier I Capital</b>	<b>3.663.505</b>	<b>1.091.816</b>
<b>Total Common Equity Tier I Capital</b>	<b>14.683.346</b>	<b>9.223.543</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

##### I. Explanation on Capital Adequacy Standard Ratio (Continued):

##### a) Information on Consolidated Shareholder's Equity (Continued):

	Current Period 30 December 2024	Prior Period 31 December 2023
<b>ADDITIONAL TIER I CAPITAL</b>		
Preferred Stock not Included in Common Equity and the Related Share Premiums	-	-
Debt instruments and premiums approved by BRSA	7.652.085	5.709.739
Debt instruments and premiums approved by BRSA (Temporary Article 4)	-	-
<b>Additional Tier I Capital before Deductions</b>	<b>7.652.085</b>	<b>5.709.739</b>
<b>Deductions from Additional Tier I Capital</b>		
Direct and indirect investments of the Bank in its own Additional Tier I Capital	-	-
Investments of Bank to Banks that invest in Bank's additional equity and components of equity issued by financial institutions with compatible with Article 7.	-	-
Total of Net Long Positions of the Investments in Equity Items of Unconsolidated Banks and Financial Institutions where the Bank owns 10% or less of the Issued Share Capital Exceeding the 10% Threshold of above Tier I Capital	-	-
The Total of Net Long Position of the Direct or Indirect Investments in Additional Tier I Capital of Unconsolidated Banks and Financial Institutions where the Bank Owns more than 10% of the Issued Share Capital	-	-
Other items to be defined by the BRSA	-	-
<b>Transition from the Core Capital to Continue to deduce Components</b>		
Goodwill and other intangible assets and related deferred tax liabilities which will not deducted from Common Equity Tier I capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds (-)	-	-
Net deferred tax asset/liability which is not deducted from Common Equity Tier I capital for the purposes of the sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds (-)	-	-
Deductions to be made from common equity in the case that adequate Additional Tier I Capital or Tier II Capital is not available (-)	-	-
<b>Total Deductions from Additional Tier I Capital</b>	<b>-</b>	<b>-</b>
<b>Total Additional Tier I Capital</b>	<b>7.652.085</b>	<b>5.709.739</b>
<b>Total Tier I Capital (Tier I Capital+Common Equity+Additional Tier I Capital)</b>	<b>22.335.431</b>	<b>14.933.282</b>
<b>TIER 2 CAPITAL</b>		
Debt instruments and share issue premiums deemed suitable by the BRSA	-	-
Debt instruments and share issue premiums deemed suitable by BRSA (Temporary Article 4)	-	-
Provisions (Article 8 of the Regulation on the Equity of Banks)	408.818	444.659
<b>Contribution Capital Before Discounts</b>	<b>408.818</b>	<b>444.659</b>
<b>Deductions from Tier II Capital</b>		
Direct and indirect investments of the Bank on its own Tier II Capital (-)	-	-
Investments of Bank to Banks that invest on Bank's Tier 2 and components of equity issued by financial institutions with the conditions declared in Article 8.	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or less of the issued common share capital exceeding 10% of Common Equity of the Bank (-)	-	-
Portion of the total of net long positions of investments made in Additional Tier I Capital item of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Other items to be defined by the BRSA (-)	-	-
<b>Total Deductions from Tier II Capital</b>	<b>-</b>	<b>-</b>
<b>Total Tier II Capital</b>	<b>408.818</b>	<b>444.659</b>
<b>Total Capital (The sum of Tier I Capital and Tier II Capital)</b>	<b>22.744.249</b>	<b>15.377.941</b>
<b>Deductions from Capital</b>	<b>22.749.249</b>	<b>15.377.941</b>
Deductions from Capital Loans granted contrary to the 50 <sup>th</sup> and 51 <sup>th</sup> Article of the Law	-	-
Net Book Values of Movables and Immovables Exceeding the Limit Defined in the Article 57, Clause 1 of the Banking Law and the Assets Acquired against Overdue Receivables and Held for Sale but Retained more than Five Years	-	-
Other items to be defined by the BRSA	2.227	3.440
<b>In transition from Total Core Capital and Supplementary Capital (the capital) to Continue to Download Components</b>	<b>-</b>	<b>-</b>
The Sum of net long positions of investments (the portion which exceeds the 10% of Banks Common Equity) in the capital of banking, financial and insurance entities that are outside the scope of regulatory consolidation, where the bank does not own more than 10% of the issued common share capital of the entity which will not deducted from Common Equity Tier 1 capital, Additional Tier 1 capital, Tier 2 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds (-)	-	-
The Sum of net long positions of investments in the Additional Tier 1 capital and Tier 2 capital of banking, financial and insurance entities that are outside the scope of regulatory consolidation, where the bank does not own more than 10% of the issued common share capital of the entity which will not deducted from Common Equity Tier 1 capital, Additional Tier 1 capital, Tier 2 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds	-	-
The Sum of net long positions of investments in the common stock of banking, financial and insurance entities that are outside the scope of regulatory consolidation, where the bank does not own more than 10% of the issued common share capital of the entity, mortgage servicing rights, deferred tax assets arising from temporary differences which will not deducted from Common Equity Tier 1 capital for the purposes of the first sub-paragraph of the Provisional Article 2 of the Regulation on Banks' Own Funds	-	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### I. Explanation on Capital Adequacy Standard Ratio (Continued):

##### a) Explanation on Consolidated Shareholder's Equity (Continued):

	Current Period 31 December 2024	Prior Period 31 December 2023
<b>SHAREHOLDER'S EQUITY</b>		
Total Capital (The sum of Tier I Capital and Tier II Capital and After the Deductions from Total Capital)	22.742.022	15.374.501
Total Risk Weighted Amounts	97.286.237	66.615.195
<b>Capital Adequacy Ratios</b>		
Core Capital Adequacy Ratio (%)	15,09	13,85
Tier I Capital Adequacy Ratio (%)	22,96	22,42
Capital Adequacy Ratio (%)	23,38	23,08
<b>BUFFERS</b>		
Total buffer requirement (a+b+c)	2,5	2,5
a) Capital conservation buffer requirement (%)	2,5	2,5
b) Bank specific counter-cyclical buffer requirement (%)	-	-
c) Systemic important bank buffer ratio (%)	-	-
The ratio of Additional Common Equity Tier I capital which will be calculated by the first paragraph of the Article 4 of Regulation on Capital Conservation and Countercyclical Capital buffers to Risk Weighted Assets (%)	10,59	9,35
<b>Amounts Lower Than Excesses as per Deduction Rules</b>		
Portion of the total of net long positions of investments in equity items of unconsolidated banks and financial institutions where the bank owns 10% or less of the issued share capital exceeding the 10% threshold of above Tier I capital	-	-
Portion of the total of investments in equity items of unconsolidated banks and financial institutions where the bank owns 10% or less of the issued share capital exceeding the 10% threshold of above Tier I capital	-	-
Limits related to provisions considered in Tier II calculation	-	-
Amount arising from deferred tax assets based on temporary differences	1.742.761	994.717
<b>Limits related to provisions considered in Tier II calculation</b>		
General provisions for standard based receivables (before tenthousandtwentyfive limitation)	408.818	444.659
Up to 1.25% of total risk-weighted amount of general reserves for receivables where the standard approach used	408.818	444.659
Excess amount of total provision amount to credit risk Amount of the Internal Ratings Based Approach in accordance with the Communiqué on the Calculation	-	-
Excess amount of total provision amount to 0.6% of risk weighted receivables of credit risk Amount of the Internal Ratings Based Approach in accordance with the Communiqué on the Calculation	-	-
<b>Debt instruments subjected to Article 4 (to be implemented between January 1, 2018 and January 1, 2022)</b>		
Upper limit for Additional Tier I Capital subjected to temporary Article 4	-	-
Amounts Excess the Limits of Additional Tier I Capital subjected to temporary Article 4	-	-
Upper limit for Additional Tier II Capital subjected to temporary Article 4	-	-
Amounts Excess the Limits of Additional Tier II Capital subjected to temporary Article 4	-	-

"In accordance with the BRSA's Decision dated 12.12.2023 and numbered 10747; In accordance with the Regulation on Measurement and Evaluation of Capital Adequacy of Banks, published in the Official Gazette dated 23.10.2015 and numbered 29511, specified in the Board Decision dated 31.01.2023 and numbered 10496, in the calculation of the amount subject to credit risk; The practice of using the foreign exchange buying rate of the Central Bank of the Republic of Türkiye (Central Bank) dated 30.12.2022 when calculating the valued amounts and relevant special provision amounts of items other than items in foreign currency, as of 01.01.2024, until a Board Decision to the contrary is taken. It has been decided to continue to be implemented by using the Central Bank foreign exchange buying rate of 26.06.2023.

In addition, according to the BRSA's Decision dated 16 April 2020 and numbered 8999; Turkish Republic Center of Banks Measuring the Capital Adequacy of Banks for their receivables from their management and issued in FX, and Amount subject to credit risk in accordance with Standard Approach within the scope of Regulation on Evaluation It is possible to apply 0% risk weight in the calculation.

As of December 31, 2024, the Parent Bank had taken advantage of these opportunities in its Capital Adequacy calculations. Board decisions have a 5,06% impact on the standard capital adequacy ratio."

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### I. Explanation on Capital Adequacy Standard Ratio (Continued):

##### b) Information on Consolidated Debt Instruments to be Included in the Equity Calculation:

Issuer	Türkiye Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
Unique Identifier (CUSIP, ISIN etc.)	TRT240424F22
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communiqué on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
<b>Special Consideration in the Calculation of Equity</b>	
As of January 1,2015, consideration to be subject to a 10% reduction application status	No
Eligible at Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Subordinated Loan
Amount recognized in regulatory capital (as of most recent reporting date)	3.694.204
Par Value of Instrument	3.671.116
Accounting Classification	Subordinated Loan
Original date of Issuance	24.04.2019
Perpetual or dated	Undated
Maturity date	24.04.2019
Issuer call subject to prior supervisory (BRSA) approval	Yes
Optional call date, contingent call dates and redemption amount	Repayment Option Date: The amount of 100 EUR will be repaid no earlier than five years from the loan disbursement date.
Subsequent call dates	-
<b>Profit Share/Dividends</b>	
Fixed or floating profit share/dividend	-
Profit share rate and any related index	-
Existence of a dividend stopper	-
Fully discretionary, partially discretionary or mandatory	Fully discretionary
Existence of step up or other incentive to redeem	-
Noncumulative or cumulative	Noncumulative
<b>Convertible or Non-convertible</b>	
If convertible, conversion trigger	-
If convertible, fully or partially	-
If convertible, conversion rate	-
If convertible, mandatory or optional conversion	-
If convertible, specify instrument type convertible into	-
If convertible, specify issuer of instrument it converts into	-
<b>Write-down feature</b>	
If write-down, write-down trigger(s)	In case of the ratio of core capital adequacy ratio falls below 5,125 %
If write-down, full or partial	At least to ensure that the core capital ratio exceeds 5,125 %
If write down, permanent or temporary	Permanent and Temporary
If temporary write-down, description of write-up mechanism	There is write-up mechanism.
Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument)	After all creditors and participation fund owners
In compliance with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7
Details of incompliance with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### I. Explanation on Capital Adequacy Standard Ratio (Continued):

##### b) Information on Consolidated Debt Instruments to be Included in the Equity Calculation: (Continued):

Issuer	Türkiye Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
Unique Identifier (CUSIP, ISIN etc.)	TRT211229F12
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
<b>Special Consideration in the Calculation of Equity</b>	
As Of 1 January 2015, Consideration to Be Subject to A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized in Regulatory Capital (As of Most Recent Reporting Date)	656.932
Par Value of Instrument	1.163.321
Accounting Classification	Subordinated Loan
Original Date of Issuance	09.03.2022
Perpetual or Dated	Undated
Maturity Date	09.03.2022
Issuer Call Subject to Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates and Redemption Amount	Repayment Option Date: The amount equivalent to 500,000 TL in EUR will be repaid no earlier than five years from the loan disbursement date.
Subsequent Call Dates	-
<b>Profit Share/Dividends</b>	
Fixed Or Floating Profit Share/Dividend	-
Profit Share Rate and Any Related Index	-
Existence of A Dividend Stopper	-
Fully Discretionary, Partially Discretionary or Mandatory	Full discretionary
Existence of Step Up or Other Incentive to Redeem	-
Noncumulative Or Cumulative	Noncumulative
<b>Convertible Or Non-Convertible</b>	
If Convertible, Conversion Trigger	-
If Convertible, Fully or Partially	-
If Convertible, Conversion Rate	-
If Convertible, Mandatory or Optional Conversion	-
If Convertible, Specify Instrument Type Convertible Into	-
If Convertible, Specify Issuer of Instrument It Converts Into	-
<b>Write-Down Feature</b>	
If Write-Down, Write-Down Trigger(S)	In case of the ratio of core capital adequacy falls below 5,125 %
If Write-Down, Full or Partial	At least to ensure that the core capital ratio exceeds 5,125 %
If Write Down, Permanent or Temporary	Permanent and Temporary
If Temporary Write-Down, Description of Write-Up Mechanism	There is write-up mechanism.
Position in Subordination Hierarchy in Liquidation (Specify Instrument Type Immediately Senior to Instrument)	After all creditors and participation fund owners
In Compliance with Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7
Details of Incompliances with Article Number 7 And 8 Of "Own Fund Regulation"	In compliance with article number 7

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanation on Capital Adequacy Standard Ratio (Continued):

##### b) Information on Consolidated Debt Instruments to be Included in the Equity Calculation (Continued):

Issuer	Türkiye Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
Unique Identifier (CUSIP, ISIN etc.)	TRT250232F15
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
<b>Special Consideration in the Calculation of Equity</b>	
As Of 1 January 2015, consideration to be subject to a 10% reduction application status	No
Eligible at Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Subordinated Loan
Amount recognized in regulatory capital (as of most recent reporting date)	3.300.949
Par Value of Instrument	3.671.116
Accounting Classification	Subordinated Loan
Original date of Issuance	27.12.2024
Perpetual or dated	Undated
Maturity date	30.12.2024
Issuer call subject to prior supervisory (BRSA) approval	Yes
Optional call date, contingent call dates and redemption amount	Last Payment Date: 24.05.2024 Total Repayment Amount: EUR 200 million (full)
Subsequent call dates	-
<b>Profit Share/Dividends</b>	
Fixed or floating profit share/dividend	-
Profit share rate and any related index	-
Existence of a dividend stopper	-
Fully discretionary, partially discretionary or mandatory	Full discretionary
Existence of step up or other incentive to redeem	-
Noncumulative or cumulative	Noncumulative
<b>Convertible or Non-convertible</b>	
If convertible, conversion trigger	-
If convertible, fully or partially	-
If convertible, conversion rate	-
If convertible, mandatory or optional conversion	-
If convertible, specify instrument type convertible into	-
If convertible, specify issuer of instrument it converts into	-
<b>Write-down feature</b>	
If write-down, write-down trigger(s)	In case of the ratio of core capital adequacy falls below 5,125 %
If write-down, full or partial	At least to ensure that the core capital ratio exceeds 5,125 %
If write down, permanent or temporary	Permanent and Temporary
If temporary write-down, description of write-up mechanism	There is write-up mechanism.
Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument)	After all creditors and participation fund owners
In compliance with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7
Details of incompliances with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### I. Explanation on Capital Adequacy Standard Ratio (Continued):

#### c. Explanations on Consolidated Reconciliation of Equity Items and Balance Sheet Amounts:

The difference between Total Capital and Equity in the consolidated balance sheet mainly arises from Stage 1 and Stage 2 expected credit losses, debt instruments, and share issue premiums deemed suitable by the BRSA. In the calculation of Total Capital, Stage 1 and Stage 2 expected credit losses up to 1.25% of the credit risk is taken into consideration as Tier II Capital. On the other hand, in the calculation of the Total Capital, improvement costs for operating leases followed under tangible assets in the balance sheet, intangible assets and related deferred tax liabilities, net book value of immovables that are acquired against overdue receivables and retained more than five years, other items defined by the regulator are taken into consideration as amounts deducted from Total Capital.

#### II. Explanations on Consolidated Credit Risk:

Credit risk is defined as the potential loss the Bank may face due to the credit customer's partial or complete failure to fulfill their obligations under the agreed terms in a timely manner.

Credit allocation authority essentially lies with the Board of Directors, and this authority can be delegated to subcommittees in accordance with the Banking Law. The Board determines credit policies and macro-level credit limits, establishes policies regarding credit approval, authorization, and other administrative principles, monitors compliance with policies, concentrations, and limits and takes necessary measures. It also ensures an appropriate environment for the effective and sound functioning of the credit function. Adequate personnel and software are provided, and roles, authorities, and limits are clearly defined, with necessary controls in place. Credit risk is periodically measured, analyzed, and reported.

Preparations are made to use scoring and rating models that produce rating scores and probability of default in order to measure the credit risk of customers according to their segments. The ratings produced are used in making decisions about working with the customer and determining working conditions. Credit limit allocations are made separately for the customer or credit group, based on financial analysis and intelligence reports, rating grades given to the customer and segment. Allocated limits are reviewed at the periods specified in commercial and individual credit policies, and the customer's intelligence and rating report is renewed. Care is taken to ensure balanced sectoral distribution of loans and to ensure that TL resources are used in TL and foreign currency resources are used in FX, without causing any exchange rate mismatch. Credit limitations specified in the Banking Law and relevant legislation are complied with. Although the creditworthiness of the customer is essential, care is taken to provide collateral to reduce risk. Maximum care is taken to ensure that the maturity and currency of the loan and the collateral are compatible and that an independent valuation is carried out. The guarantees received are periodically evaluated and insured.

Provisions are made for defaulted loan receivables in accordance with TFRS 9 "Regulation on Procedures and Principles for Determining the Qualifications of Loans and Other Receivables by Banks and Provisions to be Set Aside for These".

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanations on consolidated credit risk (Continued):

The total amount of risks exposed after offsetting transactions, without considering the effects of credit risk mitigation, along with the average amount of risks segregated by different risk classes and types for the relevant period:

Risk Categories	Current Period Risk Amount	Average Risk Amount
1 Receivables from central governments or central banks	72.253.230	79.804.864
2 Receivables from regional or local governments	115.883	43.958
3 Receivables from administrative units and non-commercial enterprises	6.245	366.752
4 Receivables from multilateral development banks	-	-
5 Receivables from international organizations	-	-
6 Receivables from banks and brokerage houses	17.323.427	13.962.307
7 Receivables from corporates	54.190.881	38.919.157
8 Retail receivables	7.482.438	8.292.389
9 Receivables secured by mortgages on property	4.350.332	3.036.264
10 Past due receivables	162.941	95.990
11 Receivables defined in high risk category by BRSA	6.956.606	14.363.260
12 Securities collateralized by mortgages	-	-
13 Securitization positions	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-
15 Investments similar to collective investment funds	-	-
16 Equity security investments	-	-
17 Other Receivables	8.138.131	6.994.145
<b>Total (*)</b>	<b>170.980.114</b>	<b>165.879.088</b>

(\*) Average risk amount was tested by taking the arithmetic average of monthly risk amounts for 2024.

Risk Categories	Prior Period Risk Amount	Average Risk Amount
1 Receivables from central governments or central banks	76.375.508	56.694.948
2 Receivables from regional or local governments	94.549	161.756
3 Receivables from administrative units and non-commercial enterprises	442.667	326.684
4 Receivables from multilateral development banks	-	-
5 Receivables from international organizations	-	-
6 Receivables from banks and brokerage houses	6.411.940	10.695.846
7 Receivables from corporates	29.274.530	23.894.089
8 Retail receivables	8.967.648	7.662.321
9 Receivables secured by mortgages on property	2.524.840	1.910.093
10 Past due receivables	30.284	19.585
11 Receivables defined in high risk category by BRSA	9.199.949	2.071.809
12 Securities collateralized by mortgages	-	-
13 Securitization positions	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-
15 Investments similar to collective investment funds	-	-
16 Equity security investments	-	-
17 Other Receivables	5.692.499	5.668.953
<b>Total (*)</b>	<b>139.010.414</b>	<b>109.106.085</b>

(\*) Average risk amount was tested by taking the arithmetic average of monthly risk amounts for 2023.

The Bank considers that long-term commitments are exposed to more credit risk than short-term commitments, and matters such as defining risk limits and obtaining collateral for long-term risks are addressed more extensively as compared to short-term risks. The Bank has credit lines in different countries within the scope of its banking activity and due inquiries (economic, cyclical, etc.) are carried out during the allocation and revision of such credit lines.

For the banks where correspondent activity and international commodity transactions are intended to be carried out, credit limits are allocated by the related credit committees taking into account the size of the correspondent bank and the size of Bank itself and concentration of risk is avoided. The Bank does not carry any serious risk in this respect.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued)

#### II. Explanations on Consolidated Credit Risk (Continued):

**Geographical distribution of risk amounts disaggregated by significant risk classes in important regions; Distribution of risks, disaggregated by risk classes, by sectors or counterparties, and distribution of all risks by remaining maturities:**

#### Profile on significant risks in significant regions:

	Risk Categories*																	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
<b>Current Period</b>																		
1 Domestic	72.253.229	115.883	6.245	-	-	10.025.653	52.404.974	7.467.020	4.307.626	162.941	426.457	-	-	-	-	-	8.102.753	155.272.781
2 EU Countries	-	-	-	-	-	329.104	-	283	-	-	-	-	-	-	-	-	-	329.387
3 OECD Countries (**)	-	-	-	-	-	2.278.493	-	207	-	-	-	-	-	-	-	-	35.378	2.314.078
4 Off-shore Banking Regions	-	-	-	-	-	183	1.723.417	10.254	42.706	-	-	-	-	-	-	-	-	1.776.560
5 USA, Canada	-	-	-	-	-	230.554	-	-	-	-	-	-	-	-	-	-	-	230.554
6 Other Countries	-	-	-	-	-	4.459.440	62.490	4.674	-	-	6.530.149	-	-	-	-	-	-	11.056.753
7 Associates, Subsidiaries and Jointly Controlled Entities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Unallocated Assets/Liabilities (***)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>9 Total</b>	<b>72.253.229</b>	<b>115.883</b>	<b>6.245</b>	<b>-</b>	<b>-</b>	<b>17.323.427</b>	<b>54.190.881</b>	<b>7.482.438</b>	<b>4.350.332</b>	<b>162.941</b>	<b>6.956.606</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.138.131</b>	<b>170.980.113</b>
<b>Prior Period</b>																		
1 Domestic	76.375.508	94.549	442.667	-	-	839.939	28.534.854	8.933.803	2.522.383	30.284	5.915.937	-	-	-	-	-	5.692.499	129.382.423
2 EU Countries	-	-	-	-	-	216.503	-	314	136	-	-	-	-	-	-	-	-	216.953
3 OECD Countries (**)	-	-	-	-	-	1.474.561	-	-	-	-	-	-	-	-	-	-	-	1.474.561
4 Off-shore Banking Regions	-	-	-	-	-	467.212	324.541	30.272	2.321	-	10.180	-	-	-	-	-	-	834.526
5 USA, Canada	-	-	-	-	-	400.644	-	2.856	-	-	-	-	-	-	-	-	-	403.500
6 Other Countries	-	-	-	-	-	3.013.081	415.135	403	-	-	3.273.832	-	-	-	-	-	-	6.702.451
7 Associates, Subsidiaries and Jointly Controlled Entities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	100
8 Unallocated Assets/Liabilities (***)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>76.375.508</b>	<b>94.549</b>	<b>442.667</b>	<b>-</b>	<b>-</b>	<b>6.411.940</b>	<b>29.274.530</b>	<b>8.967.648</b>	<b>2.524.840</b>	<b>30.284</b>	<b>9.199.949</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5.692.499</b>	<b>139.014.414</b>

(\*) It refers to the risk classes included in the Regulation on Measurement and Evaluation of Capital Adequacy of Banks.

(\*\*) OECD countries other than EU countries, USA and Canada

(\*\*\*) Assets and liabilities that cannot be distributed to segments on a consistent basis

- Conditional and unconditional receivables from central government and Central Banks
- Conditional and unconditional receivables from regional or local governments
- Conditional and unconditional receivables from administrative bodies and non-commercial enterprises
- Conditional and unconditional claims from multilateral development banks
- Contingent and unconditional receivables from international organizations
- Conditional and unconditional receivables from banks and brokerage houses
- Conditional and unconditional receivables from corporates
- Conditional and unconditional receivables from retail portfolios
- Receivables secured by real estate mortgages

- Past due receivables
- Receivables defined under high risk category by BRSA
- Mortgage-backed securities
- Securitization positions
- Short-term receivables and short-term corporate receivables from banks and brokerage houses
- Investments that qualify as a collective investment institution
- Equity share investments
- Other receivables



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued)

#### II. Explanations on Consolidated Credit Risk (Continued):

**Geographical distribution of risk amounts disaggregated by significant risk classes in important regions; Distribution of risks, disaggregated by risk classes, by sectors or counterparties, and distribution of all risks by remaining maturities (Continued):**

#### Profile on significant risks in significant regions: (Continued):

Current Period	Risk Categories*																	TL	FC	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
<b>1 Agriculture</b>	-	-	-	-	-	-	308.537	36.223	6.193	188	17.721	-	-	-	-	-	61	351.344	17.579	368.923
1.1 Farming and stockbreeding	-	-	-	-	-	-	170.245	34.850	50	188	17.721	-	-	-	-	-	61	206.798	16.317	223.115
1.2 Forestry	-	-	-	-	-	-	123.758	94	6.143	-	-	-	-	-	-	-	-	129.995	-	129.995
1.3 Fishery	-	-	-	-	-	-	14.534	1.279	-	-	-	-	-	-	-	-	-	14.551	1.262	15.813
<b>2 Manufacturing</b>	-	-	-	-	-	-	20.018.398	1.773.666	570.324	44.180	149.546	-	-	-	-	-	16.612	11.286.703	11.286.023	22.572.726
2.1 Mining and quarrying	-	-	-	-	-	-	1.140.500	43.169	-	383	-	-	-	-	-	-	44	647.201	536.895	1.184.096
2.2 Production	-	-	-	-	-	-	15.849.332	1.650.128	554.165	43.797	149.546	-	-	-	-	-	15.540	9.606.498	8.656.010	18.262.508
2.3 Electricity, gas, water	-	-	-	-	-	-	3.028.566	80.369	16.159	-	-	-	-	-	-	-	1.028	1.033.004	2.093.118	3.126.122
<b>3 Construction</b>	-	-	-	-	-	-	7.477.279	1.166.575	1.332.519	44.436	47.379	-	-	-	-	-	2.308	8.715.207	1.355.289	10.070.496
<b>4 Services</b>	67.255.316	-	147	-	-	17.323.427	24.001.800	2.606.402	1.558.175	71.121	6.741.960	-	-	-	-	-	3.669.706	43.886.456	79.341.598	123.228.054
4.1 Wholesale and retail trade	-	-	106	-	-	-	12.952.783	1.854.607	818.639	62.296	162.645	-	-	-	-	-	2.023	12.321.138	3.531.961	15.853.099
4.2 Hotel, food and beverage services	-	-	-	-	-	-	337.489	50.148	19.475	178	-	-	-	-	-	-	27	292.748	114.569	407.317
4.3 Transportation and telecommunication	-	-	-	-	-	-	2.462.241	325.516	324.332	326	35.796	-	-	-	-	-	345	1.334.015	1.814.541	3.148.556
4.4 Financial institutions	67.255.316	-	-	-	-	17.323.427	1.993.645	14.335	4.910	-	6.530.149	-	-	-	-	-	1.602.249	23.183.389	71.540.642	94.724.031
4.5 Real estate and renting services	-	-	-	-	-	-	5.785.579	317.469	326.267	8.321	13.370	-	-	-	-	-	2.065.062	6.176.183	2.339.885	8.516.068
4.6 Self-employment services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.7 Education services	-	-	41	-	-	-	138.611	22.427	48.613	-	-	-	-	-	-	-	-	209.692	-	209.692
4.8 Health and social services	-	-	-	-	-	-	331.452	21.900	15.939	-	-	-	-	-	-	-	-	369.291	-	369.291
<b>5 Other</b>	4.997.914	115.883	6.098	-	-	-	2.384.867	1.899.572	883.121	3.016	-	-	-	-	-	-	4.449.444	11.898.033	2.841.882	14.739.915
<b>6 Total</b>	<b>72.253.230</b>	<b>115.883</b>	<b>6.245</b>	<b>-</b>	<b>-</b>	<b>17.323.427</b>	<b>54.190.881</b>	<b>7.482.438</b>	<b>4.350.332</b>	<b>162.941</b>	<b>6.956.606</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.138.131</b>	<b>76.137.743</b>	<b>94.842.371</b>	<b>170.980.114</b>

(\*) It refers to the risk classes included in the Regulation on Measurement and Assessment of Capital Adequacy of Banks.

