

TÜRKİYE EMLAK KATILIM BANKASI ANONİM ŞİRKETİ

**PUBLICLY ANNOUNCED UNCONSOLIDATED FINANCIAL
STATEMENTS AND RELATED DISCLOSURES AT
MARCH 31, 2023 TOGETHER WITH INDEPENDENT AUDITOR'S
LIMITED REVIEW REPORT**

*(CONVENIENCE TRANSLATION OF PUBLICLY ANNOUNCED
UNCONSOLIDATED FINANCIAL STATEMENTS, RELATED DISCLOSURES
AND AUDIT REPORT ORIGINALLY ISSUED IN TURKISH – SEE SECTION
THREE NOTE I.A)*



AUDITOR'S REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

(Convenience translation of the independent auditor's review report originally issued in Turkish, See Note I.b of Section Three)

To the General Assembly of Türkiye Emlak Katılım Bankası Anonim Şirketi;

Introduction

We have reviewed the unconsolidated balance sheet of Türkiye Emlak Katılım Bankası Anonim Şirketi ("the Bank") at 31 March 2023 and the related 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 and a summary of significant accounting policies and other explanatory notes to the unconsolidated financial statements for the three-month period then ended. The Bank management is responsible for the preparation and fair presentation of interim financial information 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 Accounting Standard 34 "Interim Financial Reporting" for those matters not regulated by the aforementioned regulations. Our responsibility is to express a conclusion on these interim financial information based on our review.

Scope of Review

We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Limited Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial reporting process, and applying analytical and other review procedures. A review of interim financial information is substantially less in scope than an independent audit performed in accordance with the Independent Auditing Standards and the objective of which is to express an opinion on the financial statements. Consequently, a review of the interim financial information does not provide assurance that the audit firm will be aware of all significant matters which would have been identified in an audit. Accordingly, we do not express an opinion.

Basis for the Qualified Conclusion

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 March 2023 include a free provision amounting to TL 642.414 thousand and related deferred tax amounting to TL 160.603 which was provided in prior periods by the Bank management which is not within the requirements of BRSA Accounting and Financial Reporting Legislation.



Qualified Conclusion

Based on our review, except for the effects of the matter on the unconsolidated financial statements described in the basis for the qualified conclusion paragraph above, nothing has come to our attention that causes us to believe that the accompanying unconsolidated financial information do not present fairly in all material respects the unconsolidated financial position of Türkiye Emlak Katılım Bankası Anonim Şirketi at 31 March 2023 and its financial performance and its cash flows for the three-month-period then ended in accordance with the BRSA Accounting and Financial Reporting Legislation.

Other matter

The unconsolidated financial statements of the Bank as at and for the year ended 31 December 2022 and as at and for the three-month period ended 31 March 2022 were audited and reviewed by another independent audit firm that expressed a qualified opinion in consequence of free provision and related deferred tax in the financial statements in audit report dated 10 March 2023 and unqualified conclusion in the auditor's review report dated 20 May 2022.

Report on other regulatory requirements arising from legislation

Based on our review, nothing has come to our attention that causes us to believe that the financial information provided in the accompanying interim activity report in Section Seven, is not consistent with the reviewed unconsolidated financial statements and disclosures in all material respects.

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 March 2023. 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
Partner

Istanbul, 22 May 2023

**THE UNCONSOLIDATED FINANCIAL REPORT OF TÜRKİYE EMLAK KATILIM
BANKASI A.Ş. FOR THE THREE-MONTH PERIOD THEN ENDED MARCH 31, 2023**

Bank's headquarter address : Barbaros Mahallesi, Begonya Sk. No:9A,
34746 Ataşehir/İstanbul
Bank's phone number and facsimile : 0 (216) 266 26 26 - 0 (216) 275 25 25
Bank's website : www.emlakkatilim.com.tr
Electronic mail contact info : bilgi@emlakkatilim.com.tr

The three month unconsolidated report, designed by the Banking Regulation and Supervision Agency in line with the Communiqué on Financial Statements to be Publicly Announced and the Related Policies and Disclosures consists of the sections listed below:

- GENERAL INFORMATION ABOUT THE BANK
- UNCONSOLIDATED INTERIM 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
- AUDITORS' INTERIM REPORT
- INTERIM ACTIVITY REPORT

The unconsolidated financial statements and related disclosures and footnotes for the three month period; 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 independently reviewed and presented as attached.

Prof. Dr. Mehmet Emin BİRPINAR

Chairman of the Board of Directors

Abdullah Erdem CANTİMUR

Head of the Audit Committee

Mehmet Nuri YAZICI

Member of the Audit Committee

İlker SİRTKAYA

General Manager

Hakan ULUS

Official Reporting Manager

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

Name-Surname / Title : Hakan ULUS / Official Reporting Manager

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Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023

(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 Turkey, 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.

Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023

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

General information (Continued)

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

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 Istanbul and there are 90 branches (including 1 e-branch) of the Bank as of March 31, 2023. (December 31, 2022: 80). The Bank is operating with 1.340 staff as of 31 March 2023 (December 31, 2022: 1.297).

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 and Urbanization.

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	Ownership Percentage(%)
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate	-
Abdullah Erdem CANTİMUR	Vice Chairman of the Board of Directors and Chairman of the Audit Committee	Master	-
Hasan SUVER*	Member of BOD	Master	-
Mustafa ERDEM	Member of BOD	Bachelor	-
Mehmet Nuri YAZICI	Member of BOD and Audit Committee	Bachelor	-
Prof. Dr. Murat BALCI	Member of BOD	Doctorate	-
İlker SİRTKAYA	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	-
Hüseyin Cahit BÜYÜKBAŞ	Assistant General Manager Responsible for Sales and Marketing	Bachelor	-
Nihat BULUT	Assistant General Manager Responsible for Credits	Bachelor	-
Yusuf OKUR	Assistant General Manager Responsible for Operations	Bachelor	-
Uğur KARA	Assistant General Manager Responsible for Human Resources	Master	-

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	%99,99999	1.026.915	-
Other	-	%0,00001	-	-

Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023

(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

**Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023

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

ASSETS	Note (Fifth Section-I)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD			PRIOR PERIOD		
		(31/03/2023)			(31/12/2022)		
		TL	FC	TOTAL	TL	FC	TOTAL
I. FINANCIAL ASSETS (NET)		11.934.188	41.392.618	53.326.806	10.852.434	32.751.849	43.604.283
1.1 Cash and cash equivalents		2.060.214	37.646.136	39.706.350	1.646.250	29.281.090	30.927.340
1.1.1 Cash and Balances with Central Bank	(1)	2.059.383	34.507.490	36.566.873	1.644.787	24.437.793	26.082.580
1.1.2 Banks	(2)	1.952	3.189.170	3.191.122	2.447	4.885.384	4.887.831
1.1.3 Money Market Placements		-	-	-	-	-	-
1.1.4 Expected Loss Provisions (-)		1.121	50.524	51.645	984	42.087	43.071
1.2 Financial Assets Measured at Fair Value Through Profit/Loss (FVTPL)	(3)	1.266.620	1.155.448	2.422.068	1.274.498	943.463	2.217.961
1.2.1 Government Debt Securities		1.537	1.155.448	1.156.985	1.496	943.463	944.959
1.2.2 Equity Securities		-	-	-	-	-	-
1.2.3 Other Financial Assets		1.265.083	-	1.265.083	1.273.002	-	1.273.002
1.3 Financial Assets Measured at Fair Value Through Other Comprehensive Income (FVOCI)	(4)	8.582.217	2.590.267	11.172.484	7.926.770	2.514.615	10.441.385
1.3.1 Government Debt Securities		8.574.558	2.590.267	11.164.825	7.919.111	2.514.615	10.433.726
1.3.2 Equity Securities		7.659	-	7.659	7.659	-	7.659
1.3.3 Other Financial Assets		-	-	-	-	-	-
1.4 Derivative Financial Assets	(5)	25.137	767	25.904	4.916	12.681	17.597
1.4.1 Derivative Financial Assets Measured at FVTPL		25.137	767	25.904	4.916	12.681	17.597
1.4.2 Derivative Financial Assets Measured at FVOCI		-	-	-	-	-	-
II. FINANCIAL ASSETS MEASURED AT AMORTIZED COST (NET)		44.011.530	15.253.826	59.265.356	37.583.957	16.495.311	54.079.268
2.1 Loans	(6)	37.642.122	10.935.328	48.577.450	31.374.318	12.432.021	43.806.339
2.2 Lease Receivables	(8)	415.556	106.029	521.585	373.586	112.696	486.282
2.3 Other Financial Assets Measured at Amortized Cost	(7)	6.443.155	4.380.673	10.823.828	6.300.593	4.139.848	10.440.441
2.3.1 Government Debt Securities		6.443.155	4.380.673	10.823.828	6.300.593	4.139.848	10.440.441
2.3.2 Other Financial Assets		-	-	-	-	-	-
2.4 Expected Loss Provisions(-)	(6)	489.303	168.204	657.507	464.540	189.254	653.794
III. ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	7.757	-	7.757	5.242	-	5.242
3.1 Asset Held for Sale		7.757	-	7.757	5.242	-	5.242
3.2 Assets of Discontinued Operations		-	-	-	-	-	-
IV. PARTNERSHIP INVESTMENTS		22.600	-	22.600	100	-	100
4.1 Associates (Net)	(10)	-	-	-	-	-	-
4.1.1 Associates Consolidated Under Equity Accounting		-	-	-	-	-	-
4.1.2 Unconsolidated Associates		-	-	-	-	-	-
4.2 Subsidiaries (Net)		22.600	-	22.600	100	-	100
4.2.1 Unconsolidated Financial Investments in Subsidiaries		22.600	-	22.600	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)	504.081	-	504.081	432.288	-	432.288
VI. INTANGIBLE ASSETS (NET)	(12)	138.684	-	138.684	100.413	-	100.413
6.1 Goodwill		-	-	-	-	-	-
6.2 Other		138.684	-	138.684	100.413	-	100.413
VII. INVESTMENT PROPERTY (NET)	(13)	-	-	-	-	-	-
VIII. CURRENT TAX ASSET		-	-	-	-	-	-
IX. DEFERRED TAX ASSETS	(14)	961.633	-	961.633	663.317	-	663.317
X. OTHER ASSETS	(15)	2.653.086	36.810	2.689.896	1.338.150	3.874	1.342.024
TOTAL ASSETS		60.233.559	56.683.254	116.916.813	50.975.901	49.251.034	100.226.935