- |   |  |
|---|--|
| 1 Conditional and unconditional receivables from central government and Central Banks                 | 10 Past due receivables  |
| 2 Conditional and unconditional receivables from regional or local governments                        | 11 Receivables defined under high risk category by BRSA  |
| 3 Conditional and unconditional receivables from administrative bodies and non-commercial enterprises | 12 Mortgage-backed securities  |
| 4 Conditional and unconditional claims from multilateral development banks                            | 13 Securitization positions  |
| 5 Contingent and unconditional receivables from international organizations                           | 14 Short-term receivables and short-term corporate receivables from banks and brokerage houses |
| 6 Conditional and unconditional receivables from banks and brokerage houses                           | 15 Investments that qualify as a collective investment institution                             |
| 7 Conditional and unconditional receivables from corporates   | 16 Equity share investments  |
| 8 Conditional and unconditional receivables from retail portfolios                                    | 17 Other receivables   |
| 9 Receivables secured by real estate mortgages  |  |



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanations on Consolidated Credit Risk (Continued):

**Geographical distribution of risk amounts disaggregated by significant risk classes in important regions; Distribution of risks, disaggregated by risk classes, by sectors or counterparties, and distribution of all risks by remaining maturities (Continued):**

##### Profile on significant risk in significant regions: (Continued)

Prior Period	Risk Categories*																	TL	FC	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
<b>1 Agriculture</b>	-	-	-	-	-	-	150.419	73.190	800	-	92.832	-	-	-	-	-	-	299.434	17.807	317.241
1.1 Farming and stockbreeding	-	-	-	-	-	-	107.522	67.824	800	-	64.481	-	-	-	-	-	-	240.627	-	240.627
1.2 Forestry	-	-	-	-	-	-	6.780	5.319	-	-	25.399	-	-	-	-	-	-	37.498	-	37.498
1.3 Fishery	-	-	-	-	-	-	36.117	47	-	-	2.952	-	-	-	-	-	-	21.309	17.807	39.116
<b>2 Manufacturing</b>	-	-	-	-	-	-	10.849.504	2.439.363	437.151	7.752	1.568.132	-	-	-	-	-	9.755	8.515.907	6.795.750	15.311.657
2.1 Mining and quarrying	-	-	-	-	-	-	1.027.574	48.771	4.691	-	6.619	-	-	-	-	-	155	500.689	587.121	1.087.810
2.2 Production	-	-	-	-	-	-	8.245.925	2.326.078	408.961	7.752	1.341.903	-	-	-	-	-	8.631	7.282.999	5.056.250	12.339.249
2.3 Electricity, gas, water	-	-	-	-	-	-	1.576.005	64.514	23.499	-	219.610	-	-	-	-	-	969	732.219	1.152.379	1.884.598
<b>3 Construction</b>	-	-	427.099	-	-	-	4.070.578	1.240.052	880.779	5.351	595.240	-	-	-	-	-	2.365	6.622.812	598.651	7.221.463
<b>4 Services</b>	74.654.329	-	125	-	-	6.411.940	11.442.241	3.376.109	754.833	16.721	6.661.200	-	-	-	-	-	2.179.231	52.258.293	53.238.436	105.496.729
4.1 Wholesale and retail trade	-	-	106	-	-	-	6.289.190	2.376.144	463.775	15.845	2.372.898	-	-	-	-	-	614	8.143.292	3.375.280	11.518.572
4.2 Hotel, food and beverage services	-	-	-	-	-	-	60.961	97.740	1.991	-	443	-	-	-	-	-	1	158.146	2.990	161.136
4.3 Transportation and telecommunication	-	-	-	-	-	-	1.763.909	434.289	200.057	385	144.693	-	-	-	-	-	681	810.487	1.733.526	2.544.013
4.4 Financial institutions	74.654.329	-	-	-	-	6.411.940	1.096.323	9.046	2.526	-	3.273.832	-	-	-	-	-	111.606	37.661.911	47.897.690	85.559.601
4.5 Real estate and renting services	-	-	-	-	-	-	1.819.359	397.899	74.175	491	823.629	-	-	-	-	-	2.066.329	4.955.149	226.734	5.181.883
4.6 Self-employment services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.7 Education services	-	-	19	-	-	-	44.230	21.157	919	-	30.973	-	-	-	-	-	-	97.299	-	97.299
4.8 Health and social services	-	-	-	-	-	-	368.269	39.834	11.390	-	14.732	-	-	-	-	-	-	432.009	2.216	434.225
<b>5 Other</b>	1.721.179	94.549	15.443	-	-	-	2.761.788	1.838.934	451.277	460	282.545	-	-	-	-	-	3.501.148	8.114.246	2.553.178	10.667.424
<b>6 Total</b>	76.375.508	94.549	442.667	-	-	6.411.940	29.274.530	8.967.648	2.524.840	30.284	9.199.949	-	-	-	-	-	5.692.499	75.810.692	63.203.822	139.014.414

(\*) It refers to the risk classes included in the Regulation on Measurement and Assessment of Capital Adequacy of Banks.

- |   |  |
|---|--|
| 1 Conditional and unconditional receivables from central government and Central Banks                 | 10 Past due receivables  |
| 2 Conditional and unconditional receivables from regional or local governments                        | 11 Receivables defined under high risk category by BRSA  |
| 3 Conditional and unconditional receivables from administrative bodies and non-commercial enterprises | 12 Mortgage-backed securities  |
| 4 Conditional and unconditional claims from multilateral development banks                            | 13 Securitization positions  |
| 5 Contingent and unconditional receivables from international organizations                           | 14 Short-term receivables and short-term corporate receivables from banks and brokerage houses |
| 6 Conditional and unconditional receivables from banks and brokerage houses                           | 15 Investments that qualify as a collective investment institution                             |
| 7 Conditional and unconditional receivables from corporates   | 16 Equity share investments  |
| 8 Conditional and unconditional receivables from retail portfolios                                    | 17 Other receivables   |
| 9 Receivables secured by real estate mortgages  |  |



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanations on Consolidated Credit Risk (Continued):

##### Distribution of risks with term structure according to remaining maturities:

Risk Categories – Current Period	Time to Maturity					Undistributable
	1 months	1–3 months	3–6 months	6–12 months	1 year and over	
1 Conditional and unconditional receivables from central governments or central banks	-	-	4.265.896	2.367.930	22.436.096	43.183.307
2 Conditional and unconditional receivables from regional or local governments	1.985	1.516	759	6.760	104.863	-
3 Conditional and unconditional receivables from administrative units and non-commercial enterprises	3.131	-	-	-	3.114	-
4 Conditional and unconditional receivables from multilateral development banks	-	-	-	-	-	-
5 Conditional and unconditional receivables from international organizations	-	-	-	-	-	-
6 Conditional and unconditional receivables from banks and brokerage houses	9.636.422	-	43.580	96.372	100.032	7.447.021
7 Conditional and unconditional receivables from corporates	17.055.673	6.559.285	6.301.277	12.850.605	11.424.041	-
8 Conditional and unconditional retail receivables	1.439.164	743.551	1.089.321	1.759.511	2.450.891	-
9 Receivables secured by mortgages on property	526.483	371.032	683.476	935.166	1.834.175	-
10 Past due receivables	128.280	6.300	8.952	17.443	1.966	-
11 Receivables defined in high risk category by BRSA	123.030	42.482	98.099	145.282	17.564	6.530.149
12 Securities collateralized by mortgages	-	-	-	-	-	-
13 Subject to the securitisation framework	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-
16 Equity share investments	-	-	-	-	-	-
17 Other receivables	-	-	-	-	-	8.138.131
<b>Total</b>	<b>28.914.168</b>	<b>7.724.166</b>	<b>12.491.360</b>	<b>18.179.069</b>	<b>38.372.742</b>	<b>65.298.608</b>

Risk Categories – Prior Period	Time to Maturity					Undistributable
	1 month	1–3 months	3–6 month	6–12 month	1 year and over	
1 Conditional and unconditional receivables from central governments or central banks	26.426.524	-	-	-	-	49.948.984
2 Conditional and unconditional receivables from regional or local governments	266	1.182	-	43.861	49.240	-
3 Conditional and unconditional receivables from administrative units and non-commercial enterprises	596	-	-	1.750	440.321	-
4 Conditional and unconditional receivables from multilateral development banks	-	-	-	-	-	-
5 Conditional and unconditional receivables from international organizations	-	-	-	-	-	-
6 Conditional and unconditional receivables from banks and brokerage houses	129.252	-	-	-	495.941	5.786.747
7 Conditional and unconditional receivables from corporates	6.179.016	3.302.143	4.175.283	10.625.050	4.993.038	-
8 Conditional and unconditional retail receivables	1.800.333	1.015.912	1.057.677	2.812.958	2.280.768	-
9 Receivables secured by mortgages on property	307.219	186.921	295.260	1.052.424	683.016	-
10 Past due receivables	19.517	4.130	26	1.068	5.543	-
11 Receivables defined in high risk category by BRSA	234.992	1.072.783	663.169	3.368.822	586.351	3.273.832
12 Securities collateralized by mortgages	-	-	-	-	-	-
13 Securitization positions	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-
16 Equity share investments	-	-	-	-	-	-
17 Other receivables	-	-	-	-	-	5.692.599
<b>Total</b>	<b>35.097.715</b>	<b>5.583.071</b>	<b>6.191.415</b>	<b>17.905.933</b>	<b>9.534.218</b>	<b>64.702.162</b>

#### Explanations for risk classes specified in Article 6 of the Regulation on Measurement and Assessment of Capital Adequacy of Banks:

For the entire risk class of receivables from central governments or central banks, the ratings given by the international credit rating agency Islamic International Rating Agency (IIRA) are taken into account. Türkiye's long-term foreign currency credit rating (BBB-), T.R. Foreign currency securities issued by the Treasury and Turkish Republic. It is also used for other foreign currency risks associated with the Central Government. According to capital adequacy regulations, in determining the risk weights of risk classes of receivables from banks and intermediary institutions, the ratings given by rating agencies authorized by the Board or directly recognized for receivables whose counterparties are located abroad are used. Receivables whose counterparty is located within the country are considered unrated and included in the capital adequacy calculation. The "Credit Quality Levels" corresponding to the ratings given by the rating institutions authorized by the Board or directly recognized are given in the table below.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanations on Consolidated Credit Risk (Continued):

##### Explanations for risk classes specified in Article 6 of the Regulation on Measurement and Assessment of Capital Adequacy of Banks (Continued):

	Credit Quality stage	Fitch Ratings	Moody's Investor Service	S&P Ratings	Japan Credit Rating Agency	DBRS	IIRA
The match-up of the ratings	Long term credit ratings	1	AAA to AA-	Aaa to Aa3	AAA to AA-	AAA to AA (lower)	AAA to AA-
		2	A+ to A-	A1 to A3	A+ to A-	A (high) to A (lower)	A+ to A-
		3	BBB+ to BBB-	Baa1 to Baa3	BBB+ to BBB-	BBB (high) to BBB (lower)	BBB+ to BBB-
		4	BB+ to BB-	Ba1 to Ba3	BB+ to BB-	BB (high) to BB (lower)	BB+ to BB-
		5	B+ to B-	B1 to B3	B+ to B-	B (high) to B (lower)	B+ to B-
		6	CCC+ and lower	Caa1 and lower	CCC+ and lower	CCC (high) and lower	CCC+ and lower
	Short term credit ratings	1	F1+ to F1	P-1	A-1+ to A-1	R-1 (high) to R-1 (lower)	A-1+ to A-1
		2	F2	P-2	A-2	R-2 (high) to R-2 (lower)	A-2
		3	F3	P-3	A-3	R-3	A-3
		4	F3 lower	NP	A-3 lower	R-3 lower	A-3 lower
		5	-	-	-	-	-
		6	-	-	-	-	-
	Ratings for long term securitization positions	1	AAA to AA-	Aaa to Aa3	AAA to AA-	AAA to AA (lower)	AAA to AA-
		2	A+ to A-	A1 to A3	A+ to A-	A (high) to A (lower)	A+ to A-
		3	BBB+ to BBB-	Baa1 to Baa3	BBB+ to BBB-	BBB (high) to BBB (lower)	BBB+ to BBB-
		4	BB+ to BB-	Ba1 to Ba3	BB+ to BB-	BB (high) to BB (lower)	BB+ to BB-
		5	B+ and lower	B1 and lower	B+ and lower	B (high) and lower	B+ and lower
	Ratings for short term securitization positions	1	F1+ to F1	P-1	A-1+ to A-1	R-1 (high) to R-1 (lower)	A-1+ to A-1
		2	F2	P-2	A-2	R-2 (high) to R-2 (lower)	A-2
		3	F3	P-3	A-3	R-3	A-3
		Others	F3 lower	NP	A-3 lower	R-3	A-3 lower
The match-up for collective investment undertakings	1	AAA to AA-	Aaa to Aa3	FCQR: AAA+ to AA-f; PSFR: AA+Am to AA-m	-	-	-
	2	A+ to A-	A1 to A3	FCQR: A+ to A-f; PSFR: A+Am to A-m	-	-	-
	3	BBB+ to BBB-	Baa1 to Baa3	FCQR: BBB+ to BBB-f; PSFR: BBB+Am to BBB-m	-	-	-
	4	BB+ to BB-	Ba1 to Ba3	FCQR: BB+ to BB-f; PSFR: BB+Am to BB-m	-	-	-
	5	B+ to B-	B1 to B3	FCQR: B+ to B-f; PSFR: B+Am to B-m	-	-	-
	6	CCC+ and lower	Caa1 and lower	FCQR: CCC+ to CCC-f; PSFR: CCC+Am to CCC-m	-	-	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanations on Consolidated Credit Risk (Continued):

##### Risk amounts according to risk weights:

Risk Weights- Current Period	%0	%10	%20	%35	%50	%75	%100	%150	%200	%250	Deductions from Shareholders' Equity
1 Amount before credit risk mitigation	74.453.306	-	18.523.515	1.273.854	4.685.721	7.482.459	57.604.652	6.530.149	-	426.457	1.271.994
2 Amount after credit risk mitigation	75.142.561	-	19.118.784	1.273.854	5.138.034	7.237.599	56.112.676	6.530.149	-	426.457	1.271.994
Risk Weights- Prior Period	%0	%10	%20	%35	%50	%75	%100	%150	%200	%250	Deductions from Shareholders' Equity
1 Amount before credit risk mitigation	76.872.211	-	7.446.969	785.356	3.270.394	8.973.311	32.466.324	3.308.878	5.820.551	70.520	910.159
2 Amount after credit risk mitigation	78.101.773	-	7.640.666	785.356	3.450.609	8.645.211	31.190.739	3.308.878	5.820.551	70.520	910.159

By sectors or counterparty type; Separately, impaired loan and overdue loan amounts, value adjustments and provisions, amounts related to value adjustments and provisions during the period:

As of December 31, 2024, the Bank has allocated lifetime expected loss provisions for loans classified as Stage 2, based on the risk assessments made within the scope of TFRS 9. A lifetime expected loss provision has been set aside for loans that are classified as Stage 3 and determined to be impaired.

As of December 31, 2024, loans that did not have a significant increase in credit risk when they were first included in the financial statements or later were classified as Stage 1 and a 12-month expected loss provision was allocated for these loans.

		Loans (*)		Provisions
Current Period		Impaired Credits (TFRS 9)		
Important Sectors/Counterparties		Significant increase in credit risk (Stage 2)	Non-performing (Stage 3)	Expected Loss Provisions (TFRS9)
1	Agriculture	27.259	637	758
1.1	Farming and stockbreeding	27.259	637	758
1.2	Forestry	-	-	-
1.3	Fishery	-	-	-
2	Manufacturing	328.495	345.810	232.820
2.1	Mining and quarrying	-	1.959	1.209
2.2	Production	328.495	343.849	231.609
2.3	Electricity, gas, water	-	2	2
3	Construction	254.514	234.177	152.851
4	Services	236.568	461.661	276.291
4.1	Wholesale and retail trade	225.385	396.776	238.649
4.2	Hotel, food and beverage services	1.959	622	364
4.3	Transportation and telecommunication	5.350	5.673	4.347
4.4	Financial institutions	-	-	-
4.5	Real estate and renting services	3.875	58.590	32.930
4.6	Self-employment services	-	-	-
4.7	Education services	-	-	-
4.8	Health and social services	-	-	-
5	Other	41.678	24.565	9.711
Total		888.514	1.066.850	672.431

(\*) The breakdown of cash loans is given.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### II. Explanations on Consolidated Credit Risk (Continued):

By sectors or counterparty type; Separately, impaired loan and overdue loan amounts, value adjustments and provisions, amounts related to value adjustments and provisions during the period (Continued):

		Loans (*)		Provisions
Prior Period		Impaired Credits (TFRS 9)		
		Significant increase in credit risk (Stage 2)	Non-performing (Stage 3)	Expected Loss Provisions (TFRS9)
Important Sectors/Counterparties				
1	Agriculture	-	-	-
1.1	Farming and stockbreeding	-	-	-
1.2	Forestry	-	-	-
1.3	Fishery	-	-	-
2	Manufacturing	158.870	104.718	105.573
2.1	Mining and quarrying	14.813	-	100
2.2	Production	144.057	104.718	105.473
2.3	Electricity, gas, water	-	-	-
3	Construction	127.762	40.792	30.403
4	Services	240.774	94.431	74.493
4.1	Wholesale and retail trade	42.144	83.602	53.591
4.2	Hotel, food and beverage services	321	-	1
4.3	Transportation and telecommunication	152.342	4.686	16.055
4.4	Financial institutions	-	-	-
4.5	Real estate and renting services	45.967	6.143	4.846
4.6	Self-employment services	-	-	-
4.7	Education services	-	-	-
4.8	Health and social services	-	-	-
5	Other	-	2.935	2.561
Total		527.406	242.876	213.030

(\*) The breakdown of cash loans is given.

#### Information about value adjustment and change in provisions

Current Period		Opening Balance	Provision for Period	Provision Reversals	Other Adjustments	Closing Balance
1	Third Stage	183.087	507.247	(41.303)	-	649.031
2	First and Second Stage	384.033	214.919	(85.116)	-	513.836
Prior Period		Opening Balance	Provision for Period	Provision Reversals	Other Adjustments	Closing Balance
1	Third Stage	79.871	103.257	(41)	-	183.087
2	First and Second Stage	573.923	-	(189.890)	-	384.033

#### Risk involved in counter-cyclical capital buffer calculation

Current Period	Private sector loans in banking books	Risk weighted amount calculated within trading book	Total
Country where risk is ultimately taken			
Türkiye	112.849.541	3.816.692	116.666.233
United Arab Emirates	17.699	-	17.699
Marshall Islands	884.467	-	884.467
Other Countries	1.581.958	-	1.581.958
Prior Period	Private sector loans in banking books	Risk weighted amount calculated within trading book	Total
Country where risk is ultimately taken			
Türkiye	66.004.439	3.726.558	69.730.997
United Arab Emirates	648.056	-	648.056
Marshall Islands	957.360	-	957.360
Other Countries	132.219	-	132.219



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

##### II. Explanations on Consolidated Credit Risk (Continued):

Foreign currency risk arises from the Group's possible exposure to the changes in foreign currencies.

- The Group is exposed to currency risks as a market risk and pay attention to keep at a minimum level by avoiding keeping any positions. The Group calculates the Value at Risk for the foreign currency position on a daily basis. All foreign currency assets, liabilities and foreign currency forward transactions are taken into consideration while capital requirement to be employed for foreign currency risk is calculated. Standard Method used in legal reporting and value at market risk is calculated on a monthly basis.
- The Group does not have any derivative financial instruments held for hedging purposes.
- TL resources are used in TL and foreign currency resources are used in related currencies without causing any currency inconsistency in the use of loans. Due to uncertainty and volatility that may arise in the markets, foreign currency position limit that can be formed for strategic purposes is limited and monitored.
- Foreign exchange buying rates of the last five working days before the balance sheet date as publicly announced by the Group are as follows:

	USD	EUR
As of December 31, 2024 - Balance sheet evaluation rate	35,2759	36,7112
As of December 20, 2024	35,2510	36,7839
As of December 27, 2024	35,1167	36,5996
As of December 26, 2024	35,2065	36,5561
As of December 25, 2024	35,2049	36,5798
As of December 24, 2024,	35,1754	36,5624

- The simple arithmetical average of the major foreign exchange buying rates of the Group for the thirty days before the balance sheet date is full TL 34,9290 for 1 USD (December 2023: full TL 29,1176), full TL 36,5819 for 1 Euro (December, 2023: full TL 31,8008).

The Group is mainly exposed to USD and Euro currency risks.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

##### III. Explanations on Consolidated Currency Risk:

###### Information on the Group's Currency Risk:

	EUR	USD	Other FC	Total
<b>Current Period</b>				
<b>Assets</b>				
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Türkiye <sup>(*)</sup>	17.717.801	19.798.553	2.837.806	40.354.160
Banks <sup>(*)</sup>	443.142	2.783.628	15.322.603	18.549.373
Financial assets at fair value through profit and loss	-	1.496.969	936.207	2.433.176
Money market placements	-	-	-	-
Financial Assets Valued at Fair Value Through Profit and Loss	564.629	4.667.521	-	5.232.150
Loans and financial lease receivables <sup>(**)</sup>	23.680.458	21.637.979	-	45.318.437
Subsidiaries, associates and joint ventures	-	-	-	-
Financial Assets Measured at Amortized Cost	4.079.829	-	-	4.079.829
Derivative financial assets for hedging purposes	-	-	-	-
Tangible assets	-	-	-	-
Intangible assets	-	-	-	-
Other assets <sup>(***)</sup>	2.449	78.793	70.623	151.865
<b>Total Assets</b>	<b>46.488.308</b>	<b>50.463.443</b>	<b>19.167.239</b>	<b>116.118.990</b>
<b>Liabilities</b>				
Current account and funds collected from banks via participation accounts	1.890.196	56.419	422.940	2.369.555
Other current and profit-sharing accounts	31.865.007	54.015.436	15.132.308	101.012.751
Money market borrowings	-	-	-	-
Funds provided from other financial institutions and subordinated loans	8.382.895	1.504.645	-	9.887.540
Marketable securities issued	-	-	-	-
Miscellaneous payables	-	-	-	-
Derivative financial liabilities for hedging purposes	-	-	-	-
Other liabilities <sup>(***)</sup>	353.784	510.245	27.273	891.302
<b>Total liabilities</b>	<b>42.491.882</b>	<b>56.086.745</b>	<b>15.582.521</b>	<b>114.161.148</b>
<b>Net balance sheet position</b>	<b>3.996.426</b>	<b>(5.623.302)</b>	<b>3.584.718</b>	<b>1.957.842</b>
<b>Net off balance sheet position</b>	<b>(3.854.672)</b>	<b>5.751.430</b>	<b>(3.184.125)</b>	<b>(1.287.367)</b>
Derivative financial instruments assets	-	6.124.008	335.528	6.459.536
Derivative financial instruments liabilities	3.854.672	372.578	3.519.653	7.746.903
Non-cash loans	5.617.901	3.943.089	149.414	9.710.404
<b>Prior Period</b>				
Total assets	32.242.100	55.909.251	13.837.861	101.989.212
Total liabilities	32.709.463	59.049.069	12.490.579	104.249.111
<b>Net balance sheet position</b>	<b>(467.363)</b>	<b>(3.139.818)</b>	<b>1.347.282</b>	<b>(2.259.899)</b>
<b>Net off balance sheet position</b>	<b>575.485</b>	<b>3.297.563</b>	<b>(1.368.325)</b>	<b>2.504.723</b>
Derivative financial instruments assets	747.873	6.371.091	1.082.092	8.201.056
Derivative financial instruments liabilities	172.388	3.073.528	2.450.417	5.696.333
Non-cash loans	1.830.598	2.563.907	56.173	4.450.678

<sup>(\*)</sup> The currency risk calculation does not include an expected loss provision of TL 10.561 for Cash and the Central Bank and TL 32.063 for banks.

<sup>(\*\*)</sup> The currency risk calculation excludes an expected loss provision of TL 296.007 for loans and financial lease receivables.

<sup>(\*\*\*)</sup> Financial Instruments with Derivatives Currency income and expense rediscounts, as well as the hedge accounting records associated with these rediscounts, are not considered in the calculation of currency risk not received.

##### Explanations regarding stock position risk arising from banking accounts

None (December 31, 2023: None).





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### IV. Explanations on Consolidated Liquidity Risk:

Liquidity Risk is managed by Asset and Liability Committee ("ALCO") in line with risk management policies and risk appetite approved by the Board of Directors in order to take the necessary measures in a timely and correct manner against possible liquidity shortages that may result from market conditions and balance sheet structure of the Group.

The Board of Directors reviews the liquidity risk management strategy, policy and practices and approves the liquidity strategy and policies within the framework of risk management strategy and policies, ensures the effective of practice of policies and integrations with Group's risk management strategy. The Board of Directors determines the basic metrics in liquidity risk measurement and monitoring.

ALCO takes necessary decisions which will be executed by related departments by assessing the liquidity risk that the Parent Bank is exposed to and considering the Group's strategy and conditions of competition and pursues the implementations.

The liquidity structure is evaluated in the framework of ALCO decisions for liquidity management and a placement strategy is developed. Liquidity risk management strategy is determined by considering both normal economic conditions and stress conditions.

Risk Management Presidency, liquidity risk; periodically reports to the relevant unit, the relevant committee and the senior management with the methods of measurement of liquidity risk in compliance with the standards. It manages liquidity risk in accordance with the Group's portfolio, strategic plans and policies and legal limits, and informs and coordinates the relevant parties on time. In accordance with the market conditions and the Group's structure, the relevant liquidity risk measurement methods establish, assumptions and parameters used in liquidity risk analyzes are reviewed. Liquidity risk analyzes and important liquidity indicators are regularly reported to senior management. In the stress conditions are carried out in the framework of "Emergency Funding Plan".

The Group's high level management to determine management strategies for liquidity risk;

- follows obligations arising from domestic and foreign currencies,
- determine the concentration risks of placements,
- actively follows funding sources,
- consider the portfolio diversity,
- follow up the fund flows related to assets and liabilities depending on the maturities.

Market conditions are continuously follow and access problems for the bank's fund requirements are analyzed and the impact of sudden changes in fund sources is evaluated. Liquidity adequacy is measured by applying stress test to the factors affecting liquidity. Liquidity Risk Stress Test analyzes the compliance of the Group's cash flow capacity to the cash flow capacity within the framework of the specified scenarios. The scenarios needed for stress tests are based on the changing balance sheet structure. The results are taken into consideration in determining the policies related to liquidity risk and in the preparation of an emergency action plan.

For the purpose of reducing the liquidity risk that the Group may be exposed to compliance with the strategies implemented (monitoring of concentration, diversification of funding sources, high quality liquid assets, etc.) is monitored effectively by the senior management of the Group taking into account legal and prudential limits. For non-mitigation risks, acceptance of the current risk level, reducing or terminating the risk-causing activity are evaluated.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### IV. Explanations on Consolidated Liquidity Risk (Continued):

##### Liquidity on Consolidated Coverage Ratio:

Current Period	Rate of "Percentage to be taken into account " not Implemented Total value (%)		Rate of "Percentage to be taken into account " Implemented Total value (%)	
	TL+FC	FC	TL+FC	FC
<b>HIGH QUALITY LIQUID ASSETS (HQLA)</b>				
<b>1 HIGH QUALITY LIQUID ASSETS</b>			<b>75,415,497</b>	<b>54,824,562</b>
<b>CASH OUTFLOWS</b>				
2 Retail and Real Person Funds Collected	28.867.211	24.288.402	2.845.576	2.428.840
3 Stable Funds Collected	822.900	-	41.145	-
4 Less stable Funds Collected	28.044.311	24.288.402	2.804.431	2.428.840
5 Unsecured Funding other than Retail and Real Person	59.448.583	49.394.398	27.486.460	21.257.689
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	58.045.362	49.305.996	26.083.239	21.169.287
8 Non-Operational Funds Collected	1.403.221	88.402	1.403.221	88.402
9 Secured Funding			-	-
10 Other Cash Flows	14.713.143	11.902.789	14.713.143	11.902.789
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	12.132.868	11.902.789	12.132.868	11.902.789
12 Debts related to the structured financial products	2.580.275	-	2.580.275	-
13 Commitment related to the structured financial markets and other off-balance sheet liabilities	-	-	-	-
14 Commitments that are unconditionally revocable at any time by the Bank and other contractual commitments	-	-	-	-
15 Other irrevocable or conditionally revocable commitments	57.712.342	8.801.237	27.596.431	731.108
<b>16 TOTAL CASH OUTFLOWS</b>			<b>72,641,610</b>	<b>36,320,426</b>
<b>CASH INFLOWS</b>				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	44.000.586	22.277.990	37.077.265	20.614.493
19 Other contractual cash inflows	12.304.635	7.187.658	12.304.635	7.187.658
<b>20 TOTAL CASH INFLOWS</b>	<b>56,305,221</b>	<b>29,465,648</b>	<b>49,381,900</b>	<b>27,802,151</b>
<b>21 TOTAL HQLA</b>			<b>75,415,497</b>	<b>54,824,562</b>
<b>22 TOTAL NET CASH OUTFLOWS</b>			<b>23,259,710</b>	<b>9,080,197</b>
<b>23 LIQUIDITY COVERAGE RATIO (%)</b>			<b>324,23</b>	<b>603,79</b>

(\*) It is the average of the liquidity coverage ratio calculated by taking the simple weekly arithmetic average for the last three months.

As per "Regulation on Liquidity Coverage Ratio Calculation" published in the Official Gazette numbered 28948, dated March 21, 2014, the weeks on which the minimum and maximum liquidity coverage ratios have been calculated for the last three months are as follows:

Liquidity Coverage Ratio (%)	Current Period – 31.12.2024			
	TL+FC	Month	FC	Month
Lowest (%)	220,26	November 5, 2024	353,18	December 6, 2024
Highest (%)	489,18	October 31, 2024	732,55	October 2, 2024
<b>Avarage</b>	<b>322,28</b>		<b>565,02</b>	



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### IV. Explanations on Consolidated Liquidity Risk (Continued):

##### Liquidity on Consolidated Coverage Ratio (Continued):

Prior Period	Rate of "Percentage to be taken into account " not Implemented Total value (*)		Rate of "Percentage to be taken into account " Implemented Total value (*)	
	TL+FC	FC	TL+FC	FC
<b>1 HIGH QUALITY LIQUID ASSETS (HQLA)</b>				
<b>1 HIGH QUALITY LIQUID ASSETS</b>			<b>75.297.535</b>	<b>55.105.123</b>
<b>CASH OUTFLOWS</b>				
2 Retail and Real Person Funds Collected	35.459.748	29.504.308	3.503.855	2.950.431
3 Stable Funds Collected	842.402	-	42.120	-
4 Less stable Funds Collected	34.617.346	29.504.308	3.461.735	2.950.431
5 Unsecured Funding other than Retail and Real Person	62.355.538	55.332.483	26.921.614	22.628.418
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	61.554.037	55.269.466	26.120.113	22.565.401
8 Non-Operational Funds Collected	801.501	63.017	801.501	63.017
9 Secured Funding	-	-	-	-
10 Other Cash Flows	8.672.244	4.814.675	8.672.244	4.814.675
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	6.832.228	4.814.675	6.832.228	4.814.675
12 Debts related to the structured financial products	1.840.016	-	1.840.016	-
13 Commitment related to the structured financial markets and other off-balance sheet liabilities	-	-	-	-
14 Commitments that are unconditionally revocable at any time by the Bank and other contractual commitments	-	-	-	-
15 Other irrevocable or conditionally revocable commitments	25.576.887	5.021.127	9.250.992	481.350
<b>16 TOTAL CASH OUTFLOWS</b>			<b>48.348.705</b>	<b>30.874.874</b>
<b>CASH INFLOWS</b>				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	33.461.745	18.045.946	29.110.813	17.124.386
19 Other contractual cash inflows	6.890.985	6.286.784	6.890.985	6.286.784
<b>20 TOTAL CASH INFLOWS</b>	<b>40.352.730</b>	<b>24.332.730</b>	<b>36.001.798</b>	<b>23.411.170</b>
<b>21 TOTAL HQLA</b>			<b>75.297.535</b>	<b>55.105.123</b>
<b>22 TOTAL NET CASH OUTFLOWS</b>			<b>12.346.907</b>	<b>7.718.719</b>
<b>23 LIQUIDITY COVERAGE RATIO (%)</b>			<b>609.85</b>	<b>713.92</b>

(\*) It is the average of the liquidity coverage ratio calculated by taking the simple monthly arithmetic average for the last three months.

Liquidity Coverage Ratio (%)	Priod Period – 31.12.2023			
	TL+FC	Month	FC	Month
Lowest (%)	364,81	December 29, 2023	371,94	December 22, 2023
Highest (%)	726,01	October 27, 2023	821,33	October 2, 2023
<b>Average</b>	<b>577,23</b>		<b>648,85</b>	

Liquidity coverage ratio is calculated by dividing the high quality liquid assets owned by the Parent Bank to the net cash outflows within the 30-day maturity window. Important balance sheet items that are decisive on the ratio; Required reserves held by the CBRT, receivables from banks. can be listed as collected funds. Since these items have a high share in liquid assets and net cash outflows, their rate of consideration is high, and they may vary over time, their impact on the liquidity coverage ratio is greater than other items.

High-quality liquid assets consist of cash, accounts with central banks and high-quality liquid securities. Required reserves are taken into account in the calculation of high-quality liquid assets, limited to the amount allowed by the relevant central bank policies to be used by banks in times of liquidity shortage.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### IV. Explanations on Consolidated Liquidity Risk (Continued):

##### Liquidity on Consolidated Coverage Ratio (Continued):

The Group's high quality liquid assets are composed of 4,19% cash, 71,30% deposits in central banks and 24,25% securities considered as high quality liquid assets.

The Group's main funding sources are funds collected, funds borrowed, borrowings from money market and subordinated loans. Funding source composition in report date is 86,59% funds collected, 9,43% funds borrowed and 3,98% subordinated debt instruments.

##### Presentation of assets and liabilities according to their remaining maturities:

Current Period	Demand Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Unallocated	Total
<b>Assets</b>							
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Türkiye	20.754.548	32.506.161	-	-	-	-	53.260.709
Banks	18.583.057	-	-	-	-	-	18.583.057
Financial Assets at Fair Value Through Profit and Loss	-	332.471	-	672.592	362.462	-	2.434.954
Money Market Placements	-	-	-	-	-	-	-
Financial assets valued at fair value through other comprehensive income	-	-	4.432.510	8.277.350	951.417	12.787	13.674.064
Loans	-	34.435.875	13.269.771	44.378.431	20.513.834	2.314.737	109.664.116
Financial assets valued at amortised cost	-	-	-	9.985.702	5.103.417	-	15.089.119
Other Assets (*)	-	-	-	-	-	9.601.824	9.601.824
<b>Total Assets</b>	<b>39.337.605</b>	<b>67.274.507</b>	<b>13.269.771</b>	<b>49.483.533</b>	<b>39.844.315</b>	<b>8.732.033</b>	<b>228.653.016</b>
<b>Liabilities</b>							
Current account and funds collected from banks via participation accounts	2.518.551	1.646.342	2.070.553	100.649	-	-	6.336.095
Other current and profit-sharing accounts	68.523.551	55.614.520	29.626.059	6.428.312	107.961	-	160.300.403
Funds provided from other financial institutions and subordinated loans	-	492.340	13.877	1.579.428	326.185	7.664.460	10.076.290
Money market borrowings	-	-	-	-	-	-	-
Marketable securities issued	-	3.420.896	5.329.696	5.065.801	1.616.187	-	15.432.580
Other liabilities (**)	-	2.955.775	-	-	-	32.344.305	35.300.080
<b>Total Liabilities</b>	<b>71.042.102</b>	<b>64.129.873</b>	<b>37.040.185</b>	<b>13.174.190</b>	<b>2.050.333</b>	<b>40.008.765</b>	<b>227.445.448</b>
<b>Liquidity Gap</b>	<b>(31.704.497)</b>	<b>3.144.634</b>	<b>(23.770.414)</b>	<b>36.309.343</b>	<b>37.793.982</b>	<b>8.732.033</b>	<b>1.207.568</b>
<b>Net Off-balance sheet Position</b>	<b>-</b>	<b>54.575</b>	<b>-</b>	<b>(60)</b>	<b>-</b>	<b>-</b>	<b>54.515</b>
Financial Derivative Assets	-	7.810.257	-	13.218	-	-	7.823.475
Financial Derivative Liabilities	-	7.755.682	-	13.278	-	-	7.768.960
<b>Non-cash Loans</b>	<b>-</b>	<b>621.123</b>	<b>1.876.866</b>	<b>9.089.936</b>	<b>7.489.127</b>	<b>1.353.275</b>	<b>9.641.809</b>
<b>Prior Period</b>							
Total Assets	53.215.879	39.657.812	11.179.784	44.440.425	25.085.627	9.040.874	188.285.178
Total Liabilities	90.895.265	44.610.303	20.414.591	7.976.264	832.063	-	187.686.793
<b>Liquidity Gap</b>	<b>(37.679.386)</b>	<b>(4.952.491)</b>	<b>(9.234.807)</b>	<b>36.464.161</b>	<b>24.253.564</b>	<b>9.040.874</b>	<b>598.385</b>
<b>Net Off-balance sheet Position</b>	<b>-</b>	<b>(285)</b>	<b>(232.726)</b>	<b>817</b>	<b>-</b>	<b>-</b>	<b>(232.194)</b>
Financial Derivative Assets	-	1.329.288	4.024.789	62.235	-	-	5.416.312
Financial Derivative Liabilities	-	1.329.573	4.257.515	61.418	-	-	5.648.506
<b>Non-cash Loans</b>	<b>-</b>	<b>461.967</b>	<b>1.182.872</b>	<b>6.822.917</b>	<b>4.725.789</b>	<b>165.948</b>	<b>19.279.232</b>

(\*) Other undistributable assets column consists of assets held for sale, partnership investments, tangible and intangible assets, current and deferred tax assets and other assets.

(\*\*) Other undistributed liabilities column consists of equity and provision balances.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### IV. Explanations on Consolidated Liquidity Risk (Continued):

##### Liquidity on Consolidated Coverage Ratio (Continued):

The net stable funding rate (NFSR) is calculated by dividing the current stable fund amount by the required stable fund amount. The current stable fund includes the portion of banks' liabilities and equity that are expected to be permanent; The required stable fund refers to the portion of banks' on-balance sheet assets and off-balance sheet liabilities that are expected to be refunded. The current stable fund amount is calculated by adding the amounts to be found after applying the relevant consideration rates determined within the scope of the legislation to the amounts of banks' liabilities and equity elements valued in accordance with TFRS. The required stable fund amount will be found after applying the relevant consideration rates determined within the scope of the legislation to the value calculated by deducting the special provisions set aside in accordance with the Regulation on the Procedures and Principles on the Classification of Loans and the Provisions to be Set Aside from the amounts of the banks' on-balance sheet assets and off-balance sheet liabilities valued in accordance with TFRS. The amounts are calculated by adding them together. The three-month simple arithmetic average of the consolidated and unconsolidated NFSR calculated monthly as of the equity calculation periods as of March, June, September and December cannot be less than one hundred percent.

Current Period 31.12.2024	a	b	c	d	e
	Unweighted Amount According to Residual Maturity				Total Amount with Consideration Applied
	Non-Maturity	Residual maturity of less than 6 months	Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	
<b>Current stable funding</b>					
1 Capital Instruments	26.407.754	-	-	-	26.407.754
2 Tier 1 Capital and Tier 2 Capital	26.407.754	-	-	-	26.407.754
3 Other Capital Instruments	-	-	-	-	-
4 Real-person and Retail Customer Deposits	20.983.332	25.172.178	-	79.583	43.437.396
5 Stable Deposits	15.393.518	21.090.213	-	32.511	34.690.430
6 Less Stable Deposits	5.589.814	4.081.965	-	47.072	8.746.966
7 Other Obligations	-	110.787.186	2.478.611	1.879.808	58.512.707
8 Operational deposits	-	-	-	-	-
9 Other Obligations	-	10.787.186	2.478.611	1.879.808	58.512.707
10 Liabilities equivalent to interconnected assets	-	-	-	-	-
11 Other Liabilities	21.150.973	-	-	-	-
12 Derivative liabilities	-	-	-	-	-
13 All other equity not included in the above categories	21.150.973	-	-	-	-
14 Available stable funding	-	-	-	-	128.357.857
<b>Required stable funding</b>					
15 High Quality Liquid Assets	-	-	-	-	910.324
16 Deposits held at financial institutions for operational purposes	-	-	-	-	-
17 Performing Loans	-	69.312.878	23.024.854	22.910.581	56.405.501
18 Encumbered loans to financial institutions, where the loan is secured against Level 1 assets	-	-	-	-	-
19 Unencumbered loans to financial institutions or encumbered loans that are not secured against Level 1 assets	-	25.983.064	-	-	3.897.460
20 Loans to corporate customers, real persons and/or retail customers, central banks, other than credit agencies and/or financial institutions	-	43.329.814	23.024.854	22.195.824	52.043.449
21 Loans with a risk weight of less than or equal to %35	-	-	-	22.195.824	18.866.115
22 Residential mortgages	-	-	-	714.757	464.592
23 Residential mortgages with a risk weight of less than or equal to %35	-	-	-	714.757	464.592
24 Securities that are not in default and do not qualify as HQLA and exchange-traded equities	-	-	-	-	-
25 Assets equivalent to interconnected liabilities	-	-	-	-	-
26 Other Assets	939.376	8.513.876	-	40.839.076	50.292.328
27 Physical traded commodities, including gold	-	-	-	-	-
28 Initial margin posted or given guarantee fund to central counterparty	-	8.513.876	-	-	8.513.876
29 Derivative Assets	-	-	-	-	-
30 Derivative Liabilities before the deduction of the variation margin	-	-	-	-	-
31 Other Assets not included above	939.376	-	-	40.839.076	41.778.452
32 Off-balance sheet commitments	-	67.506.104	-	-	3.375.305
33 Total Required stable funding	-	-	-	-	110.983.458
34 Net Stable Funding Ratio (%)	-	-	-	-	115,65

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### IV. Explanations on Consolidated Liquidity Risk (Continued):

##### Liquidity on Consolidated Coverage Ratio (Continued):

Prior Period 31.12.2023	a	b	c	d	e
	Unweighted Amount According to Residual Maturity				Total Amount with Consideration Applied
	Non-Maturity	Residual maturity of less than 6 months	Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	
<b>Current stable funding</b>					
1 Capital Instruments	16.473.197	-	-	-	16.473.197
2 Tier 1 Capital and Tier 2 Capital	16.473.197	-	-	-	16.473.197
3 Other Capital Instruments	-	-	-	-	-
4 Real-person and Retail Customer Deposits	30.895.449	21.226.863	-	224.753	49.055.979
5 Stable Deposits	22.243.664	16.553.409	-	75.340	36.928.792
6 Less Stable Deposits	8.651.785	4.673.454	-	149.413	12.127.187
7 Other Obligations	-	90.964.514	1.398.782	-	46.181.648
8 Operational deposits	-	-	-	-	-
9 Other Obligations	-	90.964.514	1.398.782	-	46.181.648
10 Liabilities equivalent to interconnected assets	-	-	-	-	-
11 Other Liabilities	11.151.044	-	-	-	-
12 Derivative liabilities	-	-	-	-	-
13 All other equity not included in the above categories	11.151.044	-	-	-	-
14 Available stable funding	-	-	-	-	111.710.824
<b>Required stable funding</b>					
15 High Quality Liquid Assets	-	-	-	-	1.165.975
16 Deposits held at financial institutions for operational purposes	-	-	-	-	-
17 Performing Loans	-	482.426	53.289.512	11.198.320	36.111.920
18 Encumbered loans to financial institutions, where the loan is secured against Level 1 assets	-	-	-	-	-
19 Unencumbered loans to financial institutions or encumbered loans that are not secured against Level 1 assets	-	482.426	-	-	72.364
20 Loans to corporate customers, real persons and/or retail customers, central banks, other than credit agencies and/or financial institutions	-	-	53.289.512	10.582.896	35.639.530
21 Loans with a risk weight of less than or equal to %35	-	-	-	10.582.896	8.994.774
22 Residential mortgages	-	-	-	615.424	400.026
23 Residential mortgages with a risk weight of less than or equal to %35	-	-	-	615.424	400.026
24 Securities that are not in default and do not qualify as HQLA and exchange-traded equities	-	-	-	-	-
25 Assets equivalent to interconnected liabilities	-	-	-	-	-
26 Other Assets	233.137	4.137.218	-	28.990.873	33.111.920
27 Physical traded commodities, including gold	-	-	-	-	-
28 Initial margin posted or given guarantee fund to central counterparty	-	-	-	-	-
29 Derivative Assets	4.137.218	-	-	-	4.137.218
30 Derivative Liabilities before the deduction of the variation margin	-	-	-	-	-
31 Other Assets not included above	233.137	-	-	28.990.873	29.224.010
32 Off-balance sheet commitments	-	33.571.361	-	-	1.678.568
33 Total Required stable funding	-	-	-	-	72.317.691
34 Net Stable Funding Ratio (%)	-	-	-	-	154,47

As of December 31, 2024, the Net Stable Funding Rate was 115,65% (previous period: 154,47%). Considering the amounts to which the consideration rate is applied, the Equity Elements to which the highest consideration rate is applied within the scope of the legislation are 21% of the Current Stable Fund amount (previous period: 14,75%) and the Real Person and Retail Customer Participation Fund is the amount of the Current Stable Fund. It constitutes 34% (previous period: 43,91%). The item with the largest share in the Required Stable Fund is the Other Assets item with 51% (previous period: 49,94%). Factors such as the development of major balance sheet items such as inter-period Loans and Participation Fund, change in balance sheet maturity structure and asset collateralization are effective in the development of the rate.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### V. Explanations on Consolidated Leverage Ratio:

As of December 31, 2024, leverage ratio of the Group calculated from the arithmetic average of the last 3 months is 7,07% (December 31, 2023 6,64%). Leverage ratio is required to remain minimum 3% as per "Communiqué on Measurement and Evaluation for Leverage Ratios of Banks".

#### Disclosure of Leverage Ratio Template:

	Current Period December 31, 2024 (*)	Prior Period December 31, 2023 (*)
<b>Balance sheet assets</b>		
1 Balance sheet assets (excluding derivative financial assets and credit derivatives, including collaterals)	220.852.318	179.103.337
2 (Assets deducted from Core capital)	(867.189)	(377.283)
3 Total risk amount of balance sheet assets (sum of lines 1 and 2)	219.985.129	178.726.054
<b>Derivative financial assets and credit derivatives</b>		
4 Cost of replenishment for derivative financial assets and credit derivatives	-	-
5 Potential credit risk amount of derivative financial assets and credit derivatives	218.958	259.012
6 Total risk amount of derivative financial assets and credit derivatives (sum of lines 4 and 5)	218.958	259.012
<b>Financing transactions secured by marketable security or commodity</b>		
7 Risk amount of financing transactions secured by marketable security or commodity (excluding Balance sheet)	4.926.224	15.949.481
8 Risk amount arising from intermediary transactions	-	-
9 Total risk amount of financing transactions secured by marketable security or commodity (sum of lines 7 and 8)	4.926.224	15.949.481
<b>Off-balance sheet transactions</b>		
10 Gross notional amount of off-balance sheet transactions	67.236.646	37.707.582
11 (Correction amount due to multiplication with credit conversion rates)	-	-
12 Total risk of off-balance sheet transactions (sum of lines 10 and 11)	67.236.646	37.707.582
<b>Capital and total risk</b>		
13 Core Capital	20.656.656	15.436.089
14 Total risk amount (sum of lines 3, 6, 9 and 12)	292.366.957	232.642.129
<b>Leverage ratio</b>		
15 Leverage ratio (%)	7,07	6,64

(\*) Amounts in the table show quarterly averages.

#### VI. Explanations on Consolidated Regarding the Fair Value of Financial Assets and Liabilities:

##### a. Information on the fair value of consolidated financial assets and liabilities:

	Book Value		Fair Value	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
<b>Financial Assets</b>				
Due from Interbank Money Market	-	-	-	-
Banks	18.583.057	13.877.892	18.583.057	13.877.892
Financial Assets at Fair Value through Profit or Loss	2.434.954	2.050.312	2.434.954	2.050.312
Financial Assets at Fair Value Through Other Comprehensive Income	13.674.064	12.126.577	13.674.064	12.126.577
Financial Assets Valued Over Amortized Cost	15.089.119	16.692.053	15.140.176	17.622.900
Loans and financial lease receivables	116.009.289	67.925.162	122.366.852	71.712.537
<b>Financial Liabilities</b>				
Funds collected from banks through current accounts and participation accounts	6.336.095	4.648.570	6.336.095	4.648.570
Other current accounts and participation accounts	160.300.403	146.830.404	160.300.403	146.830.404
Funds from other financial institutions	10.076.290	8.326.338	10.127.347	8.326.338
Debts to Money Markets	-	-	-	-
Securities issued	15.432.580	8.730.931	15.432.580	8.730.931
Other Liabilities	3.992.047	3.017.694	3.992.047	3.017.694

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VI. Explanations on Consolidated Regarding the Fair Value of Financial Assets and Liabilities (Continued):

##### b. Information on fair value measurements recognized in the financial statements:

According to TFRS 7 "Financial Instruments: Explanations" Standard, the accounts recognized with the fair value in the balance sheet should be presented and classified sequentially in the related notes.

- At level one, the financial instruments whose fair values are determined with the recorded prices in the active markets for the assets and liabilities with identical fair values,
- At level two, the financial instruments whose fair value is based on the directly or indirectly observable market indicators,
- At level three; the financial instruments whose fair value is not based on the directly or indirectly observable market indicators are considered.

The financial instruments which are recognized with their fair values at the Bank's balance sheet, are presented with respect to such basis of classification in the table below:

Current Period	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<b>Financial Assets at Fair Value Through Profit or (Loss)</b>	<b>1.496.969</b>	<b>937.985</b>	-	<b>2.434.954</b>
Government Debt Securities	1.272.552	937.985	-	2.210.537
Share Certificates	-	-	-	-
Other financial assets	224.417	-	-	224.417
<b>Financial Assets at Fair Value Through Other Comprehensive Income</b>	<b>5.046.367</b>	<b>8.627.697</b>	-	<b>13.674.064</b>
Equity Securities (*)	5.033.580	8.627.697	-	13.661.277
Government Debt Securities	12.787	-	-	12.787
Other financial assets	-	-	-	-
<b>Derivative Financial Assets</b>	-	<b>81.120</b>	-	<b>81.120</b>
<b>Financial liabilities</b>				
Derivative financial liabilities	-	30.572	-	30.572

(\*) The financial assets whose fair value difference is reflected in other comprehensive income, the realization price has been reflected in the financial statements for the securities worth 7.659 TL not being traded in an active market, and the related securities are not shown in this table.

Prior Period	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<b>Financial Assets at Fair Value Through Profit or (Loss)</b>	<b>803.429</b>	<b>141.530</b>	-	<b>2.217.961</b>
Government Debt Securities	803.429	141.530	-	944.959
Share Certificates	-	-	-	-
Other financial assets	-	-	-	-
<b>Financial Assets at Fair Value Through Other Comprehensive Income</b>	<b>7.916.625</b>	<b>2.524.760</b>	-	<b>10.441.385</b>
Equity Securities	7.916.625	2.517.101	-	10.433.726
Government Debt Securities	-	7.659	-	7.659
Other financial assets	-	-	-	-
<b>Derivative Financial Assets</b>	<b>17.597</b>	-	-	<b>17.597</b>
<b>Financial liabilities</b>				
Derivative financial liabilities	13.797	-	-	13.797



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VII. Explanations Regarding the Activities Carried Out on Behalf and Account of Other Persons:

Not prepared in compliance with the Article 25 of the Communiqué "Financial Statements and Related Disclosures and Footnotes to be Announced to Public by Banks".

#### VIII. Explanations on Consolidated Risk Management:

Notes and explanations in this section have been prepared in accordance with the Communiqué on Disclosures About Risk Management To Be Announced To Public By Banks that have been published in Official Gazette numbered 29511 on October 23, 2015 and became effective as of December 30, 2016. The tables related to 'Internal Rating-Based (IRB) Approach' are not presented due to the usage of standard approach for the calculation of capital adequacy.

##### a. Consolidated risk management strategy and risk weighted amounts:

##### a.1. Explanations on group's risk management:

The aim of the Bank's Risk management system is basically to ensure identification, measurement, monitoring and controlling of risks exposed, through establishment of policies, implementation procedure and limits for monitoring, controlling and in case of need changing the risk/return structure of future cash flows, and accordingly nature and level of operations.

The Board of Directors has a responsibility of establishing and providing compatible, adequate and effective system on internal control, risk management and internal auditing as anticipated by the Banking Law for the purpose of monitoring and controlling risks emerging from operations.

The Board of Directors is responsible for establishing risk management policies and strategies. These policies are revised and evaluated periodically according to prevailing market conditions.

The general manager is responsible from ensuring that departments of the bank operate in accordance with the specified policies and strategies about risk management as determined by the Board of Directors.

The Board of Directors of the Bank takes an important part in the processes of risk management by following policies and strategies on consolidated and unconsolidated basis, setting up limit systems and procedures in the Bank.

The related limits are monitored, reported and maintained within the set limits by the units under the internal systems and the related departments in the bank. Risk Management Department, organized within the frame of Risk Management regulations, undertakes activities for measuring, monitoring, controlling and reporting of risks.

Ultimate goal of the bank's risk management system is to allocate capital in accordance with risks that functional activities have (economical capital), to maximize return on capital adjusted according to risk and to increase added value created.

In Asset and Liability Committee, asset-liability structure is managed via evaluating fund collection activities in line with risk management policies and domestic and foreign conditions regarding the bank's fund lending.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations regarding risk management (Continued):

##### a. Consolidated risk management strategy and risk weighted amounts (Continued):

##### a.1. Explanations on group's risk management (Continued):

The risks that the Bank is exposed to or may be exposed to in the future are determined and the definition of these risks is made. Defined risks are measured and prioritized as far as possible. It is provided that all important risks are in the risk appetite considering the potential impact of the risks and the strategy arising from the bank's strategies to risk profile. The bank's strategies are integrated with risk profile and risk appetite. If it is expected that the risk profile is going to change in the future, this change is assessed with the degree of capital impact.

The bank's risk tolerance is the most comprehensive calculated risk amount which may be accepted in accordance with the determined mission and vision. In other words, before deciding on the necessity of taking measures, it is the bank's readiness to exposure of any risk amount. In this respect, the risk tolerance, in connection with the variety of services offered by the bank, is the level of risk it identifies as acceptable.

The common feature of the bank's risk appetite and risk tolerance is to drive the lines regarding risk acceptance. However, risk tolerance is more comprehensive.

By means of "Risk Appetite Policy" approved by the board of directors, risk levels can be taken to implement risk strategies and to achieve the objectives of the Banks were identified. Limits, which are determined within the framework of risk profile of the bank in accordance with the bank's risk appetite and risk tolerance, and triggering functions, were described in detail.

Considering the bank's financial position, activity profile and the growth expectations of the future, the amount of capital needed for the strategic targets to be met have been calculated by the basis of static and dynamic stress tests and scenario analyses.