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

**Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023

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

LIABILITIES	Note (Fifth Section-II)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD (31/03/2023)			PRIOR PERIOD (31/12/2022)		
		TL	FC	TOTAL	TL	FC	TOTAL
I. FUNDS COLLECTED	(1)	41.306.024	49.736.661	91.042.685	34.941.257	44.282.608	79.223.865
II. FUNDS BORROWED	(2)	7.900.544	833.277	8.733.821	6.403.488	749.565	7.153.053
III. MONEY MARKET FUNDS		-	-	-	-	-	-
IV. SECURITIES ISSUED (Net)		-	-	-	-	-	-
V. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS		-	-	-	-	-	-
VI. DERIVATIVE FINANCIAL LIABILITIES		6.501	-	6.501	2.261	11.536	13.797
6.1 Derivative Financial Liabilities at Fair Value Through Profit or Loss	(3)	6.501	-	6.501	2.261	11.536	13.797
6.2 Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income	(5)	-	-	-	-	-	-
VII. LEASE PAYABLES (NET)	(4)	347.439	-	347.439	278.248	-	278.248
VIII. PROVISIONS	(6)	900.192	122.166	1.022.358	938.875	106.829	1.045.704
8.1 General Provisions		-	-	-	-	-	-
8.2 Reserve for Employee Benefits		87.925	-	87.925	138.275	-	138.275
8.3 Insurance Technical Provisions (Net)		-	-	-	-	-	-
8.4 Other Provisions		812.267	122.166	934.433	800.600	106.829	907.429
IX. CURRENT TAX LIABILITY	(7)	1.922.828	-	1.922.828	1.368.458	-	1.368.458
X. DEFERRED TAX LIABILITY		-	-	-	-	-	-
XI. LIABILITIES FOR ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(8)	-	-	-	-	-	-
11.1 Held for Sale Purpose		-	-	-	-	-	-
11.2 Related to Discontinued Operations		-	-	-	-	-	-
XII. SUBORDINATED DEBT INSTRUMENTS	(9)	-	4.354.024	4.354.024	-	4.110.376	4.110.376
12.1 Loans		-	4.354.024	4.354.024	-	4.110.376	4.110.376
12.2 Other Debt Instruments		-	-	-	-	-	-
XIII. OTHER LIABILITIES	(10)	931.815	1.357.626	2.289.441	564.928	444.632	1.009.560
XIV. SHAREHOLDERS' EQUITY	(11)	7.187.043	10.673	7.197.716	6.001.650	22.224	6.023.874
14.1 Paid-in capital		1.026.915	-	1.026.915	1.026.915	-	1.026.915
14.2 Capital Reserves		33.186	-	33.186	33.186	-	33.186
14.2.1 Share Premium		-	-	-	-	-	-
14.2.2 Share Cancellation Profits		-	-	-	-	-	-
14.2.3 Other Capital Reserve		33.186	-	33.186	33.186	-	33.186
14.3 Other Accumulated Comprehensive Income or Loss That Will Not Be Reclassified Through Profit or Loss		(19.114)	-	(19.114)	(19.114)	-	(19.114)
14.4 Other Accumulated Comprehensive Income or Loss That Will Be Reclassified Through Profit or Loss		1.766.532	10.673	1.777.205	1.520.003	22.224	1.542.227
14.5 Profit Reserves		630.711	-	630.711	630.711	-	630.711
14.5.1 Legal Reserves		287.778	-	287.778	287.778	-	287.778
14.5.2 Status Reserves		-	-	-	-	-	-
14.5.3 Extraordinary Reserves		342.933	-	342.933	342.933	-	342.933
14.5.4 Other Profit Reserves		-	-	-	-	-	-
14.6 Income or (Loss)		3.748.813	-	3.748.813	2.809.949	-	2.809.949
14.6.1 Prior Periods' Income or (Loss)		2.809.949	-	2.809.949	-	-	-
14.6.2 Current Period Income or (Loss)		938.864	-	938.864	2.809.949	-	2.809.949
TOTAL LIABILITIES		60.502.386	56.414.427	116.916.813	50.499.165	49.727.770	100.226.935

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

**Convenience Translation of the Independent Auditor's Report originally issued in Turkish
(See Note 1.a of Section Three)**

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF OFF-BALANCE SHEET AS OF MARCH 31, 2023

(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 (31/03/2023)			PRIOR PERIOD (31/12/2022)		
		TL	FC	TOTAL	TL	FC	TOTAL
A. OFF BALANCE SHEET COMMITMENTS (I+II+III)		17.096.686	10.261.697	27.358.383	13.582.886	17.334.633	30.917.519
I. GUARANTEES AND SURETIES	(1)	8.698.300	3.802.522	12.500.822	7.168.358	3.306.651	10.475.009
1.1 Letters of Guarantees		8.679.171	2.784.046	11.463.217	7.164.657	2.680.614	9.845.271
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		8.679.171	2.784.046	11.463.217	7.164.657	2.680.614	9.845.271
1.2 Bank Loans		19.129	160.172	179.301	3.701	196.736	200.437
1.2.1 Import Letter of Acceptances		19.129	160.172	179.301	3.701	196.736	200.437
1.2.2 Other Bank Acceptances		-	-	-	-	-	-
1.3 Letter of Credits		-	858.304	858.304	-	429.301	429.301
1.3.1 Documentary Letter of Credits		-	858.304	858.304	-	429.301	429.301
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 Turkey		-	-	-	-	-	-
1.5.2 Other Endorsements		-	-	-	-	-	-
1.6 Other Guarantees		-	-	-	-	-	-
1.7 Other Collaterals		-	-	-	-	-	-
II. COMMITMENTS	(1)	6.839.741	4.958.003	11.797.744	5.577.597	4.633.812	10.211.409
2.1 Irrevocable Commitments		6.839.741	4.958.003	11.797.744	5.577.597	4.633.812	10.211.409
2.1.1 Asset Purchase and Sale Commitments		458.025	4.617.234	5.075.259	67.720	4.301.368	4.369.088
2.1.2 Share Capital Commitment to Associates and Subsidiaries		67.500	-	67.500	-	-	-
2.1.3 Loan Granting Commitments		4.997.621	-	4.997.621	4.307.375	-	4.307.375
2.1.4 Securities Underwriting Commitments		-	-	-	-	-	-
2.1.5 Commitments for Reserve Deposit Requirements		-	-	-	-	-	-
2.1.6 Payment Commitment for Cheques		284.095	-	284.095	170.002	-	170.002
2.1.7 Tax And Fund Liabilities from Export Commitments		-	-	-	-	-	-
2.1.8 Commitments for Credit Card Expenditure Limits		-	-	-	-	-	-
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		1.032.500	340.769	1.373.269	1.032.500	332.444	1.364.944
2.2 Revocable Commitments		-	-	-	-	-	-
2.2.1 Revocable Loan Granting Commitments		-	-	-	-	-	-
2.2.2 Other Revocable Commitments		-	-	-	-	-	-
III. DERIVATIVE FINANCIAL INSTRUMENTS		1.558.645	1.501.172	3.059.817	836.931	9.394.170	10.231.101
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	(3)	1.558.645	1.501.172	3.059.817	836.931	9.394.170	10.231.101
3.2.1 Forward Foreign Currency Buy/Sell Transactions		1.162.539	1.117.484	2.280.023	463.718	448.315	912.033
3.2.1.1 Forward Foreign Currency Transactions-Buy		587.881	556.344	1.144.225	225.427	231.190	456.617
3.2.1.2 Forward Foreign Currency Transactions-Sell		574.658	561.140	1.135.798	238.291	217.125	455.416
3.2.2 Other Forward Buy/Sell Transactions		396.106	383.688	779.794	373.213	8.945.855	9.319.068
3.3 Other		-	-	-	-	-	-
B. CUSTODY AND PLEDGED ITEMS (IV+V+VI)		391.032.889	29.459.143	420.492.032	329.532.626	27.260.409	356.793.035
IV. ITEMS HELD IN CUSTODY		23.777.950	7.939.238	31.717.188	22.338.186	7.653.917	29.992.103
4.1 Assets Under Management		-	-	-	-	-	-
4.2 Investment Securities Held in Custody		6.602.715	640.791	7.243.506	5.748.785	679.660	6.428.445
4.3 Cheques Received for Collection		5.257.905	125.738	5.383.643	4.744.393	240.789	4.985.182
4.4 Commercial Notes Received for Collection		805.551	-	805.551	650.398	-	650.398
4.5 Other Assets Received for Collection		-	-	-	-	-	-
4.6 Assets Received for Public Offering		-	-	-	-	-	-
4.7 Other Items Under Custody		13.959	-	13.959	10.638	-	10.638
4.8 Custodians		11.097.820	7.172.709	18.270.529	11.183.972	6.733.468	17.917.440
V. PLEDGED ITEMS		367.254.939	21.519.905	388.774.844	307.194.440	19.606.492	326.800.932
5.1 Marketable Securities		772.387	-	772.387	572.427	-	572.427
5.2 Guarantee Notes		-	-	-	-	-	-
5.3 Commodity		6.853.444	1.702.435	8.555.879	5.801.967	377.970	6.179.937
5.4 Warranty		-	-	-	-	-	-
5.5 Properties		46.386.645	-	46.386.645	37.477.419	-	37.477.419
5.6 Other Pledged Items		313.242.463	19.817.470	333.059.933	263.342.627	19.228.522	282.571.149
5.7 Pledged Items-Depository		-	-	-	-	-	-
VI. ACCEPTED INDEPENDENT GUARANTEES AND WARRANTIES		-	-	-	-	-	-
TOTAL OFF BALANCE SHEET ACCOUNTS (A+B)		408.129.575	39.720.840	447.850.415	343.115.512	44.595.042	387.710.554

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

**Convenience Translation of the Independent Auditor's Report originally issued in Turkish
(See Note 1.a of Section Three)**

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS AS OF MARCH 31, 2023

(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 (01/01/2023- 31/03/2023)	PRIOR PERIOD (01/01/2022- 31/03/2022)
I. PROFIT SHARE INCOME	(1)	3,018,382	1,285,031
1.1 Profit Share on Loans		1,846,266	768,282
1.2 Income Received from Reserve Deposits		210,865	16,135
1.3 Income Received from Banks		375	46
1.4 Income Received from Money Market Placements		-	-
1.5 Income Received from Marketable Securities Portfolio		935,027	492,057
1.5.1 Financial Assets at Fair Value Through Profit and Loss		85,125	20,878
1.5.2 Financial Assets at Fair Value through Other Comprehensive Income		542,798	438,669
1.5.3 Financial Assets Measured at Amortised Cost		307,104	32,510
1.6 Finance Lease Income		23,066	8,301
1.7 Other Profit Share Income		2,783	210
II. PROFIT SHARE EXPENSE (-)	(2)	1,544,837	700,548
2.1 Expense on Profit Sharing Accounts		1,123,780	488,515
2.2 Profit Share Expense on Funds Borrowed		390,796	187,700
2.3 Profit Share Expense on Money Market Borrowings		10,514	15,657
2.4 Expense on Securities Issued		-	-
2.5 Lease Profit Share Expense		19,747	8,209
2.6 Other Profit Share Expenses		-	467
III. NET PROFIT SHARE INCOME (I - II)		1,473,545	584,483
IV. NET FEES AND COMMISSIONS INCOME/EXPENSE		388,128	43,082
4.1 Fees and Commissions Received		396,352	47,625
4.1.1 Non-Cash Loans		29,217	13,242
4.1.2 Other	(3)	367,135	34,383
4.2 Fees and Commissions Paid (-)		8,224	4,543
4.2.1 Non-Cash Loans		19	36
4.2.2 Other	(3)	8,205	4,507
V. DIVIDEND INCOME	(4)	-	-
VI. NET TRADING INCOME	(5)	719,296	13,812
6.1 Capital Market Transaction Gains / (Losses)		2,692	7,149
6.2 Gains/ (Losses) from Derivative Financial Instruments		30,385	104,486
6.3 Foreign Exchange Gains / (Losses)		686,219	(97,823)
VII. OTHER OPERATING INCOME	(6)	135,317	40,103
VIII. TOTAL OPERATING PROFIT (III+IV+V+VI+VII)		2,716,286	681,480
IX. PROVISION FOR EXPECTED LOSS (-)	(7)	149,825	156,335
X. OTHER PROVISION EXPENSES (-)	(7)	19,687	18,154
XI. PERSONNEL EXPENSES (-)		196,172	109,784
XII. OTHER OPERATING EXPENSES (-)	(8)	1,210,142	83,986
XIII. NET OPERATING PROFIT/LOSS (VIII-IX-X-XI-XII)		1,140,460	313,221
XIV. INCOME RESULTED FROM MERGERS		-	-
XV. GAIN/LOSS ON NET MONETARY POSITION		-	-
XVI. PROFIT/LOSS BEFORE TAXES (XIII+...+XV)		-	-
XVII. PROVISION FOR TAXES (±)		1,140,460	313,221
XVIII. TAX PROVISION FOR CONTINUING OPERATIONS (±)	(10)	(201,596)	(90,758)
18.1 Current Tax Provision		603,480	214,887
18.2 Deferred Tax Expense (+)		728,713	39,676
18.3 Deferred Tax Income (-)		1,130,597	163,805
XIX. NET OPERATING PROFIT/LOSS AFTER TAXES (XVI±XVII)	(9)	938,864	222,463
XX. INCOME FROM DISCONTINUED OPERATIONS		-	-
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		-	-
XXI. EXPENSES FROM DISCONTINUED OPERATIONS (-)		-	-
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		-	-
XXII. PROFIT/LOSS BEFORE TAXES ON DISCONTINUED OPERATIONS (XIX-XX)		-	-
XXIII. PROVISION FOR TAXES OF DISCONTINUED OPERATIONS (±)	(9)	-	-
23.1 Current Tax Provision		-	-
23.2 Deferred Tax Expense (+)		-	-
23.3 Deferred Tax Income (-)		-	-
XXIV. NET PROFIT/LOSS FROM DISCONTINUED OPERATIONS (XXI±XXII)		-	-
XXV. NET PROFIT/LOSS (XVIII+XXIII)		938,864	222,463
Earnings Per Share		0,00914	0,00217