Considering the factors that may affect the bank operates market today and in the future, stress tests and scenario analysis studies on the financial structure of the bank have been assessed together with the other financial indicators; in this context, a coordination based on harmony was created between prepared capital plans and processes of the bank.

Aiming to ensure capital allocation compatible with the risks of its functional operations and increase the capital yield set according to these risks to the maximum level, the bank evaluates risks by classifying them as market risks, liquidity risk, credit risk, operational risk, strategic risk and credibility risk.

##### Market Risk:

The Bank's market risk; refers to the probability of loss may be exposed to exchange rate risk, equity position risk, profit rate risk and commodity risk.

The Bank measures its market risks by using the standard method in accordance with the provisions of the "Regulation on Measurement and Evaluation of Capital Adequacy of Banks".

Whether the market risk of our Bank is in conformity with legal regulations and the determined limits is constantly monitored. Our foreign currency risk is discussed and evaluated at every Assets/Liabilities Committee meeting and our foreign currency strategy is based on holding this risk constant by holding to square foreign currency position (i.e. no short or long positions are taken).





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations regarding risk management (Continued):

##### a. Consolidated risk management strategy and risk weighted amounts (Continued):

##### a.1. Explanations on group's risk management (Continued):

###### Liquidity Risk:

The Bank's liquidity risk, consists of funding related liquidity risk and market-related liquidity risk. The liquidity risk is the situation whereby, as a result of any imbalances in the cash flows, there is a potential for not being able to meet the Participation Funds which have matured or other due liabilities in a timely manner due to shortage of liquid funds.

Market liquidity risk is an expression of the likelihood of the bank's suffering a loss because the bank is unable to close or cover a particular position at the market price owing to insufficient market depth or to excessive market volatility.

Liquidity risk could be caused by such factors as maturity mismatch, deterioration in the quality of assets, unexpected funding outflows, erosion in profitability levels and economic crisis.

In order to manage liquidity risk, the Bank monitors the cash flows on a daily basis and takes preventive and improving measures taken so that commitments are met duly in time. The Liquidity risk is also evaluated by ALCO on a weekly basis.

The Bank applies a policy whereby liquid assets are kept in sufficient volumes and qualities in consideration of the minimum liquidity coverage ratios determined by the related regulations and the liquidity experiences of the past in order to meet any liquidity requirement that could arise with unexpected volatilities in the markets

###### Credit Risk:

Credit risk is defined as the probability of losses to the Bank due to customers failing to partially or completely pay their commitments to the Bank in a timely manner, in violation of the provisions of their credit contracts. This risk also contains any losses in the market value of the customers due to any deterioration in the financial position of the customer. The definition of credit risk is includes not just the portfolios within the balance sheet, but also those kept off balance sheet.

The authority to approve credits belongs to the Board of Directors at our Bank. The Board of Directors determines the policies concerning the utilization, approval, risk management of the credits and other related management principles. It then ensures the implementation and supervision of these policies, taking required measures when necessary. The Board of Directors has transferred some of its authority in approving credit lines to the Credit Committee and General Management within the framework of the procedures and principles determined by the legal provisions. The General Management uses that authority to utilize credits by means of the credit departments and Bank branches. At our Bank, credit allocations are realized within those limits that are determined on the basis of each debtor and group of debtors.

It is systematically not possible for customers to exceed the predetermined and approved limit. Close attention is paid to prevent any sector concentration that might impair the health of the credit portfolio. Utmost care is given to the prevention of risks concentrating on a small number of customers. Credit risks are constantly monitored and reported by the internal systems units and risk management bodies. Credit risks are ensured to be in conformity to "Regulation on Credit Policies and Implementation Procedures".

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### Liquidity Risk (Continued):

##### a. Consolidated risk management strategy and risk weighted amounts (Continued):

##### a.1. Explanations on group's risk management (Continued)

###### Operational Risk:

Operational risk is a risk of loss caused by insufficient or unsuccessful internal processes, by persons and systems or external events, wherein the legal risks and compliance risks are included while the strategic (making wrong decisions at the wrong time) and reputational risk are excluded.

Operational risk is a type of risk present in all activities of the Bank. It could arise from errors of the staff or the system, from such transactions as may have been made based on insufficient or incorrect legal information or documents, due to impediments in the flow of information between the divisions in the organizational structure of the Bank, due to uncertainties in the definition of limits of authorities or from structural and/or operational changes, natural disasters, terror and frauds.

The Bank classifies operational risks into five groups according to their sources: staff risks, technological risks, organizational risks, legal and compliance risks and external risks. The Bank also takes required measures to maintain operational risks at acceptable levels.

###### Other Risks:

The other risks that the Bank could encounter include strategic and reputational risk, counterparty credit risk, country risk, and concentration risk. For the management of strategic risk, the Bank keeps a close watch on the domestic and international situation, on technological, financial, and social developments, on the legal and regulatory frameworks, and on the banking industry as a whole in order to make rational decisions and to change them as circumstances warrant.

The Bank regards reputational risk as anything that might lead to the Bank's suffering a loss on account of adverse developments such as a reduction in the confidence that is had in it or any impairment in its good standing due to unfavorable opinions that existing or potential customers, shareholders, competitors, regulatory agencies, or other outside or associated parties may have about it or due to any breach of existing laws and regulations. For the risk of reputation to be avoided and/or controlled by the Bank's Risk Management System, a proactive communication mechanism that gives the customer priority is established any time a condition that could detriment the Bank's reputation or image is detected.

In addition, the Bank's operations in accordance with the principles of participation banking are also considered as a component of the bank's specific reputation risk management.

Counterparty credit risk is an expression of the likelihood that the counterparty in any transaction that imposes an obligation on two parties will default on the obligation before the final payment in the transaction's cash flow sequence. The Bank manages its counterparty credit risk exposure as required by laws and regulations, taking best practices into consideration, and compatibly with the volume, nature, and complexity of its operations. Country risk is an expression of the likelihood that the bank will suffer a loss because debtors in another country fail to fulfill or avoid fulfilling their obligations owing to uncertainties in the economic, social, and/or political conditions of that country. The Bank enters into business relationships with foreign financial institutions and/or the agencies of foreign countries taking legal and regulatory restrictions, market conditions, and customer satisfaction into consideration and on the basis of feasibility studies that take the country's economic conditions into account.

Concentration risk is defined as the likelihood that a single risk or several risks that have some attribute in common may, if realized, cause losses that are capable of endangering the bank itself or its ability to carry out its essential activities. Policies aimed at managing concentration risk are formulated so as to deal with particular aspects of it such as sectoral concentration, collateral concentration, market risk concentration, types of loss concentration, and creditor concentration





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### a. Risk management strategy and risk weighted amounts:

##### a.2. General overview of risk weighted amounts:

	Risk weighted assets		Minimum Capital Requirements
	Current Period	Prior Period	Current Period
1 Credit risk (excluding counterparty credit risk) (CCR)	80.307.291	58.177.245	6.424.583
2 Of which standardised approach (SA)	80.307.291	58.177.245	6.424.583
3 Of which internal rating-based (IRB) approach	-	-	-
4 Counterparty credit risk	38.575	27.689	3.086
5 Of which standardised approach for counterparty credit risk (SA-CCR)	38.575	27.689	3.086
6 Of which internal model method (IMM)	-	-	-
7 Equity positions in banking book under market-based approach	-	-	-
8 Equity investments in funds – look-through approach	-	-	-
9 Equity investments in funds – mandate-based approach	-	-	-
10 Equity investments in funds – fall-back approach (1250% risk weight)	-	-	-
11 Settlement risk	-	-	-
12 Securitisation exposures in banking book	-	-	-
13 Of which IRB ratings-based approach (RBA)	-	-	-
14 Of which IRB Supervisory Formula Approach (SFA)	-	-	-
15 Of which SA/simplified supervisory formula approach (SSFA)	-	-	-
16 Market risk	3.816.691	3.695.989	305.335
17 Of which standardised approach (SA)	3.816.691	3.695.989	305.335
18 Of which internal model approaches (IMM)	-	-	-
19 Operational risk	13.123.680	4.708.826	1.049.895
20 Of which Basic Indicator Approach	13.123.680	4.708.826	1.049.895
21 Of which Standardised Approach	-	-	-
22 Of which Advanced Measurement Approach	-	-	-
23 Amounts below the thresholds for deduction (subject to 250% risk weight)	-	-	-
24 Floor adjustment	-	-	-
<b>25 Total (1+4+7+8+9+10+11+12+16+19+23+24)</b>	<b>97.286.237</b>	<b>66.609.749</b>	<b>7.782.899</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### b. Financial statements and regulatory exposures reconciliation

##### b.1. Differences and Matching Between accounting-related consolidation and legal consolidation:

	Carrying value reported in financial tables in accordance with Turkish Accounting Standards (TAS)	Carrying values of items in accordance with Turkish Accounting Standards (TAS)				Not subject to capital requirements or deducted from capital
		Subject to credit risk	Subject to counterparty credit risk	Securitization positions	Subject to market risk (*)	
<b>Current Period</b>						
<b>Assets</b>						
Cash and balances at central bank	53.260.709	53.260.709	-	-	-	-
Banks	18.583.057	18.583.057	-	-	-	-
Receivables from Money markets	-	-	-	-	-	-
Expected Loss Provisions (-)	44.701	-	-	-	-	44.701
Financial assets at fair value through profit or Loss	2.434.954	-	-	-	2.434.954	-
Financial assets at fair value through other comprehensive income	13.674.064	13.674.064	-	-	-	-
Derivative financial assets	81.120	-	81.120	-	81.120	-
Loans	115.574.772	115.574.772	-	-	-	2.227
Leasing receivables	434.517	434.517	-	-	-	-
Financial assets measured at amortized cost	15.089.119	15.089.119	-	-	-	-
Expected loss provisions	1.162.867	649.031	-	-	-	560.322
Assets held for sale and discontinued operations (net)	166.063	166.063	-	-	-	-
Partnership investments	67.600	67.000	-	-	-	-
Tangible fixed asset (net)	1.146.340	1.027.426	-	-	-	118.914
Intangible asset (net)	548.057	-	-	-	-	548.057
Investment properties (net)	-	-	-	-	-	-
Current tax asset	-	-	-	-	-	-
Deferred tax assets	4.487.028	4.487.028	-	-	-	-
Other assets	3.105.716	3.105.716	-	-	-	-
<b>Total Assets</b>	<b>227.445.448</b>	<b>224.820.940</b>	<b>81.120</b>	<b>-</b>	<b>2.516.074</b>	<b>1.274.221</b>
<b>Liabilities</b>						
Funds collected	166.636.498	-	-	-	-	-
Funds borrowed	2.411.830	-	-	-	-	-
Debt to Money markets	-	-	-	-	-	-
Debt securities in issue	15.432.580	-	-	-	-	15.432.580
Financial liabilities at fair value through profit and loss	-	-	-	-	-	-
Derivative financial liabilities	30.572	-	-	-	30.572	-
Liabilities from leases	739.965	-	-	-	-	-
Provisions	10.122.182	18.853	-	-	-	-
Current tax liability	2.185.238	-	-	-	-	-
Deferred tax liability	-	-	-	-	-	-
Non-current assets held for sale and discontinued operations (net)	-	-	-	-	-	-
Subordinated debt	7.664.460	-	-	-	-	-
Other liabilities	3.992.047	-	-	-	-	-
Equity	18.230.076	-	-	-	-	-
<b>Total Liabilities</b>	<b>227.445.448</b>	<b>18.853</b>	<b>-</b>	<b>-</b>	<b>30.572</b>	<b>15.432.580</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### b. Financial statements and regulatory exposures reconciliation (Continued):

##### b.1. Differences and matching between accounting-related consolidation and legal consolidation (Continued):

Prior Period	Carrying value reported in financial tables in accordance with Turkish Accounting Standards (TAS)	Carrying values of items in accordance with Turkish Accounting Standards (TAS)				Not subject to capital requirements or deducted from capital
		Subject to credit risk	Subject to counterparty credit risk	Securitization positions	Subject to market risk (*)	
<b>Assets</b>						
Cash and balances at central bank	70.243.836	70.243.836	-	-	-	-
Banks	13.877.892	13.877.892	-	-	-	-
Receivables from Money markets	-	-	-	-	-	-
Expected Loss Provisions (-)	76.161	-	-	-	-	76.161
Financial assets at fair value through profit or Loss	2.050.312	-	-	-	2.050.312	-
Financial assets at fair value through other comprehensive income	12.126.577	12.126.577	-	-	-	-
Derivative financial assets	4.004	-	4.004	-	4.004	-
Loans	67.542.336	67.542.336	-	-	-	3.440
Leasing receivables	382.826	382.826	-	-	-	-
Financial assets measured at amortized cost	16.692.053	16.692.053	-	-	-	-
Expected loss provisions	567.120	183.087	-	-	-	460.868
Assets held for sale and discontinued operations (net)	8.283	8.283	-	-	-	-
Partnership investments	22.500	22.500	-	-	-	-
Tangible fixed asset (net)	922.856	803.530	-	-	-	119.326
Intangible asset (net)	250.364	-	-	-	-	250.364
Investment properties (net)	-	-	-	-	-	-
Current tax asset	-	-	-	-	-	-
Deferred tax assets	1.713.189	1.716.780	-	-	-	-
Other assets	2.487.890	2.487.890	-	-	-	-
<b>Total Assets</b>	<b>187.685.228</b>	<b>185.721.416</b>	<b>4.004</b>	<b>-</b>	<b>2.054.316</b>	<b>(163.899)</b>
<b>Liabilities</b>						
Funds collected	151.478.974	-	-	-	-	-
Funds borrowed	1.247.871	-	-	-	-	-
Debt to Money markets	-	-	-	-	-	-
Debt securities in issue	8.730.931	-	-	-	-	-
Financial liabilities at fair value through profit and loss	-	-	-	-	-	-
Derivative financial liabilities	27.199	-	-	-	27.199	-
Liabilities from leases	507.319	-	-	-	-	-
Provisions	3.829.617	1.175	-	-	-	-
Current tax liability	1.336.476	-	-	-	-	-
Deferred tax liability	-	-	-	-	-	-
Non-current assets held for sale and discontinued operations (net)	-	-	-	-	-	-
Subordinated debt	7.078.467	-	-	-	-	-
Other liabilities	3.016.733	-	-	-	-	-
Equity	10.431.641	-	-	-	-	-
<b>Total Liabilities</b>	<b>187.685.228</b>	<b>1.175</b>	<b>-</b>	<b>-</b>	<b>27.199</b>	<b>-</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### 1. Financial statements and regulatory exposures reconciliation (Continued):

##### b.2. Main reasons of the differences between the risk amounts and Carrying Value in accordance with Turkish Accounting Standards (TAS):

Current Period	Total	Subject to credit risk	Securitisation position	Subject to counterparty credit risk	Subject to market risk (*)
1 Carrying value of assets within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	227.445.448	224.820.940	-	81.120	2.516.074
2 Carrying value of liabilities within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	18.853	18.853	-	-	-
<b>3 Total net amount within the scope of legal consolidation</b>	<b>227.426.595</b>	<b>224.802.087</b>	<b>-</b>	<b>81.120</b>	<b>2.516.074</b>
4 Off balance sheet amounts	77.577.242	69.854.765	-	17.001.388	-
5 Repo and similar transactions (**)	-	-	-	-	-
6 Differences in valuations	-	-	-	-	-
7 Differences arising from different netting rules (other than those set out in line 2)	-	-	-	-	-
8 Differences arising from consideration of provisions	-	-	-	-	-
9 Differences arising from BRSA's applications	-	-	-	-	-
<b>10 Risk amounts</b>	<b>305.041.543</b>	<b>284.694.558</b>	<b>-</b>	<b>17.082.508</b>	<b>2.516.074</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.

(\*\*) In accordance with "Regulation on Measurement and Assessment of Capital Adequacy of Banks", it is counterparty credit risk amount calculated for repurchase agreements and similar transactions.

Prior Period	Total	Subject to credit risk	Securitisation position	Subject to counterparty credit risk	Subject to market risk (*)
1 Carrying value of assets within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	187.685.228	185.721.416	-	4.004	2.054.316
2 Carrying value of liabilities within the scope of legal consolidation in accordance with Turkish Accounting Standard (as in template B1)	1.175	1.175	-	-	-
<b>3 Total net amount within the scope of legal consolidation</b>	<b>187.686.403</b>	<b>185.722.591</b>	<b>-</b>	<b>4.004</b>	<b>2.054.316</b>
4 Off balance sheet amounts	49.496.885	29.329.605	-	23.685	-
5 Repo and similar transactions (**)	-	-	-	-	-
6 Differences in valuations	-	-	-	-	-
7 Differences arising from different netting rules (other than those set out in line 2)	-	-	-	-	-
8 Differences arising from consideration of provisions	-	-	-	-	-
9 Differences arising from BRSA's applications	-	(76.037.782)	-	-	-
<b>10 Risk amounts</b>	<b>237.183.288</b>	<b>139.014.414</b>	<b>-</b>	<b>27.689</b>	<b>2.054.316</b>

(\*) Represents the valued amounts of items subject to general market risk and specific risk according to Turkish Accounting Standards.

(\*\*) In accordance with "Regulation on Measurement and Assessment of Capital Adequacy of Banks", it is counterparty credit risk amount calculated for repurchase agreements and similar transactions.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### 1. Financial statements and regulatory exposures reconciliation (Continued):

##### b.3. Explanations on differences between carrying values in accordance with Turkish Accounting Standards (TAS) and risk amounts:

There is no significant difference between the financial statement amounts of assets and liabilities and the amounts included in capital adequacy calculation.

##### c. Credit Risk:

##### c.1. General information on credit risk:

##### c.1.1. General qualitative information on credit risk:

This information is already included in (II). Explanations on Credit Risk and (IX.a.I) The Bank's risk management approach.

##### c.1.2. Credit quality of assets:

Current Period	Gross carrying value in financial statements prepared in accordance with Turkish Accounting Standards (TAS)		Allowances/ amortisation and impairments	Net value
	Defaulted	Non-defaulted		
1 Loans	1.066.850	114.942.439	1.140.573	114.868.716
2 Debt securities	-	31.198.137	66.995	31.131.142
3 Off-balance sheet exposures	62.701	59.792.067	279.732	59.575.036
4 Total	1.129.551	205.932.643	1.487.300	205.574.894

Prior Period	Gross carrying value in financial statements prepared in accordance with Turkish Accounting Standards (TAS)		Allowances/ amortisation and impairments	Net value
	Defaulted	Non-defaulted		
1 Loans	242.876	67.682.286	522.224	67.402.938
2 Debt securities	-	30.868.942	132.392	30.736.550
3 Off-balance sheet exposures	6.184	29.323.421	131.301	29.198.304
4 Total	249.060	127.874.649	785.917	127.337.792

##### c.1.3. Changes in stock of default loans and debt securities:

	Current Period	Prior Period
1 Defaulted loans and debt securities at end of the previous reporting period	242.876	93.376
2 Loans and debt securities that have defaulted since the last reporting period	1.119.943	454.068
3 Receivables back to non-defaulted status	-	-
4 Amounts written off	-	-
5 Other changes	(295.969)	(304.568)
6 Defaulted loans and debt securities at end of the reporting period (1+2-3-4±5)	1.066.850	242.876

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued)

#### VIII. Explanations Regarding Risk Management (Continued):

##### c. Credit Risk (Continued):

##### c.1.4. Additional information on credit quality of assets:

The scope and definitions of past due receivables and the methods used by the bank to determine the provisions are mentioned in the Explanations on Credit risk. The Bank may restructure not only non-performing credits but also the first and the second stage credits. Restructuring for the first and the second stage credits are made to improve the customer's ability to repay the credit or for changes in contractual terms upon the customer request regardless of the customer's credit risk.

Restructuring for non-performing credits are made for providing collection possibility by establishing a new payment plan. Breakdowns for receivables in terms of sectors are mentioned in the footnote numbered II (Explanations on Credit Risk). Breakdowns according to the remaining maturity for past due receivables and in terms of geographic locations receivables that specific provisions are set are represented below.

There are no financial assets that are overdue but not impaired by class of financial instruments. (December 31 2023: None).

##### Receivables that provisions are set in terms of geographical region:

Current Period	Non-performing Loans <sup>(*)</sup>	Specific Provision <sup>(*)</sup>
Domestic	1.066.850	649.031
Off-shore Banking Countries	-	-
Other Countries	-	-
Grand Total	1.066.850	649.031

(\*) Represents amounts for cash loans.

Prior Period	Non-performing Loans <sup>(*)</sup>	Specific Provision <sup>(*)</sup>
Domestic	242.876	183.087
Off-shore Banking Countries	-	-
Other Countries	-	-
Grand Total	242.876	183.087

(\*) Represents amounts for cash loans.

##### c.2. Credit Risk Mitigation:

##### c.2.1. Qualitative disclosure on credit risk mitigation techniques:

On and off balance sheet offsetting agreements are not utilized.

The risk mitigators that are used in credit process in compliance with Communiqué "The Risk Mitigation Techniques" which is published at December 6, 2014 are stated below:



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued)

#### VIII. Explanations Regarding Risk Management (Continued):

##### c.2. Credit Risk Mitigation (Continued):

##### c.2.1. Qualitative disclosure on credit risks mitigation techniques (Continued) :

- a) Financial Collaterals (Treasury Bills, Government Bonds, Cash, Deposit or Participation Fund Pledge, Gold, Stock Pledge)

- b) Guarantees

The credibility of guarantors is monitored and evaluated within the framework of credit revision periods.

Collaterals obtained by the Bank are reviewed and appraised in accordance with related legislation as long as the credit relationship is outstanding.

If there are indicators on significant decreases of real estate's value in comparison to general market prices, the real estate's valuation is performed by the authorised valuation corporations authorised by Banking Regulation and Supervision Agency or Capital Markets Board of Türkiye.

The Bank monitors other banks' guarantees that are evaluated as risk mitigators within the framework of BRSA regulations on a regular basis and reviews the credibility of banks periodically.

The volatility in real estate market is monitored closely by the Bank and the market fluctuations are considered in credit activities

##### c.2.2. Qualitative disclosure on credit risk mitigation techniques:

	Exposures unsecured: carrying amount as per TAS	Exposures secured by collateral	Collateralized amount of exposures secured by collatera	Exposures secured by financial guarantees	Collateralized amount of exposures secured by financial guarantees	Exposures secured by credit derivatives	Collateralized amount of exposures secured by credit derivatives
Current Period							
1 Loans	104,922,279	11,087,010	2,779,214	979,358	972,205	-	-
2 Debt securities	31,198,137	-	-	-	-	-	-
3 Total	136,120,416	11,087,010	2,779,214	979,358	972,205	-	-
4 Of which defaulted	1,066,850	-	-	-	-	-	-
Prior Period							
1 Loans	59,674,449	7,728,489	2,731,872	683,695	674,345	-	-
2 Debt securities	30,736,550	-	-	-	-	-	-
3 Total	90,410,999	7,728,489	2,731,872	683,695	674,345	-	-
4 Of which defaulted	242,876	-	-	-	-	-	-

##### c.3. Credit Risk Under Standardised Approach:

##### c.3.1. Qualitative disclosures on banks' use of external credit ratings under the standardised approach for credit risk:

Explanations on rating grades that the banks use for calculation of credit risk by the standardised approach are mentioned in the footnote numbered (II) for Explanations on Credit Risk.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c.3. Credit Risk Under Standardised Approach (Continued):

##### c.3.2. Credit risk exposure and credit risk mitigation techniques:

Current Period	Exposures before Credit Conversion Rate and Credit Risk Mitigation		Credit Risk Mitigation and Exposures post-Credit Conversion Rate		Risk Weighted Average and Risk Weighted Average Density	
	On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
<b>Risk classes</b>						
Receivables from central governments or central banks	72,253,230	-	72,271,436	-	-	-
Receivables from regional or local governments	114,131	3,501	100,545	1,751	99,757	97,52
Receivables from administrative units and non-commercial enterprises	3,114	6,529	3,114	3,131	6,245	100,00%
Receivables from multilateral development banks	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-
Receivables from banks and brokerage houses	17,323,427	-	17,721,661	90,254	3,958,679	22,22%
Receivables from corporates	35,465,128	50,347,053	35,065,563	18,635,500	51,436,681	95,78%
Retail receivables	4,498,791	5,890,501	4,495,502	2,983,647	5,447,070	72,83%
Receivables secured by mortgages on property	1,207,972	136,671	1,207,972	65,882	445,849	35,00%
Receivables secured by mortgages on commercial property	2,492,231	1,123,697	2,492,231	584,246	2,212,653	71,92%
Past due receivables	162,941	-	162,941	-	110,320	67,71%
Receivables defined in high risk category by BRSA	6,956,606	-	6,956,606	-	11,927,508	171,46%
Securities collateralized by mortgages	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-
Other receivables	8,138,131	-	8,138,131	-	4,661,791	57,28%
Equity share investments	-	-	-	-	-	-
<b>Total</b>	<b>148,615,702</b>	<b>57,507,952</b>	<b>148,615,702</b>	<b>22,364,411</b>	<b>80,306,553</b>	<b>46,97%</b>

Prior Period	Exposures before Credit Conversion Rate and Credit Risk Mitigation		Credit Risk Mitigation and Exposures post-Credit Conversion Rate		Risk Weighted Average and Risk Weighted Average Density	
	On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
<b>Risk classes</b>						
Receivables from central governments or central banks	76,375,508	-	76,396,295	590	-	-
Receivables from regional or local governments	94,283	532	-	266	-	0,00%
Receivables from administrative units and non-commercial enterprises	440,321	4,880	440,321	2,346	433,999	98,04%
Receivables from multilateral development banks	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-
Receivables from banks and brokerage houses	6,411,940	-	6,655,330	-	1,990,427	29,91%
Receivables from corporates	20,169,210	18,958,926	20,003,308	9,105,319	27,131,195	93,21%
Retail receivables	5,726,788	7,722,348	5,722,796	3,240,271	6,499,063	72,51%
Receivables secured by mortgages on property	722,796	126,095	722,796	64,683	275,936	35,04%
Receivables secured by mortgages on commercial property	1,272,753	839,679	1,272,753	464,608	1,164,048	67,00%
Past due receivables	30,284	-	30,284	-	21,007	69,37%
Receivables defined in high risk category by BRSA	9,199,949	-	9,199,949	-	16,974,184	184,32%
Securities collateralized by mortgages	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-
Other receivables	5,692,488	-	5,692,488	-	3,687,386	64,78%
Equity share investments	-	-	-	-	-	-
<b>Total</b>	<b>126,136,320</b>	<b>27,652,460</b>	<b>126,136,320</b>	<b>12,878,083</b>	<b>58,177,245</b>	<b>41,84%</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c.3. Credit Risk Under Standardised Approach (Continued):

##### c.3.3. Exposures by asset classes and risk weights:

Risk Classes/Risk Weighted			35% secured by Property mortgage								Total risk amount (post-CCF and CRM)
	Current Period	0%	10%	20%	50%	75%	100%	150%	200%	Others	
1 Receivables from central governments or central banks	72.271.436	-	-	-	-	-	-	-	-	-	72.271.436
2 Receivables from regional or local governments	2.538	-	-	-	-	-	99.758	-	-	-	102.296
3 Receivables from administrative units and non-commercial enterprises	-	-	-	-	-	-	6.245	-	-	-	6.245
4 Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-	-	-
5 Receivables from international org	-	-	-	-	-	-	-	-	-	-	-
6 Receivables from banks and brokerage houses	-	-	16.598.830	-	1.148.344	-	64.741	-	-	-	17.811.915
7 Receivables from corporates	521.375	-	830.759	-	2.156.800	-	50.192.127	-	-	-	53.701.061
8 Retail receivables	147.135	-	94.437	-	-	7.237.578	-	-	-	-	7.479.150
9 Receivables secured by mortgages on property	-	-	-	1.273.854	-	-	-	-	-	-	1.273.854
10 Receivables secured by mortgages on commercial property	-	-	-	-	1.727.648	-	1.348.830	-	-	-	3.076.478
11 Past due receivables	-	-	-	-	105.242	-	57.699	-	-	-	162.941
12 Receivables defined in high risk category by BRSA	-	-	-	-	-	-	6.530.149	-	426.457	-	6.956.606
13 Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-	-	-
16 Other receivables	-	-	-	-	-	-	-	-	-	-	-
17 Equity share investments	2.200.076	-	1.594.757	-	-	21	4.343.277	-	-	-	8.138.131
18 Total	75.142.560	-	19.118.783	1.273.854	5.138.034	7.237.599	56.112.677	6.530.149	-	426.457	170.980.113

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION CONSOLIDATED ON FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### c.3. Credit Risk Under Standardised Approach (Continued):

##### c.3.3. Exposures by asset classes and risk weights (Continued):

Risk Classes/Risk Weighted			35% secured by Property mortgage								Total risk amount (post-CCF and CRM)
	Prior Period	0%	10%	20%	50%	75%	100%	150%	200%	Others	
1 Receivables from central governments or central banks	76.396.884	-	-	-	-	-	-	-	-	-	76.396.884
2 Receivables from regional or local governments	266	-	-	-	-	-	-	-	-	-	266
3 Receivables from administrative units and non-commercial enterprises	8.668	-	-	-	-	-	433.999	-	-	-	442.667
4 Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-	-	-
5 Receivables from international organizations	-	-	-	-	-	-	-	-	-	-	-
6 Receivables from banks and brokerage houses	-	-	5.369.047	-	739.331	-	546.952	-	-	-	6.655.330
7 Receivables from corporates	972.741	-	290.880	-	1.543.976	-	26.301.031	-	-	-	29.108.628
8 Retail receivables	226.511	-	97.007	-	-	8.639.549	-	-	-	-	8.963.067
9 Receivables secured by mortgages on property	-	-	-	785.356	2.123	-	-	-	-	-	787.479
10 Receivables secured by mortgages on commercial property	-	-	-	-	1.146.626	-	590.735	-	-	-	1.737.361
11 Past due receivables	-	-	-	-	18.553	-	11.731	-	-	-	30.284
12 Receivables defined in high risk category by BRSA	-	-	-	-	-	-	-	3.308.878	5.820.551	70.520	9.199.949
13 Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-	-	-
14 Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-	-	-
15 Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-	-	-
16 Other receivables	-	-	-	-	-	-	-	-	-	-	-
17 Equity share investments	496.703	-	1.883.731	-	-	5.663	3.306.291	-	-	-	5.692.388
18 Total	78.101.773	-	7.640.665	785.356	3.450.609	8.645.212	31.190.739	3.308.878	5.820.551	70.520	139.014.303

#### d. Counterparty Credit Risk:

##### d.1. Qualitative disclosure on counterparty credit risk:

Derivatives and repurchase transactions in the calculation of counterparty credit risk are calculated according to the fair value in accordance with "Appendix-2 of Regulation on Measurement and Assessment of Capital Adequacy of Banks" published in the Official Gazette dated October 23, 2015 and numbered 29511. The sum of potential future exposures and positive replacement costs is taken in the calculation of the risk amount related to derivative transactions.

The Bank prepared "Charter on the Counterparty Credit Risk Management Policy and Implementation Procedures" in order to determine the basic principles that manage the counterparty credit risk and this regulation was approved by the Board of Directors. The Board of Directors periodically reviews and assesses the related policy.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

##### VIII. Explanations Regarding Risk Management (Continued):

##### d. Counterparty Credit Risk:

##### d.2. Counterparty credit risk (CCR) approach analysis:

	Current Period	Replacement cost	Potential Future exposure	EEPE <sup>(*)</sup>	Alpha used for computing regulatory exposure at default	EAD post-CRM	RWA
1	Standardised Approach - CCR (for derivatives)	81.124	59.008		1,4	196.185	38.575
2	Internal Model Method (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)			-	-	-	-
3	Simple Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)					-	-
4	Comprehensive Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)					-	-
5	Value-at-Risk (VaR) for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions					-	-
6	<b>Total</b>						<b>38.575</b>

(\*) Effective Expected Positive Exposure

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

##### VIII. Explanations Regarding Risk Management (Continued):

##### d. Counterparty Credit Risk:

##### d.2. Counterparty credit risk (CCR) approach analysis (Continued):

	Prior Period	Replacement cost	Potential Future exposure	EEPE <sup>(*)</sup>	Alpha used for computing regulatory exposure at default	EAD post-CRM	RWA
1	Standardised Approach - CCR (for derivatives)	4.004	23.685		-	27.689	27.689
2	Internal Model Method (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)			-	-	-	-
3	Simple Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)					-	-
4	Comprehensive Approach for credit risk mitigation (for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions)					-	-
5	Value-at-Risk (VaR) for repo transactions, securities or commodity lending or borrowing transactions, long settlement transactions and securities financing transactions					-	-
6	<b>Total</b>						<b>27.689</b>

(\*) Effective Expected Positive Exposure





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued)

#### VIII. Explanations Regarding Risk Management (Continued):

##### d. Counterparty Credit Risk:

##### d.3. Capital requirement for credit valuation adjustment (CVA):

	Current Period		Prior Period	
	EAD post-CRM	RWA	EAD post-CRM	RWA
Total portfolios subject to the Advanced CVA capital obligation	-	-	-	-
1 (i) VaR component (including the 3×multiplier)		-		-
2 (ii) Stressed VaR component (including the 3×multiplier)		-		-
3 All portfolios subject to the Standardised CVA capital obligation	196.185	284	27.689	27.689
4 Total subject to the CVA capital obligation	196.185	284	27.689	27.689

##### d.4. CCR exposures by risk class and risk weights:

Risk Classes	Current Period								
	Risk Weighted								
	0%	10%	20%	50%	75%	100%	150%	Other	Total credit exposure(*)
Receivables from central governments or central banks	12.500	-	-	-	-	-	-	-	12.500
Receivables from regional or local governments	-	-	-	-	-	-	-	-	-
Receivables from administrative units and non-commercial enterprises	-	-	-	-	-	-	-	-	-
Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-	-	-	-
Receivables from banks and brokerage houses	-	177.936	5.522	-	-	-	-	-	183.458
Receivables from corporates	-	-	-	-	-	227	-	-	227
Retail receivables	-	-	-	-	-	-	-	-	-
Receivables secured by mortgages on property	-	-	-	-	-	-	-	-	-
Past due receivables	-	-	-	-	-	-	-	-	-
Receivables defined in high risk category by BRSA	-	-	-	-	-	-	-	-	-
Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-
Securitisation positions	-	-	-	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-
Equity share investments	-	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-
Total	12.500	-	177.936	5.522	-	227	-	-	196.185

(\*) Total credit risk represents the amount relating to CAR calculation after application of counterparty risk measurement techniques.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### d. Counterparty Credit Risk (Continued):

##### d.3. Capital requirement for credit valuation adjustment (CVA) (Continued):

Risk Classes	Prior Period								
	Risk Weighted								
	%0	%10	%20	%50	%75	%100	%150	Other	Total credit exposure(*)
Receivables from central governments or central banks	-	-	-	-	-	-	-	-	-
Receivables from regional or local governments	-	-	-	-	-	-	-	-	-
Receivables from administrative units and non-commercial enterprises	-	-	-	-	-	-	-	-	-
Receivables from multilateral development banks	-	-	-	-	-	-	-	-	-
Receivables from international organizations	-	-	-	-	-	-	-	-	-
Receivables from banks and brokerage houses	-	-	-	-	-	27.689	-	-	27.689
Receivables from corporates	-	-	-	-	-	-	-	-	-
Retail receivables	-	-	-	-	-	-	-	-	-
Receivables secured by mortgages on property	-	-	-	-	-	-	-	-	-
Past due receivables	-	-	-	-	-	-	-	-	-
Receivables defined in high risk category by BRSA	-	-	-	-	-	-	-	-	-
Securities collateralized by mortgages	-	-	-	-	-	-	-	-	-
Securitisation positions	-	-	-	-	-	-	-	-	-
Short-term receivables from banks, brokerage houses and corporates	-	-	-	-	-	-	-	-	-
Investments similar to collective investment funds	-	-	-	-	-	-	-	-	-
Equity share investments	-	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	27.689	-	-	27.689

(\*) Total credit risk represents the amount relating to CAR calculation after application of counterparty risk measurement techniques.

##### d.5. Used collaterals for counterparty credit risk:

None (December 31, 2023:None).

##### d.6. Information on the risks of the Bank arising from purchased or sold credit derivatives:

None (December 31, 2023:None).

##### d.7. Information on risks of the Bank arising from central counterparty:

None (December 31, 2023:None).

##### e. Information to be announced to public on Securitization:

None (December 31, 2023: None).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### f. Information To Be Disclosed To the Public Regarding Market Risk:

###### f.1. Qualitative disclosure on market risk:

The Bank measures market risk by using the standard method in accordance with "Regulation on the Measurement and Assessment of the Capital Adequacy of Banks" dated October 23, 2015 and numbered 29511 and allocates legal capital on this basis. On the other hand, the market risk is also calculated by using the internal model for testing (Value at Risk) and the results found are supported by considering backtesting results. The market risk value (Value at Risk) calculated by using the internal model is calculated on a daily basis by using Variance-Covariance, EWMA, Monte Carlo and Historical Simulation methods and is reported to the top management.

The Board of Directors sets limits for these risks by considering the main risks and revises these limits periodically in line with market conditions and Bank's strategies. In addition, the Board of Directors ensures that the risk management unit and senior management take all necessary measures to identify, measure, prioritize, and reduce at an acceptable level and to manage the various risks that the Bank is exposed to.

Risks that positions held by the Bank under on-balance sheet and off-balance sheet accounts may occur due to fluctuations in financial markets are measured. Information about the market risk considered in the calculation of legal capital as follows.

###### f.2. Market risk under standardised approach:

	Current Period	Prior Period
	RWA	RWA
<b>Outright products</b>		
1 Profit rate risk (general and specific)	1.631.286	1.089.878
2 Equity share (general and specific)	-	-
3 Foreign exchange risk	1.554.425	2.199.503
4 Commodity risk	630.981	406.608
<b>Options</b>		
5 Simplified approach	-	-
6 Delta-plus method	-	-
7 Scenario approach	-	-
8 Securitisation	-	-
<b>9 Total</b>	<b>3.816.692</b>	<b>3.695.989</b>

##### g. Operational Risk:

Capital requirement for operational risk is calculated annually by using the Basic Indicator Method in accordance with Article 24 of the Regulation on the Measurement and Assessment of Capital Adequacy of Banks.

	Total number of years for which gross income is positive					
Current Period	2 PP Value	1 PP Tutar	CP Value	Rate (%)	Total	
Gross Income	6.232.412	13.930.529	25.266.833	15.143.263	15	2.271.489
Amount subject to Operational Risk (Total*12,5)						
	Total number of years for which gross income is positive					
Current Period	2 PP Value	1 PP Tutar	CP Value	Rate (%)	Total	
Gross Income	801.333	6.232.412	13.930.529	6.988.091	15	1.048.214
Amount subject to Operational Risk (Total*12,5)						4.714.161

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### INFORMATION ON ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

#### VIII. Explanations Regarding Risk Management (Continued):

##### h. Qualitative Disclosure on Profit Rate Risk Arising From Banking Books:

###### h.1. Important assumptions including the nature of profit rate risk arising from banking books and the early repayment of loans and movements in deposits other than time deposits with measurement frequency of the profit rate risk:

Profit rate risk arising from banking books measures profit rate risk arising from on-balance sheet and offbalance sheet positions in the Bank's banking books by standard shock method.

The Bank calculates and measures legal ratio for profit rate risk arising from banking books on a monthly basis in accordance with "Regulation on Measurement and Assessment of Interest Rate Risk arising from Banking Books by Standard Shock Method" that have been published in Official Gazette numbered 28034 and dated August 23, 2011.

###### h.2. Economic value differences arising from profit rate fluctuations in accordance with Regulation on Measurement and Assessment of Profit Rate Risk arising from Banking Books by Standard Shock Method:

###### Current Period

Currency	Applied Shock (+/-x basis point)	Gains/ (Losses)	Gains/Equity (Losses/Equity) (%)
TRY	(+) 500bp	(447.722)	-1,97
TRY	(-) 400bp	409.392	1,80
USD Dolar	(+) 200bp	74.288	0,33
USD Dolar	(-) 200bp	(73.930)	-0,33
EUR	(+) 200bp	132.066	0,58
EUR	(-) 200bp	(135.410)	-0,60
<b>Total (For Negative Shocks)</b>	-	<b>200.052</b>	<b>0,88</b>
<b>Total (For Positive Shocks)</b>	-	<b>(241.368)</b>	<b>(1,06)</b>

###### Prior Period

Currency	Applied Shock (+/-x basis point)	Gains/ (Losses)	Gains/Equity (Losses/Equity) (%)
TRY	(+) 500bp	(376.964)	(2,38)
TRY	(-) 400bp	342.087	2,16
USD Dolar	(+) 200bp	(63.222)	(0,40)
USD Dolar	(-) 200bp	72.869	0,46
EUR	(+) 200bp	60.526	0,38
EUR	(-) 200bp	(66.314)	(0,42)
<b>Total (For Negative Shocks)</b>	-	<b>348.642</b>	<b>2,20</b>
<b>Total (For Positive Shocks)</b>	-	<b>(379.660)</b>	<b>(2,40)</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### INFORMATION ON ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

##### IX. Explanations on Consolidated Business Segments:

The Group has operations in retail banking, corporate and entrepreneurial banking, specialized banking, investment banking and international banking areas.

Current Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
<b>Total Assets</b>	<b>3.724.777</b>	<b>93.013.570</b>	<b>122.003.834</b>	<b>8.703.267</b>	<b>227.445.448</b>
<b>Total Liabilities</b>	<b>46.332.352</b>	<b>156.384.732</b>	<b>16.749.340</b>	<b>8.249.024</b>	<b>227.445.448</b>
Net profit share income/(expense) <sup>(*)</sup>	2.147.137	11.223.680	(4.670.446)	202.630	8.903.001
Net fees and commissions income/(expense)	577.743	2.798.132	(892.087)	4.790	2.488.578
Other operating income/(expense)	2.343.809	6.846.695	(2.439.633)	(4.970.846)	1.780.025
Provision expenses	(126.652)	(877.217)	(14.674)	(13.217)	(1.031.760)
Profit/(loss) before tax	4.942.037	19.991.290	(8.016.840)	(4.776.643)	12.139.844
Provision for tax	-	-	-	(3.412.363)	(3.412.363)
<b>Net profit / (loss) for the period</b>	<b>4.942.037</b>	<b>19.991.290</b>	<b>(8.016.840)</b>	<b>(8.189.006)</b>	<b>8.727.481</b>

(\*) The distribution difference in the retail, commercial and corporate segments stems from fund allocation and fund collection methods of the Bank.

Prior Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
<b>Total Assets</b>	<b>4.205.570</b>	<b>61.497.875</b>	<b>117.928.970</b>	<b>4.054.378</b>	<b>187.686.793</b>
<b>Total Liabilities</b>	<b>62.600.280</b>	<b>104.380.716</b>	<b>6.322.345</b>	<b>3.951.207</b>	<b>177.254.548</b>
Net profit share income/(expense) <sup>(*)</sup>	824.232	4.688.342	982.696	(208.700)	6.286.570
Net fees and commissions income/(expense)	519.594	1.811.869	(23.463)	(11.884)	2.296.116
Other operating income/(expense)	1.947.858	2.012.388	(2.941)	(4.509.777)	(552.472)
Provision expenses	(74.335)	(267.470)	(87.957)	(64)	(429.826)
Profit/(loss) before tax	-	-	-	(2.456.533)	(2.456.533)
Provision for tax	-	-	-	-	-
<b>Net profit / (loss) for the period</b>	<b>3.217.349</b>	<b>8.245.129</b>	<b>868.335</b>	<b>(7.186.958)</b>	<b>5.143.855</b>

(\*) The distribution difference in the retail, commercial and corporate segments stems from fund allocation and fund collection methods of the Bank.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### SECTION FIVE

##### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS

##### I. Explanations and Notes Related to Consolidated Assets:

##### 1. a) Cash and Balances With the Central Bank of Republic of Türkiye (CBRT):

	Current Period		Prior Period	
	TL	FC	TL	FC
Cash / Foreign currency	132.420	774.423	77.430	319.727
CBRT	12.667.593	34.769.819	17.215.441	49.495.840
Other (*)	106.536	4.809.918	108.898	3.026.500
<b>Total</b>	<b>12.906.549</b>	<b>40.354.160</b>	<b>17.401.769</b>	<b>52.842.067</b>

(\*) As of 31 December 2024, it includes the precious metal deposit account amounting to TL 2.827.751 TL (December 31, 2023: 186.469 TL) and the money in transit account amounting to TL 22.088.704 TL (December 31, 2023: 2.948.929 TL).

##### b) Information Related to CBRT:

	Current Period		Prior Period	
	TL	FC	TL	FC
Unrestricted demand deposit	8.077.543	6.853.708	13.772.897	22.032.535
Unrestricted time deposit	-	-	-	-
Restricted time deposit	-	-	-	-
Reserve requirements	4.590.050	27.916.111	3.442.544	27.463.305
<b>Total</b>	<b>12.667.593</b>	<b>34.769.819</b>	<b>17.215.441</b>	<b>49.495.840</b>

##### b.1) Explanations Regarding the Reserve Requirement Application:

The Group establishes required reserves at the CBRT for its Turkish currency and foreign currency liabilities in accordance with the CBRT's Communiqué No. 2005/1 on Reserve Requirements. Required reserves can be kept in Turkish Lira, US Dollar and/or Euro and standard gold according to the "Communiqué on Required Reserves" at the CBRT.

As of December 31, 2024, the Group's applicable rates for Turkish lira required reserves are between 3% and 33%, depending on the maturity structure for participation funds and other liabilities and the applicable rates for FX required reserves are between 5% and 30% and the required reserves for precious metal deposit accounts are 22% and 26% depending on the maturity structure. The reserve requirement ratio for participation funds in FX (excluding participation funds of banks abroad and precious metal deposit accounts) is 4%.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### 1. Explanations and Notes Related to Consolidated Assets (Continued):

##### 2. a. Information on Banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
<b>Banks</b>				
Domestic	33.684	325.256	42.328	443.525
Foreign	-	18.224.117	50	13.391.989
<b>Total</b>	<b>33.684</b>	<b>18.549.373</b>	<b>42.378</b>	<b>13.835.514</b>

##### b. Information on Foreign Bank Accounts:

Not prepared in compliance with the Article 25 of the Communiqué "Financial Statements and Related Disclosures and Footnotes to be Announced to Public by Banks".

#### 3. a. Information on Financial Assets at Fair Value Through Profit/Loss Subject to Repurchase Agreements and Given as Collateral/Blocked:

As of December 31, 2024, there is no repurchase agreements in financial assets at fair value through profit and loss is not available (December 31, 2023: None).

Amount subject to guaranteed/blocked is TL 575.648 (December 31, 2023: TL 887.467).

##### b. Information on Financial Assets at Fair Value Through Profit/Loss:

	Current Period	Prior Period
Debt securities	2.438.606	2.054.346
Quoted on a stock exchange	938.028	1.478.927
Unquoted on a stock exchange (*)	1.500.578	575.419
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted on a stock exchange (*)	-	-
Impairment provision (-)	3.652	4.034
<b>Total</b>	<b>2.434.954</b>	<b>2.050.312</b>

(\*) Includes debt securities that are listed on the stock exchange but are not traded at the end of the relevant period.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### 1. Explanations and Notes Related to Consolidated Assets (Continued):

#### 4. Information on Financial Assets at Fair Value Through Other Comprehensive Income:

##### i. Information on Financial Assets Valued at Fair Value Through Other comprehensive Income Subject to Repurchase Transactions, Given as a Guarantee or Blocked:

As of 31 December 2024, there is no amount subject to sale transactions with promises of repurchase in assets reflected in other comprehensive income financial statements. (December 31, 2023: None). The amount of those blocked given as collateral is TL 505.479 (December 31, 2023: TL 3.274.518).

##### ii. Financial Assets Valued at Fair Value Through Other Comprehensive Income:

	Current Period	Prior Period
Debt securities	12.101.823	12.145.754
Quoted on a stock exchange	7.907.321	8.080.774
Unquoted on a stock exchange (*)	4.194.502	4.064.980
Share certificates	12.997	7.659
Quoted on a stock exchange	-	-
Unquoted on a stock exchange	12.997	7.659
Impairment provision (-)	111	26.836
<b>Total</b>	<b>12.114.709</b>	<b>12.126.577</b>

(\*) Includes debt securities that are listed on the stock exchange but are not traded at the end of the relevant period.

#### 5. Information on Derivative Financial Assets:

##### a. Table of Positive Differences Related to Derivative Financial Assets:

	Current Period		Prior Period	
	TL	FC	TL	FC
Swap Transactions	-	9.228	84	-
Forward Transactions	1.192	70.700	2.854	1.066
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
<b>Total</b>	<b>1.192</b>	<b>79.928</b>	<b>2.938</b>	<b>1.066</b>

#### 6. Information on Loans:

##### a. Information on All Types of Loans and Advances Given to Shareholders and Employees of the Parent Bank:

	Current Period		Prior Period	
	Cash	Non-cash	Cash	Non-cash
Direct Loans to Bank Partners	-	-	-	-
Loans to Legal Person Partners	-	-	-	-
Loans to Real Person Partners	-	-	-	-
Indirect Loans to Bank Partners	3.885	-	3.637	-
Loans to Bank Members	3.885	-	3.637	-
<b>Total</b>	<b>3.885</b>	<b>-</b>	<b>3.637</b>	<b>-</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

#### 6. Information on Loans (Continued):

##### b. Information on Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans:

##### b1. Detailed Table for Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans:

Current Period Cash Loans	Loans Under Close Monitoring			
	Standard Loans	Loans Not subject to restructured loans	Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	113.534.200	596.089	377.633	-
Export loans	-	-	-	-
Import loans	8.114.028	17.943	-	-
Business loans	66.567.599	422.379	377.633	-
Consumer loans	2.511.474	4.319	-	-
Credit cards	7.950	1.050	-	-
Loans given to financial sector	24.059.897	-	-	-
Other(*)	12.273.252	150.398	-	-
Other receivables	-	-	-	-
<b>Total</b>	<b>113.534.200</b>	<b>596.089</b>	<b>377.633</b>	<b>-</b>

(\*) Details of other loans are provided below:

Commercial loans with installments	10.049.638
Loans given to abroad	17.315
Other investment loans	2.307.906
Other	48.791
<b>Total</b>	<b>12.423.650</b>

Prior Period Cash Loans	Loans Under Close Monitoring			
	Standard loans	Loans Not subject to restructured loans	Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	66.772.054	345.887	181.519	-
Export loans	-	-	-	-
Import loans	4.744.240	7.575	-	-
Business loans	45.508.742	164.942	181.519	-
Consumer loans	2.769.781	1.699	-	-
Credit cards	-	-	-	-
Loans given to financial sector	6.345.775	-	-	-
Other (*)	7.403.516	171.671	-	-
Other receivables	-	-	-	-
<b>Total</b>	<b>66.772.054</b>	<b>345.887</b>	<b>181.519</b>	<b>-</b>

(\*) Details of other loans are provided below:

Commercial loans with installments	5.808.797
Loans given to abroad	127.382
Other investment loans	1.606.919
Other (*)	32.089
<b>Total</b>	<b>7.575.187</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

#### 6. Information on Loans (Continued):

##### b. Information on Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans (Continued):

##### b2. Information on Expected Credit Losses for Standard Loans and Loans Under Close Monitoring:

Current Period	Standard Loans	Loans under close monitoring
	Standard Loans	Loans under close monitoring
12 Month Expected Credit Losses	490.436	-
Significant Increase in Credit Risk	-	23.400
<b>Prior Period</b>		
12 Month Expected Credit Losses	354.090	-
Significant Increase in Credit Risk	-	29.943

##### c. Maturity Analysis of Cash Loans:

Current Period	Standard Loans and Other receivables	Loans Under Follow-Up and Other receivables
<b>Cash loans</b>	<b>Loans and Other receivables</b>	<b>Amendments to terms or contract</b>
Short term loans and other receivables	73.864.199	-
Medium and long-term loans and other receivables	39.670.001	-
<b>Total</b>	<b>113.534.200</b>	<b>-</b>

Cash Loans Prior period	Restructured		
	Standard Qualified Loans	Those Not Included in the Scope of Restructuring	Restructured
Short Term Loans	35.738.341	214.978	91.577
Medium and Long Term Loans	31.033.713	130.909	89.942
<b>Total</b>	<b>66.772.054</b>	<b>345.887</b>	<b>181.519</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

#### 6. Information on Loans (Continued):

##### d. Information on Consumer Loans, Retail Credit Cards, Loans Given to Personnel and personnel Credit Cards:

Current Period	Short-term	Medium and long-term	Total
<b>Consumer loans-TL</b>	<b>750</b>	<b>2.511.864</b>	<b>2.512.614</b>
Housing loans	160	2.457.721	2.457.881
Vehicle loans	553	42.820	43.373
Consumer loans	37	11.323	11.360
Other	-	-	-
<b>Consumer loans-FC indexed</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Consumer loans-FC</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Retail credit cards-TL</b>	<b>8.294</b>	-	<b>8.294</b>
With installment	-	-	-
Without installment	8.294	-	8.294
<b>Retail credit cards-FC</b>	-	-	-
With installment	-	-	-
Without installment	-	-	-
<b>Personnel loans-TL</b>	<b>264</b>	<b>2.915</b>	<b>3.179</b>
Housing loans	-	2.185	2.185
Vehicle loans	264	640	904
Consumer loans	-	90	90
Other	-	-	-
<b>Personnel loans-FC indexed</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel loans-FC</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel credit cards-TL</b>	<b>706</b>	-	<b>706</b>
With installment	-	-	-
Without installment	706	-	706
<b>Personnel credit cards-FC</b>	-	-	-
With installment	-	-	-
Without-installment	-	-	-
<b>Overdraft account-TL (real person)</b>	-	-	-
<b>Overdraft account-FC (real person)</b>	-	-	-
<b>Total</b>	<b>10.014</b>	<b>2.514.779</b>	<b>2.524.793</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

#### 6. Information on Loans (continued):

##### d. Information on Consumer loans, Retail Credit Cards, Loans Given to Personnel and Personnel Credit Cards (Continued):

Prior Period	Short-term	Medium and long-term	Total
<b>Consumer loans-TL</b>	<b>29.773</b>	<b>2.738.070</b>	<b>2.767.843</b>
Housing loans	11.877	2.596.282	2.608.159
Vehicle loans	5.470	120.900	126.370
Consumer loans	12.426	20.888	33.314
Other	-	-	-
<b>Consumer loans-FC indexed</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Consumer loans-FC</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Retail credit cards-TL</b>	-	-	-
With installment	-	-	-
Without installment	-	-	-
<b>Retail credit cards-FC</b>	-	-	-
With installment	-	-	-
Without installment	-	-	-
<b>Personnel loans-TL</b>	<b>139</b>	<b>3.498</b>	<b>3.637</b>
Housing loans	-	2.061	2.061
Vehicle loans	139	1.273	1.412
Consumer loans	-	164	164
Other	-	-	-
<b>Personnel loans-FC indexed</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel loans-FC</b>	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Personnel credit cards-TL</b>	-	-	-
With installment	-	-	-
Without installment	-	-	-
<b>Personnel credit cards-FC</b>	-	-	-
With installment	-	-	-
Without-installment	-	-	-
<b>Overdraft account-TL (Real Person)</b>	-	-	-
<b>Overdraft account-FC (Real Person)</b>	-	-	-
<b>Total</b>	<b>29.912</b>	<b>2.741.568</b>	<b>2.771.480</b>





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

#### 6. Information on Loans (Continued):

##### e. Information on Commercial Loans With Installments and Corporate Credit Cards:

Current Period	Short-term	Medium and long-term	Total
<b>Commercial installment loans-TL</b>	<b>2.408.376</b>	<b>2.661.620</b>	<b>5.069.996</b>
Business loans	36.983	93.069	130.052
Vehicle loans	1.562.217	1.283.272	2.845.489
Consumer loans	809.176	1.285.279	2.094.455
Other	-	-	-
<b>Commercial installment loans-FC indexed</b>	<b>-</b>	<b>-</b>	<b>-</b>
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Commercial installment Loans-FC</b>	<b>53.758</b>	<b>385.768</b>	<b>439.526</b>
Business loans	-	15.445	15.445
Vehicle loans	46.020	275.599	321.619
Consumer loans	7.738	94.724	102.462
Other	-	-	-
<b>Corporate credit cards-TL</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Corporate credit cards-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Overdraft account-TL (Legal Entity)</b>	<b>869.000</b>	<b>-</b>	<b>869.000</b>
<b>Overdraft account-FC (Legal Entity)</b>	<b>3.671.116</b>	<b>-</b>	<b>3.671.116</b>
<b>Total</b>	<b>7.002.250</b>	<b>3.047.388</b>	<b>10.049.638</b>

Prior Period	Short-term	Medium and long-term	Total
<b>Commercial installment loans-TL</b>	<b>2.069.630</b>	<b>3.501.720</b>	<b>5.571.350</b>
Business loans	155.018	166.685	321.703
Vehicle loans	1.624.565	2.058.795	3.683.360
Consumer loans	290.047	1.276.240	1.566.287
Other	-	-	-
<b>Commercial installment loans-FC indexed</b>	<b>-</b>	<b>-</b>	<b>-</b>
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
<b>Commercial installment Loans-FC</b>	<b>20.841</b>	<b>197.230</b>	<b>218.071</b>
Business loans	-	23.065	23.065
Vehicle loans	18.409	112.867	131.276
Consumer loans	2.432	61.298	63.730
Other	-	-	-
<b>Corporate credit cards-TL</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Corporate credit cards-FC</b>	<b>-</b>	<b>-</b>	<b>-</b>
With installment	-	-	-
Without installment	-	-	-
<b>Overdraft account-TL (Legal Entity)</b>	<b>17.488</b>	<b>-</b>	<b>17.488</b>
<b>Overdraft account-FC (Legal Entity)</b>	<b>1.888</b>	<b>-</b>	<b>1.888</b>
<b>Total</b>	<b>2.109.847</b>	<b>3.698.950</b>	<b>5.808.797</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

#### 6. Information on Loans (Continued):

##### f. Allocation of Loans by Customers:

	Current Period	Prior Period
Public	3.290.413	5.232.563
Private	111.217.506	62.066.897
<b>Total</b>	<b>114.507.922</b>	<b>67.299.460</b>

##### g. Breakdown of Domestic and Foreign Loans:

The distribution of loans excluding non-performing loans is as follows:

	Current Period	Prior Period
Domestic loans	112.200.016	65.692.541
Foreign loans	2.307.906	1.606.919
<b>Total</b>	<b>114.507.922</b>	<b>67.299.460</b>

##### h. Loans Granted to Subsidiaries and Associates:

None (December 31, 2023: None).