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

**Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023**

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

	THOUSAND TL	THOUSAND TL
	CURRENT PERIOD (01/01/2023- 31/03/2023)	PRIOR PERIOD 01/01/2022- 31/03/2022)
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME		
I. CURRENT PERIOD PROFIT/LOSS	938.864	222.463
II. OTHER COMPREHENSIVE INCOME	234.978	382.766
2.1 Other Income/Expense Items not to be Recycled to Profit or Loss	-	-
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	-	-
2.1.5 Deferred Taxes on Other Comprehensive Income not to be Recycled to Profit or Loss	-	-
2.2 Other Income/Expense Items to be Recycled to Profit or Loss	234.978	382.766
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	313.623	478.898
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	-	-
2.2.6 Deferred Taxes on Other Comprehensive Income to be Recycled to Profit or Loss	(78.645)	(96.132)
III. TOTAL COMPREHENSIVE INCOME (I+II)	1.173.842	605.229

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

Convenience Translation of the Independent Auditor's 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 MARCH 31, 2023

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

	Current Period (01.01.2023 – 31.03.2023)	Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves(*)	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			Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Shareholders' Equity
						1	2	3	4	5	6				
I. Balances at Beginning Period(**)	1.026.915	-	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.711	-	2.809.949	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
IV. Total Comprehensive Income	-	-	-	-	-	-	-	-	-	234.978	-	-	-	938.864	1.173.842
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2XI. Profit Distribution	-	-	-	-	-	-	-	-	-	-	-	2.809.949	(2.809.949)	-	-
11.1 Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2 Transfers to Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.3 Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	-	33.186	-	(19.114)	-	-	1.777.205	-	630.711	2.809.949	938.864	7.197.716

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 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 MARCH 31, 2023

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

	Prior Period (01.01.2022 – 31.03.2022)	Paid-in Capital	Share Premium	Share Cancellation n Profits	Other Capital Reserves(*)	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			Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Shareholders' Equity
						1	2	3	4	5	6				
I. Balances at Beginning Period(**)		1.026.915	-	-	23.088	-	(1.411)	-	-	45.324	-	485.999	5.395	143.113	1.728.423
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	-	-	23.088	-	(1.411)	-	-	45.324	-	485.999	5.395	143.113	1.728.423
IV. Total Comprehensive Income		-	-	-	-	-	-	-	-	382.766	-	-	-	222.463	605.229
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		-	-	-	10.098	-	-	-	-	-	-	(3.796)	-	-	6.302
2XI. Profit Distribution		-	-	-	-	-	-	-	-	-	-	148.508	(5.395)	(143.113)	-
11.1 Dividends		-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2 Transfers to Reserves		-	-	-	-	-	-	-	-	-	-	148.508	(148.508)	-	-
11.3 Others		-	-	-	-	-	-	-	-	-	-	-	143.113	(143.113)	-
Balances at end of the period (III+IV...+X+XI)		1.026.915	-	-	33.186	-	(1.411)	-	-	428.090	-	630.711	-	222.463	2.339.954

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 Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

		THOUSAND TL	THOUSAND TL
STATEMENT OF CASH FLOWS		CURRENT PERIOD (01/01/2023- 31/03/2023)	PRIOR PERIOD (01/01/2022- 31/03/2022)
A.	CASH FLOWS FROM BANKING OPERATIONS		
1.1	Operating Profit Before Changes In Assets And Liabilities from Banking Operations	2.242.512	11.800
1.1.1	Profit Share Income Received	3.061.370	1.110.244
1.1.2	Profit Share Expense Paid	(1.547.806)	(731.542)
1.1.3	Dividend Received	-	-
1.1.4	Fees and Commissions Received	396.352	47.625
1.1.5	Other Income	135.509	36.625
1.1.6	Collections from Previously Written off Loans	12.394	-
1.1.7	Payments to Personnel and Service Suppliers	(196.172)	(151.586)
1.1.8	Taxes Paid	(148.181)	(98.470)
1.1.9	Others	529.046	(201.096)
1.2	Changes in Assets and Liabilities from Banking Operations	4.054.547	3.246.267
1.2.1	Net (Increase) Decrease in Financial Assets at Fair Value Through Profit or Loss	(206.075)	955.988
1.2.2	Net (Increase) Decrease in Due From Banks and Other Financial Institutions	663.429	(634.428)
1.2.3	Net (Increase) Decrease in Loans	(4.373.824)	(3.566.003)
1.2.4	Net (Increase) Decrease in Other Assets	(1.427.712)	(123.359)
1.2.5	Net Increase (Decrease) in Bank Deposits	(282.040)	895.825
1.2.6	Net Increase (Decrease) in Other Deposits	10.284.377	6.556.452
1.2.7	Net Increase (Decrease) in Financial Liabilities Measured at Financial Assets at Fair Value Through Profit or Loss	-	-
1.2.8	Net Increase (Decrease) in Funds Borrowed	(1.466.144)	-
1.2.9	Net Increase (Decrease) in Matured Payables	-	-
1.2.10	Net Increase (Decrease) in Other Liabilities	862.536	(838.208)
I.	Net Cash Flows from Banking Operations	6.297.059	3.258.067
B.	CASH FLOWS FROM INVESTING ACTIVITIES		
II.	Net cash flow from investing activities	595.500	(1.434.000)
2.1	Cash Paid For Acquisition of Investments, Associates and Subsidiaries	(22.500)	-
2.2	Cash Obtained From Disposal of Investments, Associates and Subsidiaries	-	-
2.3	Purchases of Property and Equipment	(15.237)	25.065
2.4	Disposals of Property and Equipment	587	5.896
2.5	Purchase of Financial Assets at Fair Value Through Other Comprehensive Income	(731.099)	(1.478.830)
2.6	Sale of Financial Assets at Fair Value Through Other Comprehensive Income	1.441.051	307.774
2.7	Purchase of Financial Assets Measured at Amortised Cost	-	(295.299)
2.8	Sale of Financial Assets Measured at Amortised Cost	-	-
2.9	Other	(77.302)	1.394
C.	CASH FLOWS FROM FINANCING ACTIVITIES		
III.	Net Cash Flows from Financing Activities	1.875.084	533.493
3.1	Cash Obtained from Funds Borrowed and Securities Issued	63.026.330	30.906.711
3.2	Cash Used for Repayment of Funds Borrowed and Securities Issued	(61.058.023)	(30.300.498)
3.3	Issued Capital Instruments	-	-
3.4	Dividends Paid	-	-
3.5	Payments for Finance Leases	(93.223)	(72.720)
3.6	Other	-	-
IV.	Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents	683.370	264.755
V.	Net increase/(decrease) in cash and cash equivalents	9.451.013	2.622.315
VI.	Net (Decrease) Increase in Cash and Cash Equivalents	17.247.813	3.262.469
VII.	Cash and Cash Equivalents at the End of the period	26.698.826	5.884.784

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

Convenience Translation of the Independent Auditor’s Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 unconsolidated financial statements are prepared within the scope of the “Regulation on Accounting Applications for Banks and Safeguarding of Documents” related with Banking Act numbered 5411 published in the Official Gazette numbered 26333 dated 1 November 2006 and in accordance with the regulations, communiqués, interpretations and legislations related to accounting and financial reporting principles published by the Banking Regulation and Supervision Agency (“BRSA”), and in case where a specific regulation is not made “Turkish Accounting Standards” (“TAS”) and “Turkish Financial Reporting Standards” (“TFRS”) put into effect by Public Oversight Accounting and Auditing Standards Authority (“POA”). The format and content of the publicly announced unconsolidated financial statements and notes to these statements have been prepared in accordance with the “Communiqué on Publicly Announced Financial Statements, Explanations and Notes to These Financial Statements” and “Communiqué On Disclosures About Risk Management To Be Announced To Public By Banks” and amendments to this Communiqué. The Bank maintains its books in Turkish Lira in accordance with the Banking Act, Turkish Commercial Code and Turkish Tax Legislation.

The unconsolidated financial statements have been prepared in TL, under the historical cost convention except for the financial assets and liabilities carried at fair value.

The preparation of unconsolidated financial statements in conformity with TFRS requires the use of certain accounting estimates by the Bank management to exercise its judgement on the assets and liabilities on the balance sheet and contingent assets and liabilities as of the balance sheet date. These estimates are being reviewed regularly and, when necessary, suitable corrections are made and the effects of these corrections are explained in the related notes and reflected to the income statement. Assumptions and estimates that are used in the preparation of the accompanying financial statements are explained in the following related disclosures.

Additional paragraph for convenience translation to English

The differences between accounting principles, as described in these preceding paragraphs and accounting principles generally accepted in countries in which unconsolidated financial statements are to be distributed and International Financial Reporting Standards (“IFRS”) have not been quantified in these unconsolidated financial statements. Accordingly, these unconsolidated financial statements are not intended to present the financial position, results of operations and changes in financial position and cash flows in accordance with the accounting principles generally accepted in such countries and IFRS.

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

The accounting policies and valuation principles applied in the preparation of unconsolidated financial statements, are determined and applied in accordance with regulations, communiqués, explanations and circulars on accounting and financial reporting principles published by the BRSA, and in case where there is no special regulation made by the BRSA, in accordance with principles in the context of TAS and TFRS. The accounting policies and valuation principles related with current period are explained in Notes II to XXIII below.

Convenience Translation of the Independent Auditor’s Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

Accounting policies (Continued)

I. Explanations on basis of presentation: (Continued)

b. Accounting policies and valuation principles applied in the preparation of unconsolidated financial statements (Continued)

The preparation of unconsolidated financial statements in conformity with TFRS requires the use of certain critical accounting estimates by the Participation Bank management to exercise its judgment on the assets and liabilities of the balance sheet and contingent matters as of the balance sheet date.

TAS 29 Financial Reporting in Hyperinflation Economies requires entities whose functional currency is that of a hyperinflationary economy to prepare their financial statements in terms of the measuring unit current at the end of the reporting period. TAS 29 describes characteristics that may indicate that an economy is hyperinflationary, and it requires all entities that report in the currency of the same hyperinflationary economy apply this Standard from the same date. Therefore, it is expected that TAS 29 will start to be applied simultaneously by all entities with the announcement of Public Oversight Accounting and Auditing Standards Authority to ensure consistency of the application required by TAS 29 throughout the country. However, the Authority has not published any announcement that determines entities would restate their financial statements for the accounting period ending on March 31, 2023 in accordance with TAS 29. In this context, TMS 29 is not applied and inflation adjustment has not been reflected in the financial statements as of March 31, 2023.