##### i. Default Provisions for Loans (Third Stage) Provisions:

	Current Period	Prior Period
Loans and Receivables with Limited Collectability	190.249	20.019
Doubtful Loans and Other Receivables	142.655	23.905
Uncollectible Loans and Receivables	167.854	139.163
<b>Total</b>	<b>500.758</b>	<b>183.087</b>

##### j. Information on Non-performing Loans and Receivables (Net):

##### j.1) Non-Performing Loans and Receivables Which are Restructured or Rescheduled:

None (December 31, 2023: None).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 6. Information on Loans (Continued):

###### j.2) Movements of Non-Performing Loans:

	III. Group Loans and receivables with limited collectability	IV. Group Loans and receivables with doubtful collectability	V. Group Uncollectible loans and receivables
<b>Current Period</b>			
Closing balance of prior period	42.980	39.959	159.937
Additions in the current period (+)	983.342	107.323	29.278
Transfers from other categories of non-performing loans (+)	-	578.091	178.456
Transfers to other categories of non-performing loans (-)	578.091	178.456	-
Collections in the current period (-)	164.538	66.069	65.362
Write offs (-)	-	-	-
Sales (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	283.693	480.848	302.309
Provision (-)	132.456	265.244	251.331
<b>Net balance at the balance sheet</b>	<b>151.237</b>	<b>215.604</b>	<b>50.978</b>
<b>Prior Period</b>			
Closing balance of prior period	35.852	27.204	30.320
Additions in the current period (+)	205.681	125.511	122.876
Transfers from other categories of non-performing loans (+)	-	76.412	61.424
Transfers to other categories of non-performing loans (-)	76.412	61.424	-
Collections in the current period (-)	122.141	127.744	54.683
Write offs (-)	-	-	-
Sales (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	42.980	39.959	159.937
Provision (-)	20.019	23.905	139.163
<b>Net balance at the balance sheet</b>	<b>22.961</b>	<b>16.054</b>	<b>20.774</b>

###### j.3) Non-Performing Loans and other Receivables in Foreign Currencies:

	III. Group Loans with Limited Collectability	IV. Group Loans with Doubtful Collection	V. Group Loss Loans
<b>Current Period</b>			
End of Period Balance	5.310	3.509	16.948
Provision Amount (-)	2.503	2.074	15.850
<b>Net Balance</b>	<b>2.807</b>	<b>1.435</b>	<b>1.098</b>
<b>Prior Period</b>			
End of Period Balance	-	11.228	16.121
Provision Amount (-)	-	6.917	11.926
<b>Net Balance</b>	<b>-</b>	<b>4.311</b>	<b>4.195</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 6. Information on Loans (Continued):

###### j.4) Gross and Net Non-Performing Loans and Other Receivables Per Customer Categories:

	III. Group Loans with limited collectability	IV. Group Loans with doubtful collectability	V. Group Uncollectible loans
<b>Current Period (Net)</b>	<b>151.237</b>	<b>215.604</b>	<b>50.978</b>
Loans to individuals and corporates (gross)	283.693	480.848	302.309
Provision (-)	132.456	265.244	251.331
<b>Loans to individuals and corporates (net)</b>	<b>151.237</b>	<b>215.604</b>	<b>50.978</b>
Banks (gross)	-	-	-
Provision (-)	-	-	-
<b>Banks (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
<b>Other Loans and Receivables (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Prior Period (Net)</b>	<b>22.961</b>	<b>16.054</b>	<b>20.774</b>
Loans to Real Persons and Legal Entities (Gross)	42.980	39.959	159.937
Specific provision (-)	20.019	23.905	139.163
<b>Loans to Real Persons and Legal Entities (Net)</b>	<b>22.961</b>	<b>16.054</b>	<b>20.774</b>
Banks (gross)	-	-	-
Provision (-)	-	-	-
<b>Banks (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
<b>Other Loans and Receivables (Net)</b>	<b>-</b>	<b>-</b>	<b>-</b>

###### j.5) Information on Profit Share Accrual Accruals and Valuation Differences Calculated for Non-Performing Loans by Banks Allocating Expected Credit Losses According to TFRS 9 and Their Equivalents:

	III. Group Loans with limited collectability	IV. Group Loans with doubtful collectability	V. Group Uncollectible loans
<b>Current Period (Net)</b>	<b>17.328</b>	<b>35.698</b>	<b>2.589</b>
Profit share accruals and valuation differences	32.504	79.615	15.355
Provisions (-)	15.176	43.917	12.766
<b>Prior Period (Net)</b>	<b>1.469</b>	<b>1.049</b>	<b>1.488</b>
Profit share accruals and valuation differences	2.416	2.637	8.124
Provisions (-)	947	1.588	6.636



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 6. Information on Loans (Continued)

###### k) Liquidation Policy for Uncollectible Loans and Other Receivables:

The Parent Bank initiates a legal process for the collection of receivables arising from credit transactions. The debtor's and debtor related's assets' together with process of cash conversion of the collaterals which constitute of the Parent Bank receivables will be processed by the Parent Bank and in addition to this process the Parent Bank will try to collect and liquidate its receivables through administrative ways.

###### l) Information on "Write-Off" Policies:

In accordance with Article 8 of the "Regulation on the Procedures and Principles Regarding the Classification of Loans and Provisions to be Reserved for them", loans classified under "Fifth Group Loans of Loss" and which does not have reasonable expectations regarding the recovery of loans with a lifetime expected due to the default of the debtor or the provision of special provisions can be deducted from the records within the scope of TFRS 9 as of the first reporting period following their classification in this group. Deducting loans from records is an accounting practice that has no effect on withdrawal.

It is an accounting practice to deduct loans that do not have the possibility to collect from the records within the scope of the above provision, does not mean that result in giving up the right to receivable.

The general policy of the Bank is to write-off the receivables which are deemed to be impossible to collect during the legal follow-up process from the assets in accordance with the decision taken by the top management of the bank. There is no cancellation of the loans brought because it is believed that it will not be possible to collect it in 2024. (December 31, 2023: None).

##### 7. Information on Financial Assets Measured at Amortized Cost:

###### a) Information on Government Debt Securities Measured at Amortized Cost:

	Current Period	Prior Period
Government Bonds	-	-
Treasury Bills	-	-
Other Government Securities	15.089.119	16.692.053
<b>Total</b>	<b>15.089.119</b>	<b>16.692.053</b>

###### b) Information on Investment Securities Measured at Amortized Cost:

	Current Period	Prior Period
Debt Securities	15.089.119	16.692.053
Quoted on a stock Exchange	10.403.523	9.592.906
Unquoted (*)	4.685.596	7.099.147
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted	-	-
Impairment Provision (-)	-	-
<b>Total</b>	<b>15.089.119</b>	<b>16.692.053</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 7. Information on Financial Assets Measured at Amortized Cost (Continued):

###### c) Information on Movements of Financial Assets Measured at Amortized Cost:

	Current Period	Prior Period
Balance at beginning of period	16.692.053	10.440.441
Foreign currency differences on monetary assets (*)	875.820	3.751.612
Purchases during period	4.759.960	2.500.000
Disposals through sales and redemptions	(7.238.714)	-
Impairment provision (-)	-	-
<b>Closing Balance</b>	<b>15.089.119</b>	<b>16.692.053</b>

(\*) This amount includes TL 159.293 (December 31, 2023: TL 1.490.267) income accrual.

##### 8. Information on Lease Receivables (Net):

###### a. Presentation of Remaining Maturities of Funds Lent Under Finance Lease Method:

	Current Period		Prior Period	
	Gross	Net	Gross	Net
Less than 1 year	68.216	65.599	131.241	118.085
1 to 4 years	391.109	368.918	298.224	255.068
More than 4 years	-	-	11.400	9.673
<b>Total</b>	<b>459.325</b>	<b>434.517</b>	<b>440.865</b>	<b>382.826</b>

###### b. Information on Net Investments Through Finance Lease:

	Current Period	Prior Period
Finance lease receivables (gross)	459.325	440.865
Unearned finance lease receivable (-)	24.808	58.039
<b>Receivable from finance leases (net)</b>	<b>434.517</b>	<b>382.826</b>

###### c. General Explanation on Finance Lease Contracts:

Finance lease contracts are realized in accordance with the related articles of Finance Lease, Factoring and Financing Companies Act numbered 6361. There are no restrictions due to finance lease contracts, no renewals or contingent rent payments that materially affect the financial statements.

Information on leasing receivables:

Finance Lease	Standard Loans	Leasing Receivables Under Close Monitoring		
		Leasing receivables not subject to restructured loans	Restructured or rescheduled	
			Leasing Receivables with Revised Contract Terms	Refinance
<b>Current Period</b>	424.659	-	9.858	-
Finance lease receivables (Net)	-	-	-	-
<b>Prior Period</b>	382.826	-	-	-
Finance lease receivables (Net)	-	-	-	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

**EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):****I. Explanations and Notes Related to Consolidated Assets (Continued):****9. Information on Assets Held for Sale and Assets of Discontinued Operations:**

Financial assets held for sale consist of tangible assets acquired due to receivables.

	Current Period	Prior Period
Opening balance	8.283	5.242
Additions	176.062	4.164
Disposals	18.282	1.123
Transfers	-	-
Impairment Provision (-)	-	-
<b>Closing balance</b>	<b>166.063</b>	<b>8.283</b>

<sup>(\*)</sup> This amount includes TL 141.950 income accrual. ( December 31, 2023 None.)**10. Information on associates****a. Information on Investments in Associates (Net):****a.1 Information on Non-Consolidated Associates:**

The Parent Bank became a shareholder of Katılım Finans Kefalet A.Ş., which was established for the purpose of creating a guarantee system in accordance with the principles and principles of Participation Banking, with a participation fee of 22.500 TL on April 30, 2023 and 22.500 TL on July 31, 2024, for a total of 67.500 TL. The total capital of the company is 600.000 TL and the Bank's total participation amount is 90.000 TL, which corresponds to 15%. The remaining 22.500 TL will be paid within 2 years. There is a member of the board of directors in the company to represent the Bank's shares.

Name	Address (City/Country)	Bank's share percentage - if different voting percentage (%)	Percentage of other shareholders (%)
Katılım Finans Kefalet A.Ş.	İstanbul/Türkiye	%15	%85

	Current Period	Prior Period
Balance at the beginning of the year	22.500	-
Movements during the year	-	-
Capital Increment	45.000	22.500
Purchasing / New Company Establishment	-	-
Bonus Shares Received	-	-
Dividends from current year income	-	-
Sales	-	-
Revaluation increase	-	-
Impairment provision (-)	-	-
Balance at the end of the year	67.500	22.500
Capital commitments	22.500	67.500
<b>Share percentage at the end of the year (%)</b>	<b>15</b>	<b>15</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

**EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):****I. Explanations and Notes Related to Consolidated Assets (Continued):****10. Information on Associates:****a.1 Information on Non-Consolidated Associates (Continued):****a.2 Information About Consolidated Associates:**

None. (December, 31 2023: None.).

**b. Information on Subsidiaries (Net):****b.1 Information on Unconsolidated Non-Financial Subsidiaries:**

Emlak Menkul Değerler A.Ş., which is owned by the Parent Bank by 50%, has been reported to be bankrupt in the Audit Report prepared by Court of Account dated October 31, 2018. Emlak Menkul Değerler A.Ş. has not been consolidated as of December 31, 2024 and December 31, 2023.

**b.2 Information on Consolidated Subsidiaries:**

Emlak Varlık Kiralama A.Ş., which is a 100% subsidiaries of the Parent Bank was established and registered to the trade registry in August 5, 2019 with the permission taken from "Banking Regulation and Supervision Agency" and "Capital Markets Board of Türkiye". Emlak Varlık Kiralama A.Ş. has been founded to operate lease certificate according to rulings of Capital Markets Board of Türkiye which was dated June 7, 2013 and numbered 28760 serial: 3 no: 61.1 published in Official Gazette. Emlak Varlık Kiralama A.Ş. was established and began to operate on August 5, 2019 with TL 50 capital amount paid by the Main Shareholder Parent Bank.

Emlak Katılım Varlık Kiralama A.Ş., 100% subsidiaries of the Parent Bank was established and registered to the trade registry in January 20, 2020 with the permission taken from "Banking Regulation and Supervision Agency" and "Capital Markets Board of Türkiye". Within the framework of the CMB's Communiqué on Lease Certificates (III-61.1) published in the Official Gazette dated June 7, 2013 and numbered 28760, Emlak Katılım Varlık Kiralama A.Ş. was established on December 16, 2019, with a capital of TL 50 and started its activity.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 10. Information on Associates:

##### b.2 Information on Consolidated Subsidiaries:

Name	Address (City/Country)	Operating Subject	Bank's share percentage (%)	Direct and Indirect Share Percentages (%)
1 Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Lease Certificate	100	100
2 Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Lease Certificate	100	100

The values stated in the table below are taken from the audited financial statements of Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş.'s dated December 31, 2023, which have not been subjected to inflation accounting.

Name	Total Assets	Shareholders' equity	Total fixed assets	Dividend or profit share income	Income from marketable securities	Current period income /loss	Prior period income /loss	Fair Value
Emlak Varlık Kiralama A.Ş.	8.001.667	45.264	-	2.863.505	-	26.750	18.454	-
Emlak Katılım Varlık Kiralama A.Ş.	15.737.928	122	-	5.277.741	-	72	-	-

##### b.2.1 Movement Information on Subsidiaries:

	Current Period	Prior Period
Amount at the beginning of the period	-	-
Movements inside the term	-	-
Purchases / new incorporations	-	-
Bonus shares	-	-
Profit received from current year share	-	-
Sales	-	-
Revaluation increases	-	-
Impairments	-	-
Amount at the end of the period	-	-
Capital commitments	-	-
<b>Share of the capital at the end of the period (%)</b>	-	-

##### b.2.2 Information on Investments in Joint-Ventures:

None. (December 31, 2023: None.).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 11. Information on Tangible Assets:

Current Period	Immovables(*)	Leased tangible assets	Vehicles	Other TA	Total
<b>Cost</b>					
Opening balance: January 1, 2023	737.636	-	181.399	346.931	1.265.966
Additions	328.490	-	11.171	78.893	418.554
Revaluation differences	-	-	-	-	-
Disposals	-	-	-	(755)	(755)
Impairment losses(-)/ Reversal of impairment	-	-	-	-	-
Transfers	(99.721)	-	(13.385)	113.106	-
Ending balance: December 31, 2023	966.405	-	179.185	538.175	1.683.765
<b>Accumulated depreciation (-)</b>					
Opening balance: January 1, 2023	130.239	-	39.673	173.198	343.110
Depreciation expense	77.217	-	32.246	84.240	193.703
Reversal of depreciation of the disposed assets	-	-	-	612	612
Transfers	-	-	-	-	-
Ending balance: December 31, 2023	207.456	-	71.919	258.050	537.425
Total cost at the end of the year	966.405	-	179.185	538.175	1.683.765
Total accumulated depreciation at the end of the year	(207.456)	-	(71.919)	(258.050)	(537.425)
<b>Closing net book values</b>	<b>758.949</b>	<b>-</b>	<b>107.266</b>	<b>280.125</b>	<b>1.146.340</b>

(\*) As of December 31, 2024, historical value of movables and real estates that are accounted for as a right of use is amounting to TL 966.405 (December 31, 2023: TL 737.636), in accordance with the "TFRS 16 Leases" standard, and the depreciation amount is TL 207.456. (December 31, 2023: TL 130.239)

Prior Period	Immovables(*)	Leased tangible assets	Vehicles	Other TA	Total
<b>Cost</b>					
Opening balance: January 1, 2023	274.238	-	76.793	277.823	628.854
Additions	464.198	-	105.625	69.108	638.931
Revaluation differences	-	-	-	-	-
Disposals	(800)	-	(1.019)	-	(1.819)
Impairment losses(-)/ Reversal of impairment	-	-	-	-	-
Transfers	-	-	-	-	-
Ending balance: December 31, 2023	737.636	-	181.399	346.931	1.265.966
<b>Accumulated depreciation (-)</b>					
Opening balance: January 1, 2023	67.955	-	20.089	108.522	196.566
Depreciation expense	62.284	-	19.451	64.584	146.319
Reversal of depreciation of the disposed assets	-	-	133	92	225
Transfers	-	-	-	-	-
Ending balance: December 31, 2023	130.239	-	39.673	173.198	343.110
Total cost at the end of the year	737.636	-	181.399	346.931	1.265.966
Total accumulated depreciation at the end of the year	(130.239)	-	(39.673)	(173.198)	(343.110)
<b>Closing net book values</b>	<b>607.397</b>	<b>-</b>	<b>141.726</b>	<b>173.733</b>	<b>922.856</b>

(\*) As of December 31, 2023, historical value of movables and real estates that are accounted for as a right of use is amounting to TL 737.636 (December 31, 2022: TL 274.238), in accordance with the "TFRS 16 Leases" standard, and the depreciation amount is TL 130.239. (December 31, 2022: TL 67.955)

##### 12. Information on Tangible Assets:

Current Period	Intangible Assets
<b>Cost</b>	
Opening balance: January 1, 2024	314.431
Additions	347.426
Disposals	-
Ending balance: December 31, 2024	661.857
<b>Accumulated depreciation(-)</b>	
Opening balance: January 1, 2024	(64.067)
Depreciation expense	(49.733)
Reversal of depreciation of the disposed assets	-
Ending balance: December 31, 2024	(113.800)
Total cost at the end of the year	661.857
Total accumulated depreciation at the end of the year	(113.800)
<b>Closing Net Book Value</b>	<b>548.057</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

##### I. Explanations and Notes Related to Consolidated Assets (Continued):

##### 12. Information on Tangible Assets (Continued):

Prior Period	Intangible Assets
Cost	
Opening balance: January 1, 2023	151.026
Additions	163.405
Disposals	-
Ending balance: December 31, 2023	314.431
Accumulated depreciation(-)	
Opening balance: January 1, 2023	(50.613)
Depreciation expense	(13.454)
Reversal of depreciation of the disposed assets	-
Ending balance: December 31, 2023	(64.067)
Total cost at the end of the year	314.431
Total accumulated depreciation at the end of the year	(64.067)
Closing Net Book Value	250.364

##### 13. Information on Investment Property:

None (December 31, 2023: None.).

##### 14. Information Related to Deferred Tax Asset:

	Current Period	Prior Period
Lease certificates rediscount income	2.606.403	1.060.819
Free provisions allocated for possible losses	2.250.239	855.130
Expected Loss Provisions	239.329	187.412
Provisions for retirement premium and vacation pay liabilities	351.444	96.952
Prepaid wages and commissions and unearned income	108.001	110.388
Securities valuation differences	153.623	72.000
TFRS 16 allowance	19.656	19.999
Derivative financial instruments	13.986	8.160
Other debt and expense provisions	731.213	438.936
<b>Deferred tax asset</b>	<b>6.473.894</b>	<b>2.849.796</b>
Valuation differences on marketable securities	-	307.628
Derivative financial instruments	28.815	769
Profit share rediscount	1.875.146	796.854
Difference between book value and tax value of tangible fixed assets	82.905	26.200
Other	-	-
<b>Deferred tax liability</b>	<b>1.986.866</b>	<b>1.131.451</b>
<b>Deferred tax asset (Net)</b>	<b>4.487.028</b>	<b>1.718.345</b>

##### 15. Breakdown of Items in Other Assets Except Commitments Presented in Off-Balance Sheet, Which Exceed 10% of the Balance Sheet Total and Breakdown of Items Which Constitute at Least 20% of Grand Total:

As of the balance sheet date, the Group's total other assets are 3.105.263 TL (December 31, 2023: 2.487.890 TL) and do not exceed 10% of the total assets.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

##### II. Explanations and Notes Related to Consolidated Liabilities:

##### 1. Information on Funds Collected:

##### a. Information on Maturity Structure of Funds Collected:

Current Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
I. Real Persons Current Accounts Non-Trade TL	951.719	-	-	-	-	-	-	-	951.719
II. Real Persons Participation Accounts Non-Trade TL(*)	2.929.355	1.002.487	386.374	163.446	188.545	107.816	-	-	4.778.023
III. Current Account other-TL	6.044.875	-	-	-	-	-	-	-	6.044.875
Public Sector	418.333	-	-	-	-	-	-	-	418.333
Commercial Institutions	5.309.843	-	-	-	-	-	-	-	5.309.843
Other Institutions	27	-	-	-	-	-	-	-	27
Commercial and Other Institutions	107.652	-	-	-	-	-	-	-	107.652
Banks and Participation Banks	209.020	-	-	-	-	-	-	-	209.020
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	209.020	-	-	-	-	-	-	-	209.020
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	29.426.145	16.082.586	2.243.890	673.890	2.226.611	-	-	-	50.653.122
Public Sector	13.361.213	6.721.826	1.000.838	370.258	1.205.427	-	-	-	22.659.562
Commercial Institutions	11.865.782	3.211.772	1.142.403	303.632	6.105	-	-	-	16.529.694
Other Institutions	2.213.350	3.239.027	-	-	1.015.079	-	-	-	6.467.456
Commercial and Other Institutions	399.521	839.408	-	-	-	-	-	-	1.238.929
Banks and Participation Banks	1.586.279	2.070.553	100.649	-	-	-	-	-	3.757.481
V. Real Persons Current Accounts Non-Trade FC	15.708.669	-	-	-	-	-	-	-	15.708.669
VI. Real Persons Participation Accounts Non-Trade FC	5.721.741	10.014.021	40.648	30.395	10.781	-	-	-	15.817.586
VII. Other Current Accounts FC	45.494.664	-	-	-	-	-	-	-	45.494.664
Residents in Türkiye-									
Corporate	20.499.045	-	-	-	-	-	-	-	20.499.045
Residents Abroad-Corporate	22.689.645	-	-	-	-	-	-	-	22.689.645
Banks and Participation Banks	2.305.974	-	-	-	-	-	-	-	2.305.974
Central Bank of Türkiye	141.412	-	-	-	-	-	-	-	141.412
Domestic Banks	1.737.651	-	-	-	-	-	-	-	1.737.651
Foreign Banks	426.911	-	-	-	-	-	-	-	426.911
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	16.560.953	3.468.445	369.121	115.981	-	-	-	-	20.514.500
Public sector	445.478	226.592	-	-	-	-	-	-	672.070
Commercial institutions	11.243.396	2.770.363	369.121	115.981	-	-	-	-	14.498.861
Other institutions	675.541	3.169	-	-	-	-	-	-	678.710
Commercial and Other Institutions	4.136.475	468.321	-	-	-	-	-	-	4.604.796
Banks and Participation Banks	60.063	-	-	-	-	-	-	-	60.063
IX. Precious Metals Deposits	2.842.175	2.264.043	667.257	66.226	1.568	5.472	145	-	5.846.886
X. Participation Accounts Special Fund Pools TL	358.625	461.816	6.013	-	-	-	-	-	826.454
Residents in Türkiye	358.625	461.816	6.013	-	-	-	-	-	826.454
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special Fund Pools - FC	-	-	-	-	-	-	-	-	-
Residents in Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>Total (I+II+.....+IX+X+XI)</b>	<b>71.042.102</b>	<b>57.260.862</b>	<b>31.696.612</b>	<b>3.112.272</b>	<b>985.280</b>	<b>2.431.409</b>	<b>107.961</b>	<b>-</b>	<b>166.636.498</b>

(\*) Participation account balance, 31696 dated 21 December 2021, "Foreign Exchange Convertible Exchange Rate Protected" It also includes the balances of 892.480 TL opened within the scope of "Turkish Lira Time Deposit" and 1.696.124 TL opened within the scope of the product "YUVAM Accounts" published in the Official Gazette dated 1 February 2022 and numbered 31737.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 1. Information on Funds Collected (Continued):

###### a. Information on Maturity Structure of Funds Collected (Continued):

Prior Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
<b>I. Real Persons Current Accounts Non-Trade TL</b>	781.376	-	-	-	-	-	-	-	781.376
<b>II. Real Persons Participation Accounts Non-Trade TL(*)</b>	-	9.436.238	3.687.463	883.373	190.795	713.409	227.127	-	15.138.405
<b>III. Current Account other-TL</b>	6.301.157	-	-	-	-	-	-	-	6.301.157
Public Sector	95.068	-	-	-	-	-	-	-	95.068
Commercial Institutions	3.806.827	-	-	-	-	-	-	-	3.806.827
Other Institutions	1	-	-	-	-	-	-	-	1
Commercial and Other Institutions	36.755	-	-	-	-	-	-	-	36.755
Banks and Participation Banks	2.362.506	-	-	-	-	-	-	-	2.362.506
Banks	-	-	-	-	-	-	-	-	-
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	2.362.506	-	-	-	-	-	-	-	2.362.506
Foreign Banks	-	-	-	-	-	-	-	-	-
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>IV. Participation Accounts-TL</b>	-	21.335.831	10.912.720	509.179	19.617	2.040.700	-	-	34.818.047
Public Sector	-	5.997.846	1.334.736	244.220	-	6.063	-	-	7.582.865
Commercial Institutions	-	12.512.878	5.327.649	139.351	14.952	1.591.822	-	-	19.586.652
Other Institutions	-	1.699.819	37.316	-	-	-	-	-	1.737.135
Commercial and Other Institutions	-	1.022.832	2.803.886	125.608	4.665	442.815	-	-	4.399.806
Banks and Participation Banks	-	102.456	1.409.133	-	-	-	-	-	1.511.589
<b>V. Real Persons Current Accounts Non-Trade FC</b>	26.522.486	-	-	-	-	-	-	-	26.522.486
<b>VI. Real Persons Participation Accounts Non-Trade FC</b>	-	3.493.552	248.923	42.297	61.886	33.363	10.344	-	3.890.365
<b>VII. Other Current Accounts FC</b>	55.255.620	-	-	-	-	-	-	-	55.255.620
Residents in Türkiye-Corporate	17.684.685	-	-	-	-	-	-	-	17.684.685
Residents Abroad-Corporate	36.804.911	-	-	-	-	-	-	-	36.804.911
Banks and Participation Banks	766.024	-	-	-	-	-	-	-	766.024
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	766.024	-	-	-	-	-	-	-	766.024
Foreign Banks	-	-	-	-	-	-	-	-	-
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>VIII. Participation Accounts other-FC</b>	-	3.661.601	570.150	55.690	135	855	-	-	4.288.431
Public sector	-	153.936	-	-	-	-	-	-	153.936
Commercial institutions	-	2.821.103	507.954	55.690	135	855	-	-	3.385.737
Other institutions	-	6.013	1.963	-	-	-	-	-	7.976
Commercial and Other Institutions	-	680.549	60.233	-	-	-	-	-	740.782
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
<b>IX. Precious Metals Deposits</b>	2.034.626	1.089.434	389.630	22.634	1.508	2.953	-	-	3.540.785
<b>X. Participation Accounts Special Fund Pools TL</b>	-	269.058	254.212	-	404.524	14.508	-	-	942.302
Residents in Türkiye	-	269.058	254.212	-	404.524	14.508	-	-	942.302
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>XI. Participation Accounts Special Fund Pools - FC</b>	-	-	-	-	-	-	-	-	-
Residents in Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
<b>Total (I+II+....+IX+X+XI)</b>	<b>90.895.265</b>	<b>39.285.714</b>	<b>16.063.098</b>	<b>1.513.173</b>	<b>678.465</b>	<b>2.805.788</b>	<b>237.471</b>	<b>-</b>	<b>151.478.974</b>