The February 2023 earthquake disaster in Kahramanmaraş and surrounding provinces the consequences have been reviewed, and the impact on the financial statements is being assessed.

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. The Bank has rearranged the previous period cash flow statement 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 creates its strategies regarding financial instruments by considering its resource structure. The bank's funding structure mainly consists of funds collected as "private current accounts", "participation accounts" and "participation accounts investment proxy pools". Apart from the funds collected, the Bank's most important funding sources are equity and funds from domestic / foreign financial institutions.

The Bank's transactions in foreign currencies are accounted in accordance with the TAS 21 "Accounting Standard on the Effect of Changes in Foreign Currency Rates", and converted with the exchange rate ruling at the transaction date into Turkish Lira. Foreign currency assets and liabilities have been translated into Turkish Lira at the rate of exchange rates ruling at the balance sheet date announced by Central Bank of Republic of Turkey "CBRT". Gains or losses arising from foreign currency transactions and translation of foreign currency assets and liabilities are reflected in the income statement as foreign exchange gain or loss.

The portion of risk belonging to the profit sharing accounts for foreign currency non-performing loans which were funded from these accounts is evaluated at current foreign exchange rates.

The foreign currency exchange differences resulting from the translation of debt securities issued and monetary financial assets into Turkish Lira are included in the income statement.

Precious metals accounted under assets and liabilities which do not have fixed maturity are converted into Turkish Lira by using the weighted average price at the balance sheet date announced by Borsa İstanbul and resulting evaluation differences are reflected as foreign exchange gain or loss.

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UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

Accounting policies (Continued)

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.

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.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

Accounting policies (Continued)

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.

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 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 Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

Accounting policies (Continued)

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 the reasonable, objective and supportable information based on a probability-weighted including estimations about past events, current conditions as of the reporting date, without undue cost or effort. The Bank has not developed an internal model for estimating these risk parameters due to insufficient historical data for modeling. In ECL calculations, the Bank consider sectoral average NPL ratio as PD with reasonable approach and the ratio of non-performing loans to gross loans, in line with the projection of the next year. For LGD, the Bank uses a 45% ratio in compliance with the basic IDD approach in Communiqué Related to Principles of the amount credit risk calculated with the Internal Ratings Based Approach published by the BRSA with a reasonable approach. The calculation of expected credit losses consists of three main parameters: Probability of Default (PD), Loss Given Default (LGD), and Exposure at Default (EAD).

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.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

Accounting policies (Continued)

VII. 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. Impairment for credit risk is determined on the basis of the instrument's lifetime 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 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 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.

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.

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

Accounting policies (Continued)

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.

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 March 31, 2023, there is no goodwill in the financial statements of the Bank. The Bank’s intangible assets consist of softwares and intangible rights (December 31, 2022: 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.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

Accounting policies (Continued)

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 (Rights)	7-33

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.

XIII. Explanations 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 18% for leasing agreements denominated in Turkish liras.

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Accounting policies (Continued)

XIII. 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 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 Bank measures its leasing liability at the present value of the lease payments not paid at that time. Lease payments are discounted using the Bank's average borrowing interest 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.

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.

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Accounting policies (Continued)

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 Turkey'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 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 30 June 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 Turkey ("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.

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.

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Accounting policies (Continued)

XV. Explanations on liabilities regarding employee rights: (Continued)

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.

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 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.

Liability of T.C. Ziraat Bankası and T.Halk Bankası Members Pension and Relief Fund (TZHEMSAN)

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 2022 which is prepared in accordance with the new law and the allowance determined as 9,80%, concluded no technical deficit arises in the above mentioned 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:

In the financial statements as of March 31, 2023, the corporate tax rate is applied 25%. The corporate tax rate has been permanently increased to 25% for banks, consumer finance companies, factoring and financial leasing companies, capital market institutions, authorized foreign exchange institutions, asset management companies, capital market institutions, insurance and reinsurance companies and pension companies in accordance with the publication of the Law No. 7394 in the Official Gazette dated April 15,2022.

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Accounting policies (Continued)

XVI. Explanations on taxation: (Continued)

Dividends paid to the resident institutions are not subject to withholding tax in Türkiye. Withholding tax rate on the dividend payments other than these is 10%. Appropriation of the retained earnings to capital is not considered as profit distribution and accordingly is not subject to withholding tax.

Corporations calculate advance tax with their current rate on quarterly profits and pay until the evening of the same day by declaring until the 17th day of the second month following that period.

The prepaid taxes can be deducted from the annual corporate tax calculated on the annual corporate income. The remaining prepaid tax, if any after deduction, can be refunded in cash or deducted from other financial liabilities to the government.

75% portion of the capital gains derived from the sale of equity investments and 50% portion of the capital gains derived from the sale of immovable properties held for at least two years is tax exempt if such gains are added to paid-in capital or held in a special fund account under liability for five years.

In accordance with the tax legislation, tax losses can be carried forward to offset against future taxable income for up to 5 years. Tax losses cannot be carried back to offset profits from previous periods.

In Türkiye, there is no procedure for a final and definite agreement on tax assessments. Companies file their tax returns until the last day of the following fourth month after the closing of the accounting year to which they relate. Tax returns are open for five years from the beginning of the year that follows the date of filing during which time the tax authorities have the right to audit tax returns, and the related accounting records on which they are based, and may issue reassessments based on their findings and carry out sectorial investigations.

The monetary amount included in the financial statements Non-inflationary assets had to be adjusted for inflation in accordance with the reiterated article 298/A of the Tax Procedure Law (VUK). The provisional tax calculation 2021 and 2022 accounting periods, including the periods of inflation adjustment, are accepted as the accounting periods in which they are not realized as of January 29, 2022, and with the Law No. 7352 published in the Official Gazette No. 31734.

Changes have been made to the Tax Procedure Law with Law No. 7338, which was published in the Official Gazette on October 26, 2021. As a result, revaluation of immovables registered in the asset and economic assets subject to depreciation is possible. On January 14, 2023, a communiqué was published in the Official Gazette with the amendment of the Accounting System Implementation General Communiqués, different accounting and taxpayers subject to financial reporting standards rules are now also subject to Tax Procedure Law No. 213. revaluation is governed by Article 298's second paragraph (Ç) and the provisional Article 32. the application's eligibility requirements have been clarified.

Repetitive Article 298/ç and Provisional Article 32 of Tax Procedure Law Nos. 213 and 537 have been applied in relation to these and revaluation by the Bank in accordance with the General Communiqués of Tax Procedure Law No. 547 provisions. Adjusted in the corporate tax base for the 2022 accounting period Provisional Article 32, a tax of 2% is calculated on the value increase amount within the scope of the and paid, taking into account the TPL depreciation expenses determined over the values. Tax depreciation expense in corporate tax calculations for the fiscal year ending March 31, 2023 calculated using the net book values following revaluation. Revaluation of the remaining TPL net book values as a result of the revaluation of the economic assets subject to revaluation it will be depreciated over the course of its useful life.

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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 on the basis of the tax rates that are applicable to or are certain to have effect on the income statement for the period in which the asset is realized or the liability is settled and recorded as income or expense in the income statement. However, deferred tax is recognized directly in equity if the tax asset relates directly to equity in the same or different period. The bank 25% tax rate is used for temporary differences realized at the end of 2022 or after or expected to close.

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 availed 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.

XX. Explanations on government grants:

As of the balance sheet date, there are no government grants received by the Bank.

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Accounting policies (Continued)

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 X.

XXII. Explanations on investments in associates, subsidiaries and joint ventures

Non-financial subsidiaries and associates (in Turkish Lira) are accounted at cost in the unconsolidated financial statements and if any, provisions for impairment losses are deducted in accordance with TAS 27.

XXIII. Information on other issues:

None

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SECTION FOUR

Information on financial structure and risk management

I. Explanations on capital adequacy standard ratio:

The calculation of the own funds and the capital adequacy standard ratio are performed in accordance with the communiqués such as “Regulation Regarding the Measurement and Evaluation of Banks’ Capital Adequacy Ratio”, and “Regulation Regarding Banks’ Shareholders’ Equity”. The Bank’s common Equity Tier 1 Capital is TL 10.638.570 (December 31, 2022: TL 9.555.482) which calculated as of March 31, 2023 and the capital adequacy ratio is 24,33% (December 31, 2022: 27,98%). Bank’s capital adequacy standard ratio is above the minimum rate determined by related legislation.

a. Information about total capital items:

	Current Period 31 March 2023	Prior Period 31 December 2022
COMMON EQUITY TIER 1 CAPITAL		
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	630.711	630.711
Gains recognized in equity as per TAS	1.675.122	1.440.881
Profit	3.748.813	2.809.949
Current Period Profit	938.864	2.809.949
Prior Period Profit	2.809.949	-
Shares acquired free of charge from subsidiaries, affiliates and jointly controlled partnerships and cannot be recognized within profit for the period	-	-
Common Equity Tier 1 Capital Before Deductions	7.081.561	5.908.456
Deductions from Common Equity Tier 1 Capital		
Common Equity as per the 1 st 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 (-)	19.114	19.114
Leasehold improvements(-)	-	-
Goodwill (net of related tax liability)	97.057	85.314
Other intangibles other than mortgage-servicing rights (net of related tax liability)	-	-
Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability)	137.869	100.413
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	278.881	-
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	-	-
Total Deductions From Common Equity Tier 1 Capital	532.921	204.841
Total Common Equity Tier 1 Capital	6.548.640	5.703.615

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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 March 2023	Prior Period 31 December 2022
ADDITIONAL TIER 1 CAPITAL		
Preferred Stock not Included in Common Equity and the Related Share Premiums	-	-
Debt instruments and premiums approved by BRSA	3.658.396	3.498.078
Debt instruments and premiums approved by BRSA (Temporary Article 4)	-	-
Additional Tier I Capital before Deductions	3.658.396	3.498.078
Deductions from Additional Tier I Capital		
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	-	-
Transition from the Core Capital to Continue to deduce Components		
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 (-)	-	-
Total Deductions From Additional Tier I Capital	-	-
Total Additional Tier I Capital	3.658.396	3.498.078
Total Tier I Capital (Tier I Capital=Common Equity+Additional Tier I Capital)	10.207.036	9.201.693
TIER 2 CAPITAL		
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)	439.638	371.657
Contribution Capital Before Discounts	439.638	371.657
Deductions From Tier II Capital		
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 (-)	-	-
Total Deductions from Tier II Capital	-	-
Total Tier II Capital	439.638	371.657
Total Capital (The sum of Tier I Capital and Tier II Capital)	439.638	9.573.350
Deductions from Capital		
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	8.104	17.869

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Information on financial structure and risk management (Continued)

I. Explanations on capital adequacy standard ratio (Continued):

a. Information about total capital items (Continued):

In transition from Total Core Capital and Supplementary Capital (the capital) to Continue to Download Components	Current Period 31 March 2023	Prior Period 31 December 2022
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	-	-
Total Capital (The sum of Tier I Capital and Tier II Capital and After The Deductions from Total Capital)	10.638.570	9.555.482
Total Risk Weighted Amounts	43.734.764	34.146.697
Capital Adequacy Ratios		
Core Capital Adequacy Ratio (%)	14,97	16,10
Tier 1 Capital Adequacy Ratio (%)	23,34	26,95
Capital Adequacy Ratio (%)	24,33	27,98
BUFFERS		
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(%)	9,61	12,20
Amounts Lower Than Excesses as per Deduction Rules		
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	682.752	-
Limits related to provisions considered in Tier II calculation		
General provisions for standard based receivables (before tenthousandtwentyfive limitation)	439.638	371.657
Up to 1.25% of total risk-weighted amount of general reserves for receivables where the standard approach used	439.638	371.657
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	-	-
Debt instruments subjected to Article 4 (to be implemented between January 1, 2018 and January 1, 2022)		
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	-	-

(*) The Bank, provided subordinated loan from Türkiye Varlık Fonu Piyasa İstikrar ve Denge Alt Fonu with the approval of BRSA dated 22 April 2019, on 24 April 2019 amounting to 200 million (Full Euro) with no fixed term and no profit share within the scope of additional main capital and loan from Türkiye Varlık Fonu Piyasal İstikrar ve Denge Alt Fonu with the approval of BRSA dated March 8, 2022, on March 9, 2022 amounting to 31.688.489 Euro (Full Euro) with no fixed term and no profit share within the scope of additional main capital.

"According to the Board Decision of the BRSA dated January 31, 2023 and numbered 10496; Board dated 28.04.2022 and numbered 9996 Capital of Banks, stated in its decision in accordance with the Regulation (Regulation) on the Measurement and Evaluation of Sufficiency, the basis for credit risk in the calculation of the amount; monetary and non-monetary assets valued at their historical cost valued amounts of non-currency items and related items in accordance with Turkish Accounting Standards The Central Bank of the Republic of Turkey (Central Bank) provided the foreign exchange buying rate for the date of 31.12.2021 when calculating the specific provision amounts; until a Board Decision to the contrary is taken, it is possible to continue by using the Central Bank's foreign exchange buying rate of 30.12.2022.

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 March 31, 2023, the Bank had taken advantage of these opportunities in its Capital Adequacy calculations. Board decisions have a 9.33% impact on the standard capital adequacy ratio."

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
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
Special Consideration in the Calculation of Equity	
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)	3.282.075
Par Value of Instrument	4.175.592
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	Last Payment Date: 24.05.2024 Total Repayment Amount:EUR 200 million (full)
Subsequent call dates	-
Profit Share/Dividends	
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
Convertible or Non-convertible	
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	-
Write-down feature	
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

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(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 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
Special Consideration in the Calculation of Equity	
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)	376.321
Par Value of Instrument	661.591
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	Last Payment Date: 09.03.2032 Total Repayment Amount:EUR 31.688.489 million (full)
Subsequent call dates	-
Profit Share/Dividends	
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
Convertible or Non-convertible	
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	-
Write-down feature	
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

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(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

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".

III. Explanations on currency risk:

Foreign currency risk arises from the Bank's possible exposure to the changes in foreign currencies.

- a) 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.
- b) The Bank does not have any derivative financial instruments held for hedging purposes.
- c) 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.
- d) 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 March 31, 2023 - Balance sheet evaluation rate	19,1844	20,8780
As of March 30, 2023	19,1627	20,8355
As of March 29, 2023	19,1310	20,7406
As of March 28, 2023	19,1057	20,6787
As of March 25, 2023	19,0907	20,5548
As of March 24, 2023	19,0649	20,5238

- e) 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 18,9987 for 1 USD (December 2022: full TL 18,6587), full TL 20,3164 for 1 Euro (December 2023: full TL 19,7536).

The Bank is mainly exposed to USD and Euro currency risks.

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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
Current Period				
Assets				
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Turkey(*)	8.790.174	24.970.508	702.459	34.463.141
Banks (*)	547.987	383.790	2.251.218	3.182.995
Financial assets at fair value through profit and loss	83.067	267.269	805.112	1.155.448
Money market placements	-	-	-	-
Financial Assets Valued At Fair Value Through Profit And Loss	651.706	1.938.561	-	2.590.267
Loans and financial lease receivable(**)	5.399.439	5.473.714	-	10.873.153
Subsidiaries, associates and joint ventures	-	-	-	-
Financial Assets Measured at Amortized Cost	4.380.673	-	-	4.380.673
Derivative financial assets for hedging purposes	-	-	-	-
Tangible assets	-	-	-	-
Intangible assets	-	-	-	-
Other assets (***)	2.914	31.485	2.411	36.810
Total Assets	19.855.960	33.065.327	3.761.200	56.682.487
Liabilities				
Current account and funds collected from banks via participation accounts	-	-	53.322	53.322
Other current and profit sharing accounts (***)	14.756.676	31.858.914	3.067.749	49.683.339
Money market borrowings	-	-	-	-
Funds provided from other financial institutions and subordinated loans	4.789.552	397.749	-	5.187.301
Marketable securities issued	-	-	-	-
Miscellaneous payables	-	-	-	-
Derivative financial liabilities for hedging purposes	-	-	-	-
Other liabilities (***)	574.855	579.503	325.434	1.479.792
Total liabilities	20.121.083	32.836.166	3.446.505	56.403.754
Net balance sheet position	(265.123)	229.161	314.695	278.733
Net balance sheet position	270.648	(221.302)	(293.538)	(244.192)
Derivative financial instruments assets	546.691	1.675.998	714.418	2.937.107
Derivative financial instruments liabilities	276.043	1.897.300	1.007.956	3.181.299
Non-cash loans (**)	1.376.733	2.391.529	34.260	3.802.522
Prior Period				
Total assets	17.484.857	27.908.585	3.844.911	49.238.353
Total liabilities	13.944.860	32.247.958	3.523.416	49.716.234
Net balance sheet position	3.539.997	(4.339.373)	321.495	(477.881)
Net off balance sheet position	(3.555.105)	4.308.704	(319.605)	433.994
Derivative financial instruments assets	847.434	5.724.853	492.479	7.064.766
Derivative financial instruments liabilities	4.402.539	1.416.149	812.084	6.630.772
Non-cash loans	1.368.835	1.921.118	16.698	3.306.651

(*) The currency risk calculation does not include an expected loss provision of TL 44.349 for Cash and the Central Bank and TL 6.175 for banks.

(**) The currency risk calculation excludes an expected loss provision of TL 168,204 for loans and financial lease receivables.

(***) Precious metals are also shown in the "Other FC" column.

(****) 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.

None (December 31, 2022: None).

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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.

The level of spread of Covid-19 virus worldwide and the negative effects (country risks and foreign bank limits / correspondent bank relations etc.) in areas such as real sector and banking sector are carefully monitored. In this regard, liquidity adequacy is constantly monitored by stress tests and scenario analyzes among risk management activities.

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(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):

Liquidity 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
HIGH QUALITY LIQUID ASSETS (HQLA)				
1 HIGH QUALITY LIQUID ASSETS			49.866.311	37.508.301
CASH OUTFLOWS				
2 Retail and Small Business Funds Collected	22.582.132	18.229.661	2.225.503	1.822.966
3 Stable Funds Collected	654.205	-	32.710	-
4 Less stable Funds Collected	21.927.927	18.229.661	2.192.793	1.822.966
5 Unsecured Funding other than Retail and Small Business	36.262.873	30.326.841	16.109.048	12.422.697
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	35.668.919	30.289.545	15.515.094	12.385.401
8 Non-Operational Funds Collected	593.954	37.296	593.954	37.296
9 Other Unsecured Funding			593.954	37.296
10 Secured funding	5.537.399	2.586.082	5.537.399	2.586.082
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	4.152.647	2.586.082	4.152.647	2.586.082
12 Debts related to the structured financial products	1.384.752	-	1.384.752	-
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	17.282.710	3.587.240	5.398.438	336.937
16 TOTAL CASH OUTFLOWS			29.270.388	17.168.682
CASH INFLOWS				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	15.950.608	6.973.276	13.155.314	6.383.682
19 Other contractual cash inflows	4.149.949	3.858.293	4.149.949	3.858.293
20 TOTAL CASH INFLOWS	20.100.557	10.831.569	17.305.263	10.241.975
			Upper limit applied amounts	
21 TOTAL HQLA			49.866.311	37.508.301
22 TOTAL NET CASH OUTFLOWS			11.965.125	6.926.707
23 Liquidity Coverage Ratio (%)			416,76	541,50

(*) 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 21 March 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 – 31.03.2023	
	TL+FC	FC
Lowest (%)	305,71	378,63
Month	Feb. 7, 2023	March 31, 2023
Highest (%)	682,95	760,46
Month	March 27, 2023	Feb. 8, 2023
Average	423,53	555,51

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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
HIGH QUALITY LIQUID ASSETS (HQLA)				
1 HIGH QUALITY LIQUID ASSETS			49.255.131	37.802.121
CASH OUTFLOWS				
2 Retail and Small Business Funds Collected	21.168.971	18.329.076	2.091.230	1.832.908
3 Stable Funds Collected	513.336	-	25.667	-
4 Less stable Funds Collected	20.655.635	18.329.076	2.065.563	1.832.908
5 Unsecured Funding other than Retail and Small Business	42.442.442	38.409.896	18.105.933	15.703.203
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	41.993.231	38.362.259	17.656.722	15.655.566
8 Non-Operational Funds Collected	449.211	47.637	449.211	47.637
9 Other Unsecured Funding			-	-
10 Secured funding	9.752.822	4.242.376	9.752.822	4.242.376
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	8.801.150	4.242.376	8.801.150	4.242.376
12 Debts related to the structured financial products	951.672	-	951.672	-
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	14.086.455	3.532.269	4.232.041	331.857
16 TOTAL CASH OUTFLOWS			34.182.026	22.110.344
CASH INFLOWS				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	20.616.866	13.917.043	18.485.976	13.269.279
19 Other contractual cash inflows	8.797.670	8.037.641	8.797.670	8.037.641
20 TOTAL CASH INFLOWS	29.414.536	21.954.684	27.283.646	21.306.920
			Upper limit applied amounts	
21 TOTAL HQLA			49.255.131	37.802.121
22 TOTAL NET CASH OUTFLOWS			8.545.507	5.527.586
23 Liquidity Coverage Ratio (%)			576,39	683,88

(*) 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 (%)	Prior Period – 31.12.2022	
	TL+FC	FC
Lowest (%)	428,87	524,40
Month	October , 2022	October , 2022
Highest (%)	493,47	695,05
Month	November, 2022	November, 2022
Average	458,96	606,64

Liquidity coverage ratio is calculated by comparing the high quality liquid assets owned by the Bank to net cash outflow in 30 days maturity. Balance sheet accounts that are significant on the ratio can be listed as reserve requirements maintained at CBRT, banks receivables and funds collected. The effect of these accounts on the liquidity coverage ratio is higher than other accounts, since these accounts have a higher share in liquid assets and net cash outflows.

High quality liquid assets consist of cash, deposits in central banks and securities considered as high quality liquid assets. Reserve deposits are included in high quality liquid assets, limited by the amount that is allowed by central bank to use in liquidity shortages.

The Bank's high quality liquid assets are composed of 2,09% cash, 62,73% deposits in central banks and 34,37% 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 87,55% funds collected, 4,54% subordinated debt instruments and 7,91% funds borrowed.