(\*) Participation account balance, 3.393.717 TL "Exchange Rate Protected Turkish Lira Time Deposit" opened within the scope of the announcement of the Ministry of Treasury and Finance of the Republic of Türkiye dated 24 December 2021, the product "Foreign Currency Conversion" published by the CBRT in the Official Gazette No. 31696 dated 21 December 2021. It also includes the balances of 5.629.942 TL opened within the scope of "Exchange-Protected Turkish Lira Time Deposit" and 7.524.046 TL opened within the scope of the product "Yuvam Accounts" published in the Official Gazette dated 1 February 2022 and numbered 31737.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 1. Information on Funds Collected (Continued):

###### b) Saving Deposits and Other Deposits Accounts Insured by Saving Deposit Insurance Fund:

###### b.1) Exceeding the limit of Insurance Fund:

Information on real persons' current and participation accounts not subject to trading transactions under the guarantee of insurance and exceeding the limit of Insurance Fund:

	Under the guarantee of Insurance		Exceeding the guarantee of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Real persons' current and participation accounts not subject to trading transactions	5.310.927	3.892.726	37.415.268	46.003.044
Turkish Lira accounts	2.150.599	1.722.154	4.394.603	15.134.112
Foreign currency accounts	3.160.328	2.170.572	33.020.665	30.868.932
Foreign branches' deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities' insurance	-	-	-	-

Information on legal persons' current and participation accounts under the guarantee of insurance and exceeding the limit of Insurance Fund:

	Under the guarantee of Insurance		Exceeding the guarantee of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Legal persons' current and participation accounts	3.708.942	2.342.310	90.131.749	86.433.036
Turkish Lira accounts	1.598.473	1.122.028	28.034.415	28.429.929
Foreign currency accounts	2.110.469	1.220.282	62.097.334	58.003.107
Foreign branches' deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities' insurance	-	-	-	-

Funds collected by Participation Banks (except foreign branches) from current and participation accounts denominated in Turkish Lira or foreign currency up to a limit of maximum TL 950 (including both capital and profit shares) for each real person is under the guarantee of Saving Deposit Insurance Fund in accordance with the Banking Law numbered 5411.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 1. Information on Funds Collected (Continued):

###### b) Saving Deposits and Other Deposits Accounts Insured by Saving Deposit Insurance Fund:

###### b.2) Funds Collected Which are Not Under the Guarantee of Insurance Fund:

Funds collected of real persons which are not under the guarantee of insurance fund:

	Current Period	Prior Period
Foreign Branches' Profit-Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit-Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	11.421	2.263
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Türkiye in order to engage solely in Off-Shore Banking Activities	-	-

Funds collected of legal persons which are not under the guarantee of insurance fund:

	Current Period	Prior Period
Foreign Branches' Profit-Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit-Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	37.732	17.944
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Türkiye in order to engage solely in Off-Shore Banking Activities	-	-

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 2. Information on Funds Borrowed:

###### a.1 Information on Types of Funds Borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Syndication loans	-	-	-	-
Wakala	188.750	812.046	242.905	1.004.966
Loans obtained from lease certificates issued (Sukuk)	-	-	-	-
Other	-	1.411.034	-	-
<b>Total</b>	<b>188.750</b>	<b>2.223.080</b>	<b>242.905</b>	<b>1.004.966</b>

###### a.2 Information on Banks and Other Financial Institutions:

	Current Period		Prior Period	
	TL	FC	TL	FC
Loans from CBRT	-	-	-	-
Loans from domestic banks and institutions	47.750	463.290	242.905	472.290
Loans from foreign banks, institutions and funds	141.000	1.759.790	-	532.676
<b>Total</b>	<b>188.750</b>	<b>2.223.080</b>	<b>242.905</b>	<b>1.004.966</b>

###### a.3 Maturity Analysis of Funds Borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Short-Term	173.646	469.511	68.220	547.638
Medium and Long-Term	15.104	1.753.569	174.685	457.328
<b>Total</b>	<b>188.750</b>	<b>2.223.080</b>	<b>242.905</b>	<b>1.004.966</b>

###### b. Additional Disclosures on Concentration Areas of Parent Bank's Liabilities:

The Parent Bank does not have concentration on customer or sector group providing funds (December 31, 2023: None).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 3. Information on Securities Issues:

Emlak Katılım Varlık Kiralama A.Ş., the subsidiary of the Group to raise funds from various investors. The Lease Certificate issuance transactions carried out through the company are as follows:

Date of issue	Amount of Issue	Currency	Maturity	Share of Profit Rate % (*)
December 27, 2023 Wednesday	195.320.000	TL	January 3, 2025 Friday	Fixed Rate
January 4, 2024 Thursday	200.000.000	TL	January 14, 2025 Tuesday	Fixed Rate
January 19, 2024 Friday	500.000.000	TL	January 31, 2025 Friday	Fixed Rate
January 19, 2024 Friday	389.000.000	TL	January 31, 2025 Friday	Fixed Rate
February 5, 2024 Monday	300.000.000	TL	February 28, 2025 Friday	Fixed Rate
February 7, 2024 Wednesday	169.000.000	TL	February 28, 2025 Friday	Fixed Rate
March 7, 2024 Thursday	658.000.000	TL	March 28, 2025 Friday	Fixed Rate
March 7, 2024 Thursday	500.000.000	TL	March 28, 2025 Friday	Fixed Rate
March 7, 2024 Thursday	300.000.000	TL	March 28, 2025 Friday	Fixed Rate
April 4, 2024 Thursday	140.000.000	TL	April 30, 2025 Wednesday	Fixed Rate
April 19, 2024 Friday	134.000.000	TL	April 30, 2025 Wednesday	Fixed Rate
May 7, 2024 Tuesday	200.000.000	TL	May 30, 2025 Friday	Fixed Rate
May 8, 2024 Wednesday	121.500.000	TL	May 30, 2025 Friday	Fixed Rate
May 15, 2024 Wednesday	320.000.000	TL	May 30, 2025 Friday	Fixed Rate
May 16, 2024 Thursday	300.000.000	TL	May 14, 2026 Thursday	Fixed Rate
June 7, 2024 Friday	200.000.000	TL	June 27, 2025 Friday	Fixed Rate
June 28, 2024 Friday	200.000.000	TL	July 18, 2025 Friday	Fixed Rate
July 3, 2024 Wednesday	308.000.000	TL	July 9, 2025 Wednesday	Fixed Rate
July 10, 2024 Wednesday	450.000.000	TL	August 1, 2025 Friday	Fixed Rate
August 5, 2024 Monday	300.000.000	TL	August 3, 2026 Monday	Fixed Rate
September 23, 2024 Monday	300.000.000	TL	September 21, 2026 Monday	Fixed Rate
October 25, 2024 Friday	1.500.000.000	TL	January 30, 2025 Thursday	Fixed Rate
November 1, 2024 Friday	101.000.000	TL	February 7, 2025 Friday	Fixed Rate
November 8, 2024 Friday	1.000.000.000	TL	February 14, 2025 Friday	Fixed Rate
November 13, 2024 Wednesday	200.000.000	TL	February 12, 2025 Wednesday	Fixed Rate
November 29, 2024 Friday	350.000.000	TL	March 7, 2025 Friday	Fixed Rate
December 3, 2024 Tuesday	350.000.000	TL	January 27, 2026 Tuesday	Fixed Rate
December 5, 2024 Thursday	1.250.000.000	TL	May 28, 2025 Wednesday	Fixed Rate
December 6, 2024 Friday	101.000.000	TL	January 30, 2026 Friday	Fixed Rate
December 9, 2024 Monday	210.000.000	TL	February 2, 2026 Monday	Fixed Rate
December 10, 2024 Tuesday	200.000.000	TL	March 12, 2025 Wednesday	Fixed Rate
December 11, 2024 Wednesday	290.000.000	TL	March 27, 2025 Thursday	Fixed Rate
December 12, 2024 Thursday	500.000.000	TL	March 14, 2025 Friday	Fixed Rate
December 19, 2024 Thursday	1.000.000.000	TL	April 4, 2025 Friday	Fixed Rate
December 20, 2024 Friday	370.000.000	TL	April 16, 2025 Wednesday	Fixed Rate
December 20, 2024 Friday	115.000.000.000	TL	April 10, 2025 Thursday	Fixed Rate

##### a. Spreadsheet on Securities Issued:

	Current Period		Prior Period	
	TP	YP	TP	YP
Lease Certificate	15.432.580	-	8.730.931	-
<b>Total</b>	<b>15.432.580</b>	<b>-</b>	<b>8.730.931</b>	<b>-</b>

#### 4. Information on Derivative Financial Liabilities:

	Current Period		Prior Period	
	TL	FC	TL	FC
Forward Transactions	1.090	17.487	2.612	-
Swap Transactions	11.995	-	24.587	-
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
<b>Total</b>	<b>13.085</b>	<b>17.487</b>	<b>27.199</b>	<b>-</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 5. Information on Finance Lease Payables (Net):

	Current Period		Prior Period	
	TL	FC	TL	FC
Less than 1 year	129.855	-	83.294	-
Between 1-5 years	524.888	-	330.463	-
Over 5 years	85.222	-	93.562	-
<b>Total</b>	<b>739.965</b>	<b>-</b>	<b>507.319</b>	<b>-</b>

##### 6. Information on Hedging Derivative Financial Liabilities:

None (December 31, 2023: None).

##### 7. Information on Provisions:

###### a. Information on Provisions for Employee Rights:

As of the balance sheet date, the Group's severance pay provision amounting to 60.565 TL (31 December 2023: 32.146 TL), leave wages provision amounting to 1.300.000 TL (31 December 2023: 25.761 TL), performance bonus provision of 766.520 TL (31 December 2023: 501.000 TL), There is a total provision for employee rights of 1.416.000 TL (31 December 2023: 558.907 TL).

The group reflected the severance pay provision in the financial statements using the actuarial valuation method specified in TAS 19. In this context, the following actuarial assumptions were used in calculating total liabilities.

	Current Period	Prior Period
Discount rate (%)	26,67	24,60
Estimated increase rate of salary ceiling (%)	23,49	21,56
Reel discount rate	2,25	2,50

Movement of the reserve for employment termination benefits in the balance sheet is as follows:

	Current Period	Prior Period
Prior period at the end of period	32.146	38.248
Change in the period	14.366	25.471
Actuarial (gain)/loss	14.053	(31.573)
<b>Balance at the end of period</b>	<b>60.565</b>	<b>32.146</b>

###### b. Retirement benefits:

According to the technical balance sheet reports prepared using the technical interest rate of 9.80% specified in Law No. 5754, published in the Official Gazette No. 26870 on May 8, 2008, no technical deficit was reported for the Fund as of December 31, 2024, and December 31, 2023.

As of the balance sheet date, the Bank's liability related to benefits to be transferred to the Social Security Institution (SGK) corresponds to the estimated payment amount required at the time of transfer. The actuarial parameters and results used in measuring this amount reflect the provisions of Law No. 5754, published in the Official Gazette No. 26870 on May 8, 2008, regarding retirement and healthcare benefits to be transferred to SGK (such as a 9.80% real discount rate).

The liability amount for transfer-related benefits is calculated based on largely fixed and predetermined assumptions under the new law. However, the final amount of the Bank's liability at the time of transfer may vary depending on factors such as the discount rate, inflation, salary increases, number of participants, and attrition rates.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 7. Information on Provisions (Continued)

###### b. Retirement benefits (Continued):

	Cari Dönem	Önceki Dönem
Opening – Beginnig of Period Assets	20.411.236	9.609.837
Actual Return on Fund Assets	11.663.060	7.737.805
Employer Contributions	5.457.963	2.969.551
Employee Contributions	3.972.240	2.145.456
Paid Benefits -	(3.975.154)	(2.051.413)
<b>Total Assets at Period End</b>	<b>37.529.345</b>	<b>20.411.236</b>

According to the relevant Actuarial Report, the Fund's surplus amounts to 75.572.898 TL as of December 31, 2024 (December 31 2023: 42.138.296).

	Current Period	Prior Period
Non Medical Assets	37.529.345	20.411.236
Actual and Technical Overrun	75.572.898	42.138.296

The principal actuarial assumptions used are as follows:

Discount Rate	Current Period	Prior Period
Pension benefits transferable to SSI	9,80%	9,80%
Post employment medical benefits transferable to SSI	9,80%	9,80%

The distribution of the Fund's total assets as of December 31, 2024, and December 31, 2023, is shown below:

	Current Period	Prior Period
Banks	2.405.748	3.753.005
Tangible asset	7.260.000	4.800.000
Marketable securities	21.290.395	11.260.039
Other	6.573.202	598.192
<b>Total</b>	<b>37.529.345</b>	<b>20.411.236</b>

###### c. Other Provisions:

	Current Period	Prior Period
Free provisions allocated for possible losses (*)	7.500.000	2.850.432
Provisions allocated from profit shares to be distributed to profit sharing accounts	914.340	281.150
Non-cash loans first and second stage expected loss provisions	279.732	131.301
Provisions for cases on trial	9.644	4.552
Impairment provision	2.466	3.275
<b>Total</b>	<b>8.706.182</b>	<b>3.270.710</b>

(\*) Total provision amounting to TL 7.500.000 includes TL 2.850.432 of which provided in prior year by the Bank management which is not within the requirements of BRSA Accounting and Financial Reporting Legislation, TL 480.432 of which reversed in the current period and TL 5.130.000 of which reserved in the current period. (December 31, 2023: 2.850.432 TL).

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 7. Information on Provisions (Continued):

###### d. Information on Provisions for Foreign Exchange Losses on Foreign Currency Indexed Loans and Financial Lease Receivables:

None. (December 31, 2023: None).

##### 8. Information on Taxes Payable:

###### a. Explanations on Current Tax Liability:

###### a.1. Explanations on the Provision for Money:

As of December 31, 2024, the Group's remaining tax liability after deducting the provisional taxes paid from the corporate tax is 1.664.243 TL. (December 31, 2023: 1.082.213 TL).

###### a.2. Information on Taxes Payable:

	Current Period	Prior Period
Corporate tax payable	1.664.243	1.082.213
BSMV	151.699	83.987
Income tax deducted from wages	58.575	21.857
Income Tax on Securities	14.701	28.205
Foreign Exchange Transaction Tax	39.631	69.303
Value Added Tax Payable	26.534	11.876
Real Estate Capital Gains Tax	2.337	1.335
Other	21.593	2.021
<b>Total</b>	<b>2.114.133</b>	<b>1.300.797</b>

###### a.3. Information on Premiums:

	Current Period	Prior Period
Social security premiums-employee	39	3
Social security premiums-employer	27	2
Unemployment insurance-employee	26.315	12.392
Unemployment insurance-employer	39.073	18.158
Bank pension fund premium- employees	-	-
Bank pension fund premium- employer	-	-
Pension fund membership fees and provisions-employees	3.769	3.422
Pension fund membership fees and provisions- employer	1.882	1.702
Other	-	-
<b>Total</b>	<b>71.105</b>	<b>35.679</b>

##### 9. Liabilities for Assets Held for Sale and Discontinued Operations:

None. (December 31, 2023: None.).



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 10. Detailed Explanations on Number, Maturity, Profit Share Rate, Creditor and Option to Convert to Share Certificates; If Any, of Subordinated Loans:

###### Information on Subordinated Loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
Borrowing Instruments to be Included in Additional Capital Calculation	-	7.664.460	-	7.078.467
Subordinated Loans	-	7.664.460	-	7.078.467
Subordinated Debt Instruments	-	-	-	-
Debt Instruments to be Included in the Contribution Capital Calculation	-	-	-	-
Subordinated Loans	-	-	-	-
Subordinated Debt Instruments	-	-	-	-
<b>Total</b>	<b>-</b>	<b>7.664.460</b>	<b>-</b>	<b>7.078.467</b>

As of March 31, 2024 the Group has a subordinated debt that the creditor is Türkiye Varlık Fonu Yönetimi A.Ş., with TRT240424F22 (ISIN Code): Issued on April 24, 2019, with an earliest repayment option of five years and a perpetual term, amounting to 100,000,000 Euros (full Euro value), TRT250232F15 (ISIN Code): Issued on March 9, 2022, with an earliest repayment option of ten years and a perpetual term, amounting to 31,688,489 Euros (full Euro value), TRT211229F12 (ISIN Code): Issued on December 30, 2024, with an earliest repayment option of five years and a perpetual term, amounting to 100,000,000 Euros (full Euro value). These debt instruments are zero profit sharing and do not include a conversion option into equity shares.

##### 11. Breakdown of Items in Other Liabilities Which Exceed 10% of the Balance Sheet Total and Breakdown of Items Which Constitute at Least 20% of Grand Total:

As of the balance sheet date, the Group's total other liabilities amount to TL 3.992.047 (December 31, 2023: TL 3.017.694) and do not exceed 10% of the total liabilities.

##### 12. Information on Shareholders' Equity:

###### a. Presentation of Paid-in Capital:

	Current Period	Prior Period
Common stock	1.026.915	1.026.915
Preferred stock	-	-

###### b. Paid-in Capital Amount, Explanation as to Whether the Registered Share Capital System is Applicable at the Group and if so, Amount of the Registered Share Capital Ceiling:

As of December 31, 2024 and December 31, 2023, the Parent Bank does not apply the registered share capital system.

###### c. Information on the Share Capital Increases During the Period and Their Sources; Other Information on Increased Capital in the Current Period:

None.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### II. Explanations and Notes Related to Consolidated Liabilities (Continued):

##### 12. Information on Shareholders' Equity (Continued):

###### d. Information on Share Capital Increases From Capital Reserves During the Current Period:

There is no share capital increase from capital reserves during the current period.

###### e. Capital Commitments in the Last Fiscal Year and by the end of the Following Interim Period, General Purpose of These Commitments and Projected Resources Required to Meet These Commitments:

The Group has no capital commitments until the end of the last fiscal year and the following interim period.

###### f. Estimated Effects on the Shareholders Equity of the Group, of Predictions to be Made by Taking Into Account Previous Period Indicators Regarding the Bank's Income, Profitability and Liquidity, and Uncertainties Regarding Such Indicators:

The Group continues its operations in a profitable manner and majority of the profits are kept in shareholders' equity through transfer to reserves. Moreover, the Group's shareholders' equity is invested in liquid and earning assets.

###### g. Information on Privileges Given to Stocks Representing the Capital:

There is no privilege given to stocks representing the capital.

###### h. Information on Marketable Securities Valuation Reserve:

	Current Period		Prior Period	
	TL	FC	TL	FC
From investments in associates, subsidiaries, and joint ventures	-	-	-	-
Valuation difference (*)	(285.545)	77.602	671.615	108.884
Foreign exchange difference	-	-	-	-
<b>Total</b>	<b>(285.545)</b>	<b>77.602</b>	<b>671.615</b>	<b>108.884</b>

(\*) The amount represents the net balance after deferred tax liability

###### i. Information on Other Capital Reserves:

As of December 31, 2024, the Group's Creditor Institution is Türkiye Varlık Fonu Yönetimi A.Ş., with a maturity date of April 24, 2019, with a repayment option of five years at the earliest, amounting to EUR 100.000.000 (Full EUR), ISIN code TRT240424F22. EUR 100.000.000 (Full EUR) with a maturity of 2019 and a repayment option for five years at the earliest and the Creditor Institution is Türkiye Varlık Fonu Yönetimi A.Ş. The Company has a EUR 100.000.000 (Exact EUR) denominated loan with a maturity date of December 30, 2024, with a maturity date of March 9, 2022, with a ten-year repayment option at the earliest and a maturity of EUR 31.688.489 (Exact EUR), with a maturity date of March 9, 2022, with a ten-year repayment option at the earliest and with a maturity date of December 30, 2024, with a maturity date of December 30, 2024, with a five-year repayment option at the earliest and with an ISIN code of TRT211229F12, whose Creditor is TWF Market Stability and Equilibrium Sub-Fund. 000 (Full Euro) in total, the financial liability is recognized at fair value and the difference between the cost value and fair value is recognized in the "Other Capital Reserves" account in equity at the date of initial acquisition. Due to the partial amortization of the subordinated loan obtained in 2019, the difference between the cost value and fair value of TL 23.088, which was followed under other capital reserves account, was classified to retained earnings. The difference between the cost value and fair value of the subordinated loan obtained in 2024 is TL 74.501. This amount is monitored as an item to be reclassified to profit or loss and will be recognized in income and expense accounts through amortization over the life of the loan.

In addition, regarding this transaction current public securities with 0% return were classified as 'financial assets carried at amortized cost' in line with the decision taken by the Parent Bank Management and were included in the balance sheet with the amount discounted by the public security return rates. The difference between the initial acquisition date cost value and the discounted amount is accounted for in the 'Other Capital Reserves' account within shareholders' equity.

In accordance with the decision of the Parent Bank's Ordinary General Assembly held on 6 June 2024, it was decided to transfer 256.477 TL of the 2023 period profit of 5.129.534 TL to legal reserves, the remaining amount to extraordinary reserves and 133 TL to other capital reserves.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

##### III. Explanations and notes Related to Consolidated Off-Balance Sheet:

##### 1. Explanations on Off-Balance Sheet Liabilities:

##### a. Type and Amount of Irrevocable Loan Commitments:

	Current Period	Prior Period
Guaranteed Loan Allocation Commitments	26.858.081	9.126.506
Forward Asset Value Purchase and Sale Commitments	1.408.953	8.510.140
Our Payment Commitments for Cheques	457.605	313.805
Tax and Fund Obligations Resulting from Export Commitments	-	-
Credit Card Spending Limit Commitments	71.990	-
Participation Capital Commitments	22.500	67.500
Other Irrevocable Commitments	626.599	524.822
<b>Total</b>	<b>29.445.728</b>	<b>18.542.773</b>

##### b. Type and Amount of Possible Losses and Commitments Arising From Off-Balance Sheet Items:

##### b.1. Non-Cash Loans Including Guarantees, Bank Acceptances, Collaterals and Others that are Accepted as Financial Commitments and Other Letters of Credit:

	Current Period	Prior Period
Letters of Guarantees	30.072.136	19.279.232
Letters of Credit	2.293.233	591.907
Bank Loans	173.710	18.155
Other Guarantees and Sureties	-	-
<b>Total</b>	<b>32.539.079</b>	<b>19.889.294</b>

##### b.2. Revocable, Irrevocable Guarantees and Other Similar Commitments and Contingencies:

	Current Period	Prior Period
Temporary letters of guarantees	1.400.644	549.398
Advance letters of guarantees	3.447.602	11.488.909
Letters of guarantees given to customs	865.130	1.914.180
Definitive Letters of Guarantee	19.699.299	749.671
Letters of Guarantee Given for the Guarantee of Cash Loans	4.552.350	4.536.016
Other	107.111	41.058
<b>Total</b>	<b>30.072.136</b>	<b>19.279.232</b>

##### c. Non-Cash Loans:

##### c.1. Total Amount of Non-Cash Loans:

	Current Period	Prior Period
Non-cash loans given against cash loans	4.552.350	4.536.016
With original maturity of 1 year or less	159.014	89.679
With original maturity of more than 1 year	4.393.336	4.446.337
Other non-cash loans	27.986.729	15.353.278
<b>Total</b>	<b>32.539.079</b>	<b>19.889.294</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

##### III. Explanations and notes Related to Consolidated Off-Balance Sheet (Continued):

##### 1. Explanations on Off-Balance Sheet Liabilities (Continued):

##### c.2. Sectoral Risk Concentration of Non-Cash Loans:

	Current Period			
	TL	(%)	FC	(%)
<b>Agricultural</b>	<b>133.720</b>	<b>0,59</b>	<b>5.507</b>	<b>0,06</b>
Farming and stockbreeding	3.234	0,01	-	-
Forestry	130.486	0,57	5.507	0,06
Fishery	-	-	-	-
<b>Manufacturing</b>	<b>4.841.604</b>	<b>21,21</b>	<b>4.154.537</b>	<b>42,78</b>
Mining	23.638	0,10	-	-
Production	4.078.964	17,87	3.862.152	39,77
Electricity, gas and water	739.002	3,24	292.385	3,01
<b>Construction</b>	<b>8.671.014</b>	<b>37,98</b>	<b>493.673</b>	<b>5,08</b>
<b>Services</b>	<b>8.095.172</b>	<b>35,46</b>	<b>3.813.758</b>	<b>39,27</b>
Wholesale and retail trade	5.094.244	22,32	1.350.906	13,91
Hotel, food and beverage services	346.976	1,52	8.784	0,09
Transportation and telecommunication	550.282	2,41	2.202.396	22,68
Financial Institutions	5.076	0,02	71.061	0,73
Real estate and renting services	71.449	0,31	14.110	0,15
Self-employment services	379.070	1,66	-	-
Education services	1.131.819	4,96	134.895	1,39
Health and social services	516.256	2,26	31.606	0,33
<b>Other</b>	<b>1.087.165</b>	<b>4,76</b>	<b>1.242.929</b>	<b>12,80</b>
<b>Total</b>	<b>22.828.675</b>	<b>100</b>	<b>9.710.404</b>	<b>100</b>
	Prior Period			
	TL	(%)	FC	(%)
<b>Agricultural</b>	<b>204.487</b>	<b>1,32</b>	<b>(1)</b>	<b>-</b>
Farming and stockbreeding	60.331	0,39	-	-
Forestry	144.156	0,93	(1)	-
Fishery	-	-	-	-
<b>Manufacturing</b>	<b>3.700.318</b>	<b>23,97</b>	<b>1.410.682</b>	<b>31,70</b>
Mining	10.650	0,07	-	-
Production	2.971.307	19,25	1.271.667	28,58
Electricity, gas and water	718.361	4,65	139.015	3,12
<b>Construction</b>	<b>4.831.498</b>	<b>31,29</b>	<b>419.397</b>	<b>9,42</b>
<b>Services</b>	<b>5.830.995</b>	<b>37,77</b>	<b>1.776.313</b>	<b>39,91</b>
Wholesale and retail trade	3.943.018	25,54	918.941	20,65
Hotel, food and beverage services	124.776	0,81	4.902	0,11
Transportation and telecommunication	326.164	2,11	728.043	16,36
Financial Institutions	5.076	0,03	22.160	0,50
Real estate and renting services	21.514	0,14	3.457	0,08
Self-employment services	223.475	1,45	-	-
Education services	748.775	4,85	45.564	1,02
Health and social services	438.197	2,84	53.246	1,20
<b>Other</b>	<b>871.318</b>	<b>5,65</b>	<b>844.287</b>	<b>18,96</b>
<b>Total</b>	<b>15.438.616</b>	<b>100</b>	<b>4.450.678</b>	<b>100</b>





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### III. Explanations and notes Related to Consolidated Off-Balance Sheet (Continued):

##### 1. Explanations on Off-Balance Sheet Liabilities (Continued):

##### c.3. Information on the Non-cash Loans Classified in Group I and Group II:

Current Period	I st Group		II nd Group	
	TL	FC	TL	FC
<b>Non-cash loans</b>	<b>22.636.924</b>	<b>9.708.770</b>	<b>191.751</b>	<b>1.634</b>
Letters of guarantee	22.628.258	7.250.493	191.751	1.634
Bank loans	4.847	168.863	-	-
Letters of credit	3.819	2.289.414	-	-
Endorsements	-	-	-	-
Underwriting commitments	-	-	-	-
Factoring commitments	-	-	-	-
Other commitments and contingencies	-	-	-	-
Prior Period	I st Group		II nd Group	
	TL	FC	TL	FC
<b>Non-cash loans</b>	<b>15.426.191</b>	<b>4.450.678</b>	<b>12.425</b>	<b>-</b>
Letters of guarantee	15.414.941	3.851.866	12.425	-
Bank loans	11.250	6.905	-	-
Letters of credit	-	591.907	-	-
Endorsements	-	-	-	-
Underwriting commitments	-	-	-	-
Factoring commitments	-	-	-	-
Other commitments and contingencies	-	-	-	-

##### 2. Explanations Regarding Derivative Transactions:

	Derivative transactions according to purpose December 31, 2023	Derivative transactions according to purpose December 31, 2023
<b>Trading Derivatives</b>		
<b>Foreign Currency Related Derivative Transactions (I)</b>	<b>15.592.435</b>	<b>11.064.818</b>
Currency Forwards-Purchases, sales	5.183.071	490.875
Currency Swaps-Purchases, sales	10.409.364	10.573.943
Currency Futures	-	-
Currency Options-Purchases, sales	-	-
<b>Profit share Rate Related Derivative Transactions (II)</b>	<b>-</b>	<b>-</b>
Profit share rates forwards-Purchase, sales	-	-
Profit share rates swaps-Purchases, sales	-	-
Profit share rates options-Purchases, sales	-	-
Profit share rates futures-Purchases, sales	-	-
<b>Other Trading Derivatives (III)</b>	<b>-</b>	<b>-</b>
<b>A. Total Trading Derivatives (I + II + III)</b>	<b>15.592.435</b>	<b>11.064.818</b>
<b>Hedging Derivatives</b>	<b>-</b>	<b>-</b>
Fair value hedges	-	-
Cash flow hedges	-	-
Foreign currency investment hedges	-	-
<b>B. Total Hedging Derivatives</b>	<b>-</b>	<b>-</b>
<b>Total Derivatives Transactions (A+B)</b>	<b>15.592.435</b>	<b>11.064.818</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### III. Explanations and notes Related to Consolidated Off-Balance Sheet (Continued):

##### 3. Explanations on Contingent Liabilities and Assets:

The Bank has set aside a provision of 9.644 TL TL (31 December 2023: 4.552 TL) for the lawsuits filed against it by various persons and institutions, which have a high probability of realization and may require a cash outflow, and the said provision is shown under the "Other Provisions" note numbered II.6.b in the Fifth section.