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Information on financial structure and risk management (Continued)

IV. Explanations on liquidity risk (Continued):

Presentation of assets and liabilities according to their remaining maturities:

	Demand	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Unallocated	Total
Current Period								
Assets								
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Turkey	23.479.594	13.041.815	-	-	-	-	-	36.521.409
Banks	3.184.941	-	-	-	-	-	-	3.184.941
Financial Assets at Fair Value Through Profit and Loss	-	156.592	149.963	1.561.341	554.172	-	-	2.422.068
Money Market Placements	-	-	-	-	-	-	-	290.000
Financial assets valued at fair value through other comprehensive income	-	39.297	-	2.637.606	7.698.843	789.079	7.659	11.172.484
Loans	-	7.573.617	5.849.040	20.753.448	12.126.992	2.183.798	-	48.486.895
Financial assets valued at amortised cost	-	-	-	-	7.465.599	3.312.862	-	10.778.461
Other Assets ^(*)	-	-	-	-	-	-	4.350.555	4.350.555
Total Assets	26.664.535	20.811.321	5.999.003	24.952.395	27.845.606	6.285.739	4.358.214	116.916.813
Liabilities								
Current account and funds collected from banks via participation accounts	952.430	101.331	-	-	-	-	-	1.053.761
Other current and profit sharing accounts	49.078.615	25.241.172	10.939.306	4.537.688	192.143	-	-	89.988.924
Funds provided from other financial institutions and subordinated loans	-	1.854.567	3.059.233	3.476.726	343.295	-	4.354.024	13.087.845
Money market borrowings	-	-	-	-	-	-	-	-
Marketable securities issued	-	-	-	-	-	-	-	-
Other liabilities ^(**)	-	934.433	-	-	-	-	11.851.850	12.786.283
Total Liabilities	50.031.045	28.131.503	13.998.539	8.014.414	535.438	-	16.205.874	116.916.813
Liquidity Gap	(23.366.510)	(7.320.182)	(7.999.536)	16.937.981	27.310.168	6.285.739	(11.847.660)	-
Net Off-balance sheet Position	-	14.232	2.329	4.282	-	-	-	20.843
Financial Derivative Assets	-	988.136	302.929	249.265	-	-	-	1.540.330
Financial Derivative Liabilities	-	973.904	300.600	244.983	-	-	-	1.519.487
Non-cash Loans	-	303.309	556.592	4.873.450	1.937.536	29.615	3.762.715	11.463.217
Prior Period								
Total Assets	17.223.401	18.677.995	7.006.179	18.691.905	30.432.739	5.562.363	2.632.353	100.226.935
Total Liabilities	44.490.798	23.125.353	11.884.199	6.434.919	1.349.078	-	12.942.588	100.226.935
Liquidity Gap	(27.267.397)	(4.447.358)	(4.878.020)	12.256.986	29.083.661	5.562.363	(10.310.235)	-
Net Off-balance sheet Position	-	(7.959)	128	744	-	-	-	(7.087)
Financial Derivative Assets	-	4.943.606	60.879	107.522	-	-	-	5.112.007
Financial Derivative Liabilities	-	4.951.565	60.751	106.778	-	-	-	5.119.094
Non-cash Loans	-	298.864	959.878	3.880.727	1.615.240	21.397	3.069.165	9.845.271

^(*) Other non-distributable assets column consists of assets held for sale, partnership investments, tangible and intangible assets, current and deferred tax assets and other assets.

^(**) Other non-distributable liabilities column consists of equity and provision balances.

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Information on financial structure and risk management (Continued)

V. Explanations on leverage ratio:

As of March 31, 2023, leverage ratio of the Bank calculated from the arithmetic average of the last 3 months is 6,55%.(December 31, 2022: 6,49%) Leverage ratio is required to remain minimum 3% as per “Communiqué on Measurement and Evaluation for Leverage Ratios of Banks”.

	Current Period March 31, 2023(*)	Prior Period December 31, 2022 (*)
Balance sheet assets		
1 Balance sheet assets (excluding derivative financial assets and credit derivatives, including collaterals)	115.148.574	107.854.252
2 (Assets deducted from Core capital)	230.523	163.498
3 Total risk amount of balance sheet assets (sum of lines 1 and 2)	114.918.051	107.690.754
Derivative financial assets and credit derivatives		
4 Cost of replenishment for derivative financial assets and credit derivatives	-	-
5 Potential credit risk amount of derivative financial assets and credit derivatives	31.692	112.984
6 Total risk amount of derivative financial assets and credit derivatives (sum of lines 4 and 5)	31.692	112.984
Financing transactions secured by marketable security or commodity		
7 Risk amount of financing transactions secured by marketable security or commodity (excluding Balance sheet)	11.511.896	10.030.149
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)	11.511.896	10.030.149
Off-balance sheet transactions		
10 Gross notional amount of off-balance sheet transactions	24.266.312	20.891.725
11 (Correction amount due to multiplication with credit conversion rates)	-	-
12 Total risk of off-balance sheet transactions (sum of lines 10 and 11)	24.266.312	20.891.725
Capital and total risk		
13 Core Capital	9.867.549	9.004.727
14 Total risk amount (sum of lines 3, 6, 9 and 12)	150.727.951	138.725.612
Leverage ratio		
15 Leverage ratio (%)	6,55	6,49

(*) Amounts in the table show quarterly averages.

VI. Information regarding the fair value of financial assets and liabilities

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”.

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 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.

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Information on financial structure and risk management (Continued)

VIII. Explanations on risk management (Continued)

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)	37.641.316	32.027.595	3.011.305
2	Of which standardised approach (SA)	37.641.316	32.027.595	3.011.305
3	Of which internal rating-based (IRB) approach	-	-	-
4	Counterparty credit risk	32.680	28.930	2.615
5	Of which standardised approach for counterparty credit risk (SA-CCR)	32.680	28.930	2.615
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	1.351.942	1.106.031	108.155
17	Of which standardised approach (SA)	1.351.942	1.106.031	108.155
18	Of which internal model approaches (IMM)	-	-	-
19	Operational risk	4.708.826	984.141	376.706
20	Of which Basic Indicator Approach	4.708.826	984.141	376.706
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)	43.734.764	34.146.697	3.498.781

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	3.098.071	42.426.572	69.013.180	2.378.990	116.916.813
Total Liabilities	33.832.098	67.371.422	5.008.746	3.506.831	109.719.097
Total Equity	-	-	-	7.197.716	7.197.716
Net profit share income/(expense) (*)	73.831	630.694	557.901	211.119	1.473.545
Net fees and commissions income/(expense)	79.779	288.694	(1.404)	21.059	388.128
Other operating income/(expense)	152.376	(448.822)	(6.398)	(268.544)	(571.388)
Provision expenses	(13.312)	(117.570)	(13.721)	(5.222)	(149.825)
Profit/(loss) before tax	292.674	352.996	536.378	(41.588)	1.140.460
Provision for tax	-	-	-	(201.596)	(201.596)
Net profit / (loss) for the period	292.674	352.996	536.379	(243.184)	938.864

(*) The distribution difference in the retail, commercial and corporate segments stems from fund allocation and fund collection methods of the Bank.

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UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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Information on financial structure and risk management (Continued)

IX. Explanations on business segments: (Continued)

Prior Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	2.963.819	39.103.109	56.564.347	1.595.660	100.226.935
Total Liabilities					
Total Equity	48.236.244	35.857.392	7.812.211	2.297.214	94.203.061
				6.023.874	6.023.874
Net profit share income/(expense) (*)	486.592	2.659.158	712.796	59.627	3.918.173
Net fees and commissions income/(expense)	148.152	241.741	(10.182)	(79.002)	300.709
Other operating income/(expense)	1.540.904	(554.805)	(808.377)	115.433	293.155
Provision expenses	(37.518)	(608.423)	(115.137)	(26.516)	(787.594)
Profit/(loss) before tax	2.138.130	1.737.671	(220.900)	69.542	3.724.443
Provision for tax	-	-	-	(914.494)	(914.494)
Net profit / (loss) for the period	2.138.130	1.737.671	(220.900)	(844.952)	2.809.949

(*) The distribution difference in the retail, commercial and corporate segments stems from fund allocation and fund collection methods of the Bank.

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UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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SECTION FIVE

Explanations and notes on the unconsolidated financial statements

I. Explanations and notes related to assets:

1. a. Cash and balances with the Central Bank of Republic of Turkey (CBRT):

	Current Period		Prior Period	
	TL	FC	TL	FC
Cash / Foreign currency	70.106	250.408	63.660	188.870
CBRT	1.709.574	32.976.904	1.498.475	23.081.139
Other (*)	279.703	1.280.178	82.652	1.167.784
Total	2.059.383	34.507.490	1.644.787	24.437.793

(*) As of March 31, 2023 it includes precious metal deposit account amounting to TL 376.222 (December 31, 2022: TL 42.641) and money in transit account amounting to TL 1.183.658 (December 31, 2022: TL 1.207.795)

b. Information related to CBRT:

	Current Period		Prior Period	
	TL	FC	TL	FC
Unrestricted demand deposit	1.709.574	19.917.735	1.498.475	9.358.541
Unrestricted time deposit	-	-	-	-
Restricted time deposit	-	-	-	-
Reserve requirements	-	13.059.169	-	13.722.598
Total	1.709.574	32.976.904	1.498.475	23.081.139

c. Explanations on implementing requested reserves :

In accordance with the "Communiqué Regarding the Reserve Requirements numbered 2005/1", banks operating in Türkiye are required to maintain reserves in CBRT for TL and foreign currency liabilities. According to the Communiqué Regarding to Reserve Requirements, reserve requirements can be maintained in TL, USD and /or EURO and standard gold.

As of March 31, 2023, the Bank's applicable rates for Turkish lira required reserves are between 3% and 8%, depending on the maturity structure for participation funds and other liabilities and the applicable rates for FX required reserves are between 5% and 26%, depending on the maturity structure of participation funds and other liabilities.

In accordance with the instruction dated 2 September 2022, the commission practice according to the share of Turkish lira deposits/funds collected in total deposits/funds collected has been changed to be applied as of December 23, 2022. As per this amendment, banks with a share of Turkish Lira deposits/funds collected below 50% will pay 8% commission and banks with a share between 50% and 60% will pay 3% commission, separately for real and legal persons. The commissions to be paid will be calculated over the amount of reserve requirements for foreign currency deposits/funds collected liabilities.

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to assets: (Continued)

2. a. Information on banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks				
Domestic	1.952	143.082	2.447	482.017
Abroad	-	3.046.088	-	4.403.367
Total	1.952	3.189.170	2.447	4.885.384

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. Financial assets measured at fair value through profit or loss

a. Information on financial assets at fair value through profit/loss subject to repurchase agreements and given as collateral/blocked:

As of March 31, 2023, there is no repurchase agreements in financial assets at fair value through profit and loss (December 31, 2022: None). The amount subject to guaranteed/blocked is TL 1.011.637 (December 31, 2022: TL 744.345).

b. Information on financial assets at fair value through profit/loss

	Current Period	Prior Period
Debt securities	2.425.111	2.221.047
Quoted on a stock exchange	1.097.763	1.037.169
Unquoted on a stock exchange (*)	1.327.348	1.183.878
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted on a stock exchange	-	-
Impairment provision (-)	(3.043)	(3.086)
Total	2.422.068	2.217.961

(*) Includes debt securities that are listed on the stock exchange but are not traded at the end of the relevant period.

4. Information on Financial Assets at fair value through other comprehensive income:

a. 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 March 2023, there is no amount subject to sale transactions with promises of repurchase in assets reflected in other comprehensive income financial statements. (December 31, 2022: None). The amount of those blocked given as collateral is TL 2.608.530 (December 31, 2022: TL 2.184.200).

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to assets: (Continued)

b. Financial assets valued at fair value through other comprehensive income:

	Current Period	Prior Period
Debt securities	11.214.708	10.481.318
Quoted on a stock exchange (*)	8.515.659	7.916.788
Unquoted on a stock exchange	2.699.049	2.564.530
Share certificates	7.659	7.659
Quoted on a stock exchange (*)	-	-
Unquoted on a stock exchange	7.659	7.659
Impairment provision (-)	(49.883)	(47.592)
Total	11.172.484	10.441.385

(*) 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. Positive differences related to the derivative financial assets

	Current Period		Prior Period	
	TL	FC	TL	FC
Swap Transactions	12.002	-	3.264	12.406
Forward Transactions	13.135	767	1.652	275
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	25.137	767	4.916	12.681

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to assets: (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	1.265.083	-	1.273.002	-
Loans to Legal Person Partners	1.265.083	-	1.273.002	-
Loans to Real Person Partners	-	-	-	-
Indirect Loans to Bank Partners	1.108	-	2.355	-
Loans to Bank Members	1.108	-	2.355	-
Total	1.266.191	-	1.275.357	-

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:

Cash Loans Current Period	Standard Loans	Loans Not subject to restructured loans	Loans Under Close Monitoring	
			Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	48.341.737	15.722	98.175	-
Export loans	-	-	-	-
Import loans	3.514.156	154	-	-
Business loans	28.085.575	11.708	98.175	-
Consumer loans	1.873.287	22	-	-
Credit cards	-	-	-	-
Loans given to financial sector	8.711.060	-	-	-
Other (*)	6.157.659	3.838	-	-
Other receivables	-	-	-	-
Total	48.341.737	15.722	98.175	-

(*) The details of other loans are as follows:

Installment Commercial Loans	5.111.870
Loans Extended Abroad	52.542
Other Investment Loans	996.880
Other	205
Total	6.161.497

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to assets (Continued):

6. Information on loans (Continued)

b1. Detail table on the first and second group loans including restructured loans (Continued):

Cash Loans Prior Period	Standard Loans	Loans Not subject to restructured loans	Loans Under Close Monitoring	
			Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	43.578.249	35.147	95.567	-
Export loans	-	-	-	-
Import loans	3.335.018	307	-	-
Business loans	26.375.121	15.166	95.567	-
Consumer loans	1.163.239	783	-	-
Credit cards	-	-	-	-
Loans given to financial sector	6.631.080	-	-	-
Other (*)	6.073.791	18.891	-	-
Other receivables	-	-	-	-
Total	43.578.249	35.147	95.567	-

(*) The details of other loans are as follows:

Installment Commercial Loans	4.888.469
Loans Extended Abroad	43.842
Other	1.160.191
	180
Total	6.092.682

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	542.547	-
Substantial increase in credit risk	-	21.098
Prior Period	Standard Loans	Loans Under Close Monitoring
Expected loss of provision for 12 Months	552.189	-
Substantial increase in credit risk	-	21.734

c. Maturity analysis of cash loans:

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”.

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to 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
Consumer loans-TL	80.791	1.791.410	1.872.201
Housing loans	41.270	1.634.797	1.676.067
Vehicle loans	4.441	116.689	121.130
Consumer loans	35.080	39.924	75.004
Other	-	-	-
Consumer loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Consumer loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Retail credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	284	824	1.108
Housing loans	-	243	243
Vehicle loans	263	395	658
Consumer loans	21	186	207
Other	-	-	-
Personnel loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL(Real Person)	-	-	-
Overdraft account-FC(Real Person)	-	-	-
Total	81.075	1.792.234	1.873.309

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to 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
Consumer loans-TL	57.983	1.098.696	1.156.679
Housing loans	42.344	966.909	1.009.253
Vehicle loans	3.722	92.157	95.879
Consumer loans	11.917	39.630	51.547
Other	-	-	-
Consumer loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Consumer loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Retail credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	24	2.331	2.355
Housing loans	-	1.527	1.527
Vehicle loans	-	601	601
Consumer loans	24	203	227
Other	-	-	-
Personnel loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL(Real Person)	-	-	-
Overdraft account-FC(Real Person)	-	-	-
Total	58.007	1.101.027	1.159.034

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Explanations and notes on the unconsolidated financial statements (Continued)

I. Explanations and notes related to 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
Commercial installment loans-TL	1.668.480	2.697.751	4.366.231
Business loans	80.333	348.232	428.565
Vehicle loans	1.340.500	1.147.052	2.487.552
Consumer loans	247.647	1.202.467	1.450.114
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	3.958	241.480	245.438
Business loans	-	16.385	16.385
Vehicle loans	3.246	118.054	121.300
Consumer loans	712	107.041	107.753
Other	-	-	-
Corporate credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Corporate credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Overdraft account-TL (Legal Entity)	429.903	-	429.903
Overdraft account-FC(Legal Entity)	70.298	-	70.298
Total	2.172.639	2.939.231	5.111.870
Prior Period	Short-term	Medium and long-term	Total
Commercial installment loans-TL	1.562.386	2.944.839	4.507.225
Business loans	99.111	418.452	517.563
Vehicle loans	1.152.172	1.253.937	2.406.109
Consumer loans	311.103	1.272.450	1.583.553
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	9.256	314.997	324.253
Business loans	-	16.111	16.111
Vehicle loans	9.256	135.535	144.791
Consumer loans	-	163.351	163.351
Other	-	-	-
Corporate credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Corporate credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Overdraft account-TL (Legal Entity)	3.111	-	3.111
Overdraft account-FC(Legal Entity)	53.880	-	53.880
Total	1.628.633	3.259.836	4.888.469

Convenience Translation of the Independent Auditor's Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 (Continued):

6. Information on loans (Continued)

f. Allocation of loans by customers:

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".

g. Breakdown of domestic and foreign loans:

	Current Period	Prior Period
Domestic loans	47.458.754	42.548.772
Foreign loans	996.880	1.160.191
Total	48.455.634	43.708.963

h. Loans granted to subsidiaries and associates:

None (December 31, 2021: None).

h.1 Default provisions for loans (Third Stage) provisions:

	Current Period	Prior Period
Loans and Receivables with Limited Collectability	13.077	35.433
Doubtful Loans and Other Receivables	38.908	18.045
Uncollectible Loans and Receivables	41.877	26.393
Total	93.862	79.871

j. Information on non-performing loans and receivables (net):

j.1. Non-performing loans and receivables which are restructured or rescheduled:

None (December 31, 2022: None).

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 (Continued):

6. Information on loans (Continued)

j.2. Movements of non-performing loans:

	III. Group	IV. Group	V. Group
	Loans and receivables with limited collectibility	Loans and receivables with doubtful collectibility	Uncollectible loans and receivables
Current Period			
Closing balance of prior period	35.852	27.204	30.320
Additions in the current period (+)	29.000	7.889	3.945
Transfers from other categories of non-performing loans (+)	-	31.927	21.663
Transfers to other categories of non-performing loans (-)	31.927	21.663	-
Collections in the current period (-)	4.566	4.095	3.733
Write offs (-)	-	-	-
Sale (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	28.359	41.262	52.195
Provision (-)	13.077	38.908	41.877
Net balance at the balance sheet	15.282	2.354	10.318

	III. Group	IV. Group	V. Group
	Loans and receivables with limited collectibility	Loans and receivables with doubtful collectibility	Uncollectible loans and receivables
Prior Period			
Closing balance of prior period	8.312	13.071	174.144
Additions in the current period (+)	86.909	12.753	5.199
Transfers from other categories of non-performing loans (+)	-	41.874	24.418
Transfers to other categories of non-performing loans (-)	41.874	24.418	-
Collections in the current period (-)	17.397	14.020	3.526
Write offs (-)	-	-	168.069
Sale (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	35.950	29.260	32.166
Provisions (-)	35.433	18.045	26.393
Net balance at the balance sheet	517	11.215	5.773

j.3. Non-performing loans and other receivables in foreign currencies:

None (December 31, 2022: None).

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 (Continued):

6. Information on loans (Continued)

j.4. Gross and net non-performing loans and other receivables per customer categories:

	III. Group	IV. Group	V. Group
	Loans with limited collectability	Loans with doubtful collectability	Uncollectible loans
Current Period (net)	15.282	2.354	10.318
Loans to individuals and corporates (gross)	28.359	41.262	52.195
Provision (-)	13.077	38.908	41.877
Loans to individuals and corporates (net)	15.282	2.354	10.318
Banks (gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
Other Loans (Net)	-	-	-
Prior Period (Net)	517	11.215	5.773
Loans to Real Persons and Legal Entities (Gross)	35.950	29.260	32.166
Specific provision (-)	35.433	18.045	26.393
Loans to Real Persons and Legal Entities (Net)	517	11.215	5.773
Banks (Gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans and Receivables (Gross)	-	-	-
Provision (-)	-	-	-
Other loans and receivables (Net)	-	-	-

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. Grup	IV. Grup	V. Grup
	Limited Collection Loans	Doubtful Loans	Loss Loans
Current Period (Net)	-	-	-
Dividend Accruals and Rediscounts and Valuation Differences	1.505	4.477	3.236
Provisions (-)	-	-	-
Prior Period (Net)	62	818	338
Dividend Accruals and Rediscounts and Valuation Differences	102	2.057	1.845
Provisions (-)	40	1.239	1.507

k. Liquidation policy for uncollectible loans and 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.

Convenience Translation of the Independent Auditor’s Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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(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 (Continued):

6. Information on loans (Continued)

1. 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 2023. (December 31, 2022: 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	10.823.828	10.440.441
Total	10.823.828	10.440.441

b. Information on investment securities measured at amortized cost

	Current Period	Prior Period
Debt Securities	10.823.828	10.440.441
Quoted on a stock Exchange	5.412.348	1.904.621
Unquoted	5.411.480	8.535.820
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted	-	-
Impairment Provision (-)	-	-
Total	10.823.828	10.440.441

Convenience Translation of the Independent Auditor's Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 (Continued):

7. Information on Financial Assets Measured at Amortized Cost (Continued):

c. Information on the movements of financial assets valued at amortized cost during the year:

	Current Period	Prior Period
Balance at beginning of period	10.440.441	2.713.586
Foreign currency differences on monetary assets (*)	383.387	1.533.167
Purchases during period	-	6.209.920
Disposals through sales and redemptions	-	(16.232)
Impairment provision (-)	-	-
Closing Balance (*)	10.823.828	10.440.441

(*) This amount includes TL 219.470 (December 31, 2022: TL 737.115) 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 a year	162.102	150.626	61.869	58.166
1 to 4 years	393.960	322.758	460.014	377.536
More than 4 years	52.641	48.201	55.961	50.580
Total	608.703	521.585	577.844	486.282

b. Information on net investments through finance lease:

	Current Period	Prior Period
Finance lease receivables (gross)	608.703	577.844
Unearned finance lease receivable (-)	87.118	91.562
Receivable from finance leases (net)	521.585	486.282

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.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 (Continued):

8. Information on lease receivables (net): (Continued)

Information on leasing receivables:

		Leasing Receivables Under Close Monitoring			
		Leasing receivables not subject to restructured loans	Restructured or rescheduled		
			Leasing Receivables with Revised Contract	Terms	Refinance
Finance Lease	Standard Loans				
Current Period					
Finance lease receivables (Net)	521.585	-	-	-	-
Prior Period					
Finance lease receivables (Net)	486.282	-	-	-	-

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	5.242	8.000
Additions	3.617	4.360
Disposals	(1.102)	(7.118)
Transfers	-	-
Impairment (-)	-	-
Closing balance	7.757	5.242

10. Information on associates

a. Associates (net):

a.1 Information on unconsolidated associates:

None (December 31, 2022: None).

a.2 Information on consolidated associates:

None (December 31, 2022: 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 31 October 2018. Emlak Menkul Değerler A.Ş. has not been consolidated as of 31 March 2023 and 31 December 2022.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 (Continued):

10. Information on associates

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 5 August 2019 with the permission taken from "Banking Regulation and Supervision Agency" and "Capital Markets Board of Turkey". Emlak Varlık Kiralama A.Ş. has been founded to operate lease certificate according to rulings of Capital Markets Board of Turkey which was dated 7 June 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 5 August 2019 with TL 50 capital amount paid by the Main Shareholder Bank.