##### 3. Explanations Regarding Services Provided on Behalf of Others:

The Bank has set aside a provision of 9.644 TL TL (31 December 2023: 4.552 TL) for the lawsuits filed against it by various persons and institutions, which have a high probability of realization and may require a cash outflow, and the said provision is shown under the "Other Provisions" note numbered II.6.b in the Fifth section.

#### IV. Explanations and Notes Related to Consolidated the Statement of Income or Loss:

##### 1. Information on Profit Share Income:

##### a) Information on Profit Share Income Received From Loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
<b>Profit share received from loans</b>				
Short Term Loans	14.920.257	1.274.935	6.229.961	754.023
Medium and Long Term Loans	7.897.506	1.391.499	3.539.537	369.114
Profit Share on Non-Performing Loans	57.427	102	3.186	357
<b>Total</b>	<b>22.875.190</b>	<b>2.666.536</b>	<b>9.772.684</b>	<b>1.123.494</b>

##### b) Information on Profit Share Income Received From Banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
CBRT	2.113.923	-	764.274	-
Domestic Banks	34.053	-	6.923	-
Foreign Banks	-	-	-	-
Head Offices and Branches Abroad	-	-	-	-
<b>Total</b>	<b>2.147.976</b>	<b>-</b>	<b>1.458.771</b>	<b>-</b>

##### c) Information on Profit Share Income Received From Marketable Securities:

	Current Period		Prior Period	
	TL	FC	TL	FC
Financial Assets Measured at Fair Value through Profit/Loss (FVTPL)	92.448	85.510	364.982	56.370
Financial Assets Measured at Fair Value through Other Comprehensive Income (FVOCI)	2.921.611	300.105	2.622.799	214.086
Financial Assets Measured at Amortized Cost	2.217.416	137.640	1.370.745	257.809
<b>Total</b>	<b>5.231.475</b>	<b>523.255</b>	<b>3.921.546</b>	<b>405.626</b>

##### d) Information on Profit Share Income Received From Associates and Subsidiaries:

	Current Period		Prior Period	
	TL	FC	TL	FC
Dividends received from subsidiaries and affiliates	119.052	-	20.670	-
<b>Total</b>	<b>119.052</b>	<b>-</b>	<b>20.670</b>	<b>-</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

##### 2. Explanations on Profit Share Expenses (Continued):

##### a. Distribution of Profit Share Expense on Funds Collected Based on Maturity of Funds Collected:

	Profit Sharing Accounts						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year		
<b>TL</b>								
Funds collected from banks through current and profit sharing accounts	68.644	483.684	153.358	-	-	-	-	705.686
Real persons' non-trading profit sharing accounts	216.216	1.610.311	205.668	-	15.738	686.180	2	2.734.115
Public sector profit sharing accounts	3.014.031	1.010.622	1.497.397	-	106.495	208.130	-	5.836.675
Commercial sector profit sharing accounts	1.375.988	3.639.025	1.896.394	-	236.651	898.472	-	8.046.530
Other institutions profit sharing accounts	421.212	443.479	167.764	-	15.079	-	-	1.047.534
<b>Total</b>	<b>5.096.091</b>	<b>7.187.121</b>	<b>3.920.581</b>	<b>-</b>	<b>373.963</b>	<b>1.792.782</b>	<b>2</b>	<b>18.370.540</b>
<b>FC</b>								
Banks	-	1.729	-	-	-	-	-	1.729
Real persons' non-trading profit sharing accounts	17.954	23.821	31.833	-	24.122	133	-	97.863
Public sector profit sharing accounts	409	29.144	1	-	-	-	-	29.554
Public sector profit sharing accounts	78.445	229.717	75.941	-	875	1.115	-	386.093
Other institutions profit sharing accounts	2.253	10.128	-	-	-	-	-	12.381
Precious metals deposits	5.956	-	-	-	-	-	-	5.956
<b>Total</b>	<b>105.017</b>	<b>294.539</b>	<b>107.775</b>	<b>-</b>	<b>24.997</b>	<b>1.248</b>	<b>-</b>	<b>533.576</b>
<b>Grand Total</b>	<b>5.201.108</b>	<b>7.481.660</b>	<b>4.028.356</b>	<b>-</b>	<b>398.960</b>	<b>1.794.030</b>	<b>2</b>	<b>18.904.116</b>

Prior Period	Profit Sharing Accounts						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year		
<b>TL</b>								
Funds collected from banks through current and profit sharing accounts	49.619	114.831	9.133	-	-	-	-	173.583
Real persons' non-trading profit sharing accounts	59.820	1.520.590	413.327	-	3.174	227.630	-	2.224.541
Public sector profit-sharing accounts	1.018.961	403.044	95.576	-	1.500	334	-	1.519.415
Commercial sector profit sharing accounts	437.786	2.704.638	291.007	-	22.120	177.012	-	3.632.563
Other institutions profit sharing accounts	7.040	222.676	1.176	-	-	-	-	230.892
<b>Total</b>	<b>1.573.226</b>	<b>4.965.779</b>	<b>810.219</b>	<b>-</b>	<b>26.794</b>	<b>404.976</b>	<b>-</b>	<b>7.780.994</b>
<b>FC</b>								
Banks	-	-	-	-	-	-	-	-
Real persons' non-trading profit sharing accounts	6.341	17.881	812	-	7.400	251	-	32.685
Public sector profit sharing accounts	4.455	149	-	-	-	-	-	4.604
Public sector profit sharing accounts	15.881	22.158	291	-	9.143	-	-	47.473
Other institutions profit sharing accounts	16	37	-	-	-	-	-	53
Precious metals deposits	3.011	-	-	-	-	-	-	3.011
<b>Total</b>	<b>29.704</b>	<b>40.225</b>	<b>1.103</b>	<b>-</b>	<b>16.543</b>	<b>251</b>	<b>-</b>	<b>87.826</b>
<b>Grand Total</b>	<b>1.602.930</b>	<b>5.006.004</b>	<b>811.322</b>	<b>-</b>	<b>43.337</b>	<b>405.227</b>	<b>-</b>	<b>7.868.820</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

##### 2. Explanations on Profit Share Expenses (Continued):

##### a) Distribution of Profit Share Expense on Funds Collected Based on Maturity of Funds Collected (Continued):

##### b) Information on Profit Share Expense Paid to funds Borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks	127.407	88.050	76.747	67.707
CBRT	-	-	-	-
Domestic banks	101.850	37.771	76.747	36.254
Foreign banks	25.557	50.279	-	31.453
Head offices and branches abroad	-	-	-	-
Other institutions	-	147.977	-	280.109
<b>Total</b>	<b>127.407</b>	<b>236.027</b>	<b>76.747</b>	<b>347.816</b>

##### c) Profit Share Expense Paid to Associates and Subsidiaries:

None. (December 31, 2023: None.).

##### d) Profit Share Expenses Paid to Marketable Securities Issued:

	Current Period		Prior Period	
	TL	FC	TL	FC
Profit share expense paid to marketable securities issued	5.241.588	-	1.971.391	-
<b>Total</b>	<b>5.241.588</b>	<b>-</b>	<b>1.971.391</b>	<b>-</b>

### 3. The Other Items in Net Fees and Commission Income / Expenses, Which Constitute at Least 20% of the Total of Other Items, if the Total of Other Items in Income Statement Exceed 10% of the Total of Income Statement:

Other Fees and Commissions Received	Current Period	Prior Period
Service package revenues	1.137.031	1.344.480
Remittance Commissions	412.698	512.421
Insurance and brokerage commissions	413.422	50.658
Fees and commissions from correspondents	192.830	228.003
Import commissions	42.545	45.350
Appraisal fees	36.622	22.623
Fees and commissions from member merchant pos	11.007	7.646
Early closing commission income	10.178	15.476
Safe deposit box revenues	5.491	1.251
Limit allocation commission	1.998	7.106
Other commissions received and service income	95.772	53.098
<b>Total</b>	<b>2.359.594</b>	<b>2.288.112</b>



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

##### IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

##### 3. The Other Items in Net Fees and Commission Income / Expenses, Which Constitute at Least 20% of the Total of Other Items, if the Total of Other Items in Income Statement Exceed 10% of the Total of Income Statement (Continued):

Other Fees and Commissions Given	Current Period	Prior Period
Expenses and commissions given to correspondents	115.499	78.693
CBRT Commissions paid for FC Required Reserves	24.574	63.758
Fees and commissions for Swift, EFT and money transfer	8.580	5.905
Fees and commissions given for debit cards	4.735	2.340
Fees and commissions given for loans used	273	366
Other commissions and fees <sup>(*)</sup>	17.391	12.536
<b>Total</b>	<b>171.052</b>	<b>63.598</b>

##### 4. Information on Dividend Income:

None. (December 31, 2023: None.).

##### 5. Explanations on Trading Income/Loss (Net):

	Current Period	Prior Period
<b>Income</b>	<b>47.173.564</b>	<b>21.060.338</b>
Income from capital market transactions	5.363	46.205
Income from derivative financial instruments	4.084.178	1.109.649
Foreign exchange income	43.084.023	19.904.484
<b>Loss (-)</b>	<b>34.271.854</b>	<b>16.332.596</b>
Loss on capital market transactions	1.184	1.259
Loss on derivative financial instruments	2.264.933	1.919.298
Foreign exchange losses	32.005.737	14.412.039
<b>Trading income/loss (net)</b>	<b>12.901.710</b>	<b>4.727.742</b>

##### 6. Explanations Related to Other Operating Income:

	Current Period	Prior Period
Reversal of expected loss provisions for prior years	416.920	319.536
Income from sales of assets	24.563	5.127
Cancellation of provision for communication expenses	441	451
Lease income	578.751	63.905
Other income <sup>(*)</sup>	9	8
<b>Total</b>	<b>1.020.684</b>	<b>651.682</b>

<sup>(\*)</sup> Other income consists of 481.420 TL of free provision cancellations, 29.875 TL of adjustments to previous year expenses and 38.607 TL of other income.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

## TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

### NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

#### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

##### IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

##### 7. Expected Loss Provision Expenses and Other Provision Expenses:

	Current Period	Prior Period
<b>Expected Credit Loss</b>	<b>1.031.760</b>	<b>429.826</b>
12-month expected credit loss (stage 1)	460.861	288.960
Significant increase in credit risk (stage 2)	40.968	18.941
Non-performing loans (stage 3)	529.931	121.925
<b>Marketable Securities Impairment Expense</b>	<b>15.519</b>	<b>1.773</b>
Financial Assets at Fair Value through Profit or Loss	15.519	1.773
Financial Assets at Fair Value through Other Comprehensive Income	-	-
<b>Investments in Associates, Subsidiaries and Held-to-maturity Securities Value Decrease</b>	<b>-</b>	<b>-</b>
Investments in Associates	-	-
Subsidiaries	-	-
Joint Ventures	-	-
Investments Held to Maturity	-	-
<b>Other (*)</b>	<b>5.741.210</b>	<b>2.331.805</b>
<b>Total</b>	<b>6.788.489</b>	<b>2.763.404</b>

<sup>(\*)</sup> Includes provision expenses allocated for lawsuit provisions which is amounted to 6.079 TL, free provisions reserved which is not within the requirements of BRSA Accounting and Financial Reporting Legislation which is amounted to 5.130.000 TL, and provision expenses reserved for profits to be distributed to participation accounts which is amounted to 605.130 TL.

##### 8. Information on Other Operating Expenses:

	Current Period	Prior Period
Reserve for Employee Termination Benefits <sup>(*)</sup>	14.365	23.651
Unused vacation provision <sup>(*)</sup>	41.240	21.321
Bank Social Aid Provision Fund Deficit Provision	-	-
Impairment Expenses of Tangible Assets	-	-
Depreciation Expenses of Tangible Fixed Assets	214.511	164.405
Impairment expenses of intangible assets	-	-
Impairment expense of goodwill	-	-
Amortization expenses of intangible assets	49.733	13.454
Impairment provision for investments accounted for under equity method	-	-
Impairment expenses of assets to be disposed	-	-
Depreciation expenses of assets to be disposed	-	-
Impairment expenses of assets held for sale and assets of discontinued operations	-	-
Other operating expenses	1.472.876	1.535.595
Lease expenses related to TFRS 16 exemptions	18.597	2.823
Operating Maintenance expenses	77.301	49.827
Advertisement expenses	394.867	118.272
Other expenses <sup>(1)</sup>	982.111	1.364.673
Loss on sale of assets	-	-
Other <sup>(2)</sup>	651.503	302.815
<b>Total</b>	<b>2.444.228</b>	<b>2.061.241</b>

<sup>(\*)</sup> The amount of severance pay and accumulated vacation provisions shown in other provisions in the profit or loss statement, which are not included in other operating expenses, are also included in this table.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

##### 8. Information on Other Operating Expenses (Continued):

(1) Details of "Other Expenses" balance under Other Operating Expenses are as follows:

	Current Period	Prior Period
Communication expenses	118.928	57.069
Cleaning expenses	131.382	57.571
Heating, lighting and water expenses	38.387	27.759
Transportation vehicle expenses	29.421	15.387
Representation and hospitality expenses	4.055	635
Movable property insurance expenses	44.894	24.644
Stationery expenses	9.719	3.901
Aid and donations	21.711	10.388
Participation in common expenses	5.176	2.690
Litigation and court expenses	436.200	1.077.681
Other	142.238	86.948
<b>Total</b>	<b>982.111</b>	<b>1.364.673</b>

(2) Other balance details are as below table:

	Current Period	Prior Period
Taxes, Duties, Charges and Funds	413.852	180.568
Audit and Consultancy Fees	100.979	45.385
Participation Share Expenses	7.964	9.810
Saving Deposit Insurance Fund	62.143	38.960
Other	66.565	28.092
<b>Total</b>	<b>651.503</b>	<b>302.815</b>

##### 9. Explanations on Income/Loss From Continued Operations Before Taxes:

The portion of the Group's before tax consists of 8,903,001 (December 31, 2023: 6,286,570) from net profit share income and 2,488,578 TL (December 31, 2023: 2,296,116 TL) from net fee and commission income, while total other operating expenses amount to 2,388,623 TL (December 31, 2023: 2,016,269).

##### 10. Explanations on Tax Provision for Continued and Discontinued Operations:

As of 31 December 2024, the Group has deferred tax income of 5,102,365 TL (31 December 2023: 2,940,957 TL) and deferred tax expense of 2,747,299 TL (31 December 2023: 2,065,460 TL). As of 31 December 2024, the Group's current tax provision is 5,767,429 TL (31 December 2023: 3,332,030 TL).

Since the Group does not have any discontinued operations, there is no tax provision for discontinued operations (December 31, 2023: None).

##### 11. Explanations on Tax Provision for Continued and Discontinued Operations:

The Group has no discontinued operations. The net profit for the period has been recorded as TL 12,101,621 (December 31, 2023: TL 7,600,388) as a result of deducting the period tax provision expense from TL 3,400,890 (December 31, 2023: TL 2,456,433) to TL 8,727,481 (December 31, 2023: TL 5,143,855).

##### 12. Explanations on Net Income/ Loss:

a. The Nature and Amount of Certain Income and Expense Items From Ordinary Operations; If the Disclosure for Nature, Amount and Repetition Rate of Such Items is Required for a Complete Understanding of the Group's Performance for the Period:

None.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

##### 12. Explanations on Net Income/ Loss (Continued):

b. The Effect of the Change in Accounting Estimates to the Net Income/Loss; Including the Effects on the Future Period:

None.

c. Profit / Loss Attributable to Minority Shares:

None.

##### 13. Fees for Services Received from Independent Auditor/Independent Audit Firm:

In accordance with the decision of the POA dated March 26, 2021, the fee information for the reporting period regarding the services received from the independent auditor or independent audit firm is given in the table below. These fees also include audit fees of the Bank's subsidiaries. The fee information given in the table is excluding VAT.

	Current Period	Prior Period
Independent audit fee for the reporting period	11.014	7.608
Fees for tax consultancy services	-	-
Fee for other assurance services	-	-
Fee for other services other than independent audit	-	-
<b>Total</b>	<b>11.014</b>	<b>7.608</b>

#### V. Explanations and Notes Related to the Statement of Changes in Shareholders' Equity:

The Parent Bank has not notified amount of profit shares notified after the balance sheet date but before the announcement of the financial statements.

The dividend distribution will be decided at the General Assembly meeting and the General Assembly has not been held as of the date of the attached financial statements.



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### VI. Explanations and Notes Related to Consolidated the Statement of Cash Flows:

##### 1. Components of cash and cash equivalents and accounting policy applied in their determination:

"Cash" is defined as cash in vault and foreign currency cash, money in transit, cheques purchased, unrestricted balance with the Central Bank and demand deposits at banks. "Cash equivalents" is defined as money market placements and time deposits at banks with original maturities less than three months.

##### a. Cash and cash equivalents at the beginning of the period:

	Current Period	Prior Period
<b>Cash</b>	<b>39.337.987</b>	<b>12.359.982</b>
Cash in TL/foreign currency	583.626	295.171
Cash in transit	2.948.929	1.207.795
CBRT	35.805.432	10.857.016
<b>Cash equivalents</b>	<b>13.877.892</b>	<b>4.887.831</b>
Domestic banks	485.853	484.464
Foreign banks	13.392.039	4.403.367
<b>Total cash and cash equivalents</b>	<b>53.215.879</b>	<b>17.247.813</b>

##### b. Cash and cash equivalents at the end of the period:

	Current Period	Prior Period
<b>Cash</b>	<b>20.754.548</b>	<b>39.337.987</b>
Cash in TL/foreign currency	3.734.594	583.626
Cash in transit	2.088.703	2.948.929
CBRT	14.931.251	35.805.432
<b>Cash equivalents</b>	<b>18.583.057</b>	<b>13.877.892</b>
Domestic banks	358.940	485.853
Foreign banks	18.224.117	13.392.039
<b>Total cash and cash equivalents</b>	<b>39.337.605</b>	<b>53.215.879</b>

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### VI. Explanations and Notes Related to Consolidated the Statement of Cash Flows:

##### 2. Cash and cash equivalent items which are restricted for the usage of the Group by legal or other limitations:

Restricted time deposits held at the Central Bank of Türkiye and blockaged amount arising from POS are not considered as cash and cash equivalent items.

##### 3. Explanation about other cash flow items and the effect of the changes in foreign exchange rates on cash and cash equivalents:

Included in "Banking activity subject to assets and liabilities prior to change in operating profit" Other item amounting to TL 14.599.284 (December 31, 2023: TL 21.135.499) mainly consists of general provisions expense and other operating expenses.

The "net increase / decrease in other liabilities" item in the "change in assets and liabilities subject to banking activities" amounting to TL 5.455.881 (December 31, 2023: TL 2.009.273) consists of changes in lease payables, other foreign resources and taxes, duties, fees and premiums.

The effect of the change in foreign exchange rate on cash and cash equivalents was determined to be approximately TL 6.625.052 (December 31, 2023: TL 5.823.987) in the accounting period ended on December 31, 2024.

#### VII. Explanations Related to the Risk Group of the Parent Bank:

The Volume of Transactions Related to the Risk Group that the Parent Bank Belongs to, Credit and Fund Transactions Collected at the end of the Period, Income and Expenses for the Period:

##### a. Current Period

Risk Group of the Parent Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Parent Bank		Other real or legal persons included in the risk group	
	Cash	Non-cash	Cash	Non-cash	Cash	Non-cash
<b>Loans and other receivables</b>						
Balance at the beginning of period	-	-	3.637	-	-	-
Balance at the end of period	-	-	3.885	-	-	-
<b>Profit Share and Commission Income (**)</b>	-	-	644	-	-	-

(\*) It is defined in Article 49 of the Banking Law No. 5411 and Article 4 of the "Regulation on Credit Transactions of Banks" published on November 1, 2006.

##### b. Prior Period

Risk Group of the Parent Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Parent Bank		Other real or legal persons included in the risk group	
	Cash	Non-cash	Cash	Non-cash	Cash	Non-cash
<b>Loans and other receivables</b>						
Balance at the beginning of period	-	-	2.355	-	-	-
Balance at the end of period	-	-	3.637	-	-	-
<b>Profit Share and Commission Income (*)</b>	-	-	364	-	-	-



Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### VII. Explanations Related to the Risk Group of the Parent Bank (Continued):

The Volume of Transactions Related to the Risk Group that the Parent Bank Belongs to, Credit and Fund Transactions Collected at the end of the Period, Income and Expenses for the Period:

##### c. Information on Current and Profit Sharing Accounts of the Parent Bank's Risk Group:

Risk Group of the Parent Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Parent Bank		Other real or legal persons included in the risk group	
	Current Period	Prior Period	Current Period	Prior Period	Current Period	Prior Period
<b>Current and profit sharing accounts</b>						
Balance at the beginning of period	-	-	-	-	-	-
Balance at the end of period	-	-	-	-	-	-
<b>Profit share expense</b>	-	-	-	-	-	-

##### d. Information on Forward and Option Agreements and Other Similar Agreements With the Risk Group of the Parent Bank:

The Parent Bank does not have any forward foreign exchange purchase / sales contracts with the risk group it is included.

##### e. Information Regarding the Benefits Provided to the Parent Bank's Senior Management:

The total amount of the remuneration and benefits provided to the top management of the Bank for the accounting period ended December 31, 2024 is TL 74.283 (December 31, 2023: TL 24.872).

#### VIII. Explanations on Parent Bank Related to Domestic, Foreign and Offshore Branches or Investments and Foreign Representative Offices:

##### 1. Information on the domestic and foreign branches and representative offices of the Bank:

	Number	Number of personnel		
Domestic Branches(*)	113	1.713		
			Country	
Foreign Representation Office	-	-	-	
			Total Assets (Thousand TL)	Statutory Share Capital
Foreign Branches	-	-	-	-
Off-Shore Branches	-	-	-	-

(\*) The number of head office personnel is included in the number of domestic branch employees

##### 2. Information on the Parent Bank's branch or representative office openings, closings, significant changes in the organizational structure:

The Parent Bank has not open branches abroad in 2023. The Parent Bank has opened 12 branches in different regions in the country.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

#### IX. Explanations Related to Subsequent Events:

The Parent Bank will be a resource institution / fund user, and by Emlak Katılım Varlık Kiralama A.Ş., domestically, limited to TL 30.000.000, orderly, in Turkish Lira, Based on the lease certificate structure based on the Management Contract foreseen in the terms of 1-60 months and the Communiqué on Lease Certificates (III-61.1), the application to the Capital Markets Board (CMB) regarding the issuance of lease certificates to be sold to the allocated and / or qualified investor was approved by the CMB's decision dated February 3, 2022 and numbered 6/166. Within the scope of the relevant lease certificate issue ceiling, by Emlak Katılım Varlık Kiralama A.Ş., in February 3, 2022, within the scope of the approval of a consistent regular issuance of TL 30.000.000 from the CMB for sale to qualified investors,

-On January 6, 2025, 92.000 TL, with 364 days maturity for domestic qualified investors,  
-On January 30, 2025, 110.000 TL, with 98 days maturity, for domestic qualified investors,  
-On January 31, 2025, 100.000 TL, with 369 days maturity, for domestic qualified investors,  
-On February 7, 2025, 65.000 TL, with 65 days maturity, for domestic qualified investors,  
-On March 7, 2025, 1.000.000 TL, with 97 days maturity, for domestic qualified investors,  
-On March 11, 2025, 250.000 TL, with 735 days maturity, for domestic qualified investors,  
-On March 11, 2025, 250.000 TL, with 364 days maturity, for domestic qualified investors,  
-On March 13, 2025, 300.000 TL, with 92 days maturity, for domestic qualified investors,  
-On March 14, 2025, 1.500.000 TL, with 111 days maturity, for domestic qualified investors,

In the issuance of the lease certificates the Parent Bank was involved as the authorized investment institution.

Emlak Katılım Tasarruf Finansman A.Ş. was established as a subsidiary of the Parent Bank in accordance with the permission obtained from the Banking Regulation and Supervision Agency and registered to the trade registry on March 3, 2025. The capital of the company, which was established in order to engage in savings finance activities in accordance with the Turkish Commercial Code No. 6012, Financial Leasing, Factoring, Financing and Savings Finance Companies Law No. 6361 and related legislation provisions and interest-free financing principles, is TL 500.000 and the entire capital was paid by the Parent Bank on February 27, 2025.





Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION SIX

#### Other explanations

#### I. Other explanations on operations of the Group

None.

Convenience Translation of the Independent Auditor's Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

# TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

## NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024

(Amounts expressed in Thousands of Turkish Lira (TL) unless otherwise stated.)

### SECTION SEVEN

#### Independent Auditor's Report

#### I. Explanations on the Independent Auditor's Report:

The Group's consolidated financial statements for the six months period ended December 31, 2024 have been reviewed by PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. and Auditors' Limited Review Report dated March 14, 2025 is presented in the introduction of this report.

#### II. Explanations and Footnotes Prepared by the Independent Auditor:

None.