Emlak Katılım Varlık Kiralama A.Ş., 100% subsidiaries of the Bank was established and registered to the trade registry in 20 January 2020 with the permission taken from "Banking Regulation and Supervision Agency" and "Capital Markets Board of Turkey". 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	Adress (City/Country)	Operating Subject	Bank's share percentage (%)	Direct and Indirect Share Percentages (%)
Emlak Varlık Kiralama A.Ş.	Istanbul/TURKEY	Issuance Of Lease Certificate	100	100
Emlak Katılım Varlık Kiralama A.Ş.	Istanbul/TURKEY	Issuance Of Lease Certificate	100	100

The values stated in the table below are those of Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş.'s financial statements dated December 31, 2022 which have undergone reviewed.

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.	1.248.483	347	-	42.403	-	298	-	-
Emlak Katılım Varlık Kiralama A.Ş.	3.577.353	50	-	569.706	-	-	-	-

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 (*)	22.500	-
Bonus shares	-	-
Profit received from current year share	-	-
Sales	-	-
Revaluation increases	-	-
Impairments	-	-
Amount at the end of the period	100	100
Capital commitments	-	-
Share of the capital at the end of the period (%)	22.600	100

(*) Participation Finance Kefalet A.S. (15%), which was established for the establishment of a surety system in accordance with the principles and principles of participation banking, has decided to become a partner with 90.000 Turkish Liras (corresponding to the share). 25% of the 15% committed capital paid in cash on March 28, 2023.

c Information on investments in joint-ventures

None (31 December 2022: None).

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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(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 (Continued):

11. Information on tangible assets:

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".

12. Information on intangible assets:

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".

13. Information on investment property:

None (December 31, 2022: None).

14. Information related to deferred tax asset:

Information related to deferred tax asset of the Bank:

	Current Period	Prior Period
Lease certificates rediscount income	1.641.579	660.802
Prepaid wages and commissions and unearned income	77.660	71.391
Expected Loss Provisions	200.466	197.527
Securities valuation differences	-	6.511
Provisions for retirement premium and vacation pay liabilities	21.981	34.569
Derivative financial instruments	4.578	3.449
IFRS 16 allowance	16.261	12.503
Other debt and expense provisions	265.877	169.984
Deferred tax asset	2.228.402	1.156.736
Securities valuation differences	557.674	479.028
Derivative instruments	9.188	1.296
Profit share rediscount	670.143	12.886
Difference between book value and tax value of tangible fixed assets	29.577	1.296
Other	187	209
Deferred tax liability	1.266.769	493.419
Deferred tax asset (Net)	961.633	663.317

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

Other assets of the balance sheet does not exceed 10% of the balance sheet total.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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
I. Real Persons Current Accounts									
Non-Trade TL	789.302	-	-	-	-	-	-	-	789.302
II. Real Persons Participation									
Accounts Non-Trade TL(*)	-	3.525.436	4.159.724	680.452	82.310	737.245	192.143	-	9.377.310
III. Current Account other-TL	5.529.073	-	-	-	-	-	-	-	5.529.073
Public Sector	269.626	-	-	-	-	-	-	-	269.626
Commercial Institutions	4.326.308	-	-	-	-	-	-	-	4.326.308
Other Institutions	-	-	-	-	-	-	-	-	-
Commercial and Other Institutions	34.031	-	-	-	-	-	-	-	34.031
Banks and Participation Banks	899.108	-	-	-	-	-	-	-	899.108
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	899.108	-	-	-	-	-	-	-	899.108
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	16.627.710	5.416.644	2.429.926	127.854	213.320	-	-	24.815.454
Public Sector	-	10.472.489	594.200	124.923	-	20.428	-	-	11.212.040
Commercial Institutions	-	5.800.125	2.736.321	1.875.712	127.854	192.892	-	-	10.732.904
Other Institutions	-	101.062	165.279	-	-	-	-	-	266.341
Commercial and Other Institutions	-	152.703	1.920.844	429.291	-	-	-	-	2.502.838
Banks and Participation Banks	-	101.331	-	-	-	-	-	-	101.331
V. Real Persons Current Accounts									
Non- Trade FC	14.822.741	-	-	-	-	-	-	-	14.822.741
VI. Real Persons Participation									
Accounts Non-Trade FC	-	2.182.050	276.076	96.989	12.460	16.418	-	-	2.583.993
VII. Other Current Accounts FC	27.646.797	-	-	-	-	-	-	-	27.646.797
Residents in Turkey-Corporate	7.901.497	-	-	-	-	-	-	-	7.901.497
Residents Abroad-Corporate	19.723.319	-	-	-	-	-	-	-	19.723.319
Banks and Participation Banks	21.981	-	-	-	-	-	-	-	21.981
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	21.981	-	-	-	-	-	-	-	21.981
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	-	2.013.071	404.716	31.017	545	-	-	-	2.449.349
Public sector	-	348.524	-	-	-	-	-	-	348.524
Commercial institutions	-	582.742	350.535	25.439	545	-	-	-	959.261
Other institutions	-	6.314	-	-	-	-	-	-	6.314
Commercial and Other Institutions	-	1.075.491	54.181	5.578	-	-	-	-	1.135.250
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
IX. Precious Metals Deposits	1.243.132	721.098	246.132	17.893	2.158	3.369	-	-	2.233.782
X. Participation Accounts Special									
Fund Pools TL	-	273.138	436.014	85.732	-	-	-	-	794.884
Residents in Turkey	-	273.138	436.014	85.732	-	-	-	-	794.884
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special									
Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Turkey	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	50.031.045	25.342.503	10.939.306	3.342.009	225.327	970.352	192.143	-	91.042.685

(*) Balance of Participation Accounts includes TL 3.275.883 of FX- Protected Turkish Lira Time Deposit which was launched by Ministry of Treasury and Finance on December 24, 2021 and TL 7.688.208 of Conversion Supported FX protected Turkish Lira Time Deposit which was announced by TCMB on Official Gazette, numbered 31696 on December 21, 2021 and TL 4.679.456 of YUVAM accounts which was announced on February 1, 2022, Official Gazette numbered 31737 .

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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
I. Real Persons Current Accounts									
Non-Trade TL	603.060	-	-	-	-	-	-	-	603.060
II. Real Persons Participation									
Accounts Non-Trade TL	-	2.753.986	4.186.617	1.396.878	176.120	85.103	166.189	-	8.764.893
III. Current Account other-TL	5.520.675	-	-	-	-	-	-	-	5.520.675
Public Sector	94.986	-	-	-	-	-	-	-	94.986
Commercial Institutions	5.119.251	-	-	-	-	-	-	-	5.119.251
Other Institutions	-	-	-	-	-	-	-	-	-
Commercial and Other Institutions	20.105	-	-	-	-	-	-	-	20.105
Banks and Participation Banks	286.333	-	-	-	-	-	-	-	286.333
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	286.333	-	-	-	-	-	-	-	286.333
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	13.033.699	3.444.170	1.497.705	1.366.908	123.474	-	-	19.465.956
Public Sector	-	5.865.629	949.950	1.056.924	3.117	-	-	-	7.875.620
Commercial Institutions	-	6.898.559	2.344.662	373.842	1.359.274	123.474	-	-	11.099.811
Other Institutions	-	125.552	31.418	2.034	-	-	-	-	159.004
Commercial and Other Institutions	-	143.959	118.140	64.905	4.517	-	-	-	331.521
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
V. Real Persons Current Accounts									
Non- Trade FC	13.656.496	-	-	-	-	-	-	-	13.656.496
VI. Real Persons Participation									
Accounts Non-Trade FC	-	2.497.226	350.410	20.179	35.765	28.097	-	-	2.931.677
VII. Other Current Accounts FC	23.413.338	-	-	-	-	-	-	-	23.413.338
Residents in Turkey-Corporate	9.819.271	-	-	-	-	-	-	-	9.819.271
Residents Abroad-Corporate	13.583.612	-	-	-	-	-	-	-	13.583.612
Banks and Participation Banks	10.455	-	-	-	-	-	-	-	10.455
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	10.455	-	-	-	-	-	-	-	10.455
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	-	1.701.301	275.985	152.140	24.115	519	-	-	2.154.060
Public sector	-	3.670	74	-	-	-	-	-	3.744
Commercial institutions	-	696.248	177.986	152.140	24.115	519	-	-	1.051.008
Other institutions	-	6.842	-	-	-	-	-	-	6.842
Commercial and Other Institutions	-	994.541	97.925	-	-	-	-	-	1.092.466
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
IX. Precious Metals Deposits	-	602.867	198.260	12.683	14.023	1.975	-	-	2.127.037
X. Participation Accounts Special									
Fund Pools TL	-	108.383	427.210	503	50.577	-	-	-	586.673
Residents in Turkey	-	108.383	427.210	503	50.577	-	-	-	586.673
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special									
Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Turkey	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	44.490.798	20.697.462	8.882.652	3.080.088	1.667.508	239.168	166.189	-	79.223.865

(*) Balance of Participation Accounts includes TL 3.294.695 of FX- Protected Turkish Lira Time Deposit which was launched by Ministry of Treasury and Finance on December 24, 2021 and TL 6.689.223 of Conversion Supported FX protected Turkish Lira Time Deposit which was announced by TCMB on Official Gazette, numbered 31696 on December 21, 2021 and TL 2.920.463 of YUVAM accounts which was announced on February 1, 2022, Official Gazette numbered 31737 .

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(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:

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	3.291.289	1.872.374	26.562.302	26.084.753
Turkish Lira accounts	1.780.805	1.054.203	8.985.480	8.785.745
Foreign currency accounts	1.510.484	818.171	17.576.822	17.299.008
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	1.818.173	967.011	46.324.231	41.922.324
Turkish Lira accounts	964.718	553.920	17.075.648	16.227.368
Foreign currency accounts	853.455	413.091	29.266.583	25.694.956
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 200 (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	3.166	9.763
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 Turkey in order to engage solely in Off-Shore Banking Activities	-	-

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Explanations and notes on the unconsolidated financial statements (Continued)

II. Explanations and notes related to liabilities (Continued):

1. Information on funds collected: (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	50.165	50.577
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 Turkey in order to engage solely in Off-Shore Banking Activities	-	-

2. Information on borrowings:

a.1. Information on the type of borrowed loans

	Current Period		Prior Period	
	TL	FC	TL	FC
Syndication loans	-	-	-	-
Wakale loans	194.524	457.263	149.324	382.736
Loans obtained from Issued Lease certificates (Sukuk)	7.706.020	-	6.254.164	-
Other	-	376.014	-	366.829
Total	7.900.544	833.277	6.403.488	749.565

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	7.900.544	363.312	6.403.488	364.003
Loans from foreign banks, institutions and funds	-	469.965	-	385.562
Total	7.900.544	833.277	6.403.488	749.565

a.3 Maturity analysis of funds borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Short-Term	5.382.084	486.030	4.488.132	405.945
Medium and Long-Term	2.518.460	347.247	1.915.356	343.620
Total	7.900.544	833.277	6.403.488	749.565

b. Additional disclosures on concentration areas of Bank's liabilities

The Bank does not have concentration on customer or sector group providing funds (December 31, 2022: None).

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Explanations and notes on the unconsolidated financial statements (Continued)

II. Explanations and notes related to liabilities (Continued):

3. Information on derivative financial liabilities held for trading:

	Current Period		Prior Period	
	TL	FC	TL	FC
Forward Transactions	6.501	-	1.652	275
Swap Transactions	-	-	3.264	12.406
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	6.501	-	4.916	12.681

4. Lease payables:

	Current Period		Prior Period	
	FC	TL	FC	FC
Less than 1 year	58.800	-	50.502	-
Between 1-5 years	216.085	-	173.057	-
Over 5 years	72.554	-	54.689	-
Total	347.439	-	278.248	-

5. Information on hedging derivative financial liabilities:

None (December 31, 2022: None).

6. Information on provisions:

a. Information on provisions for employee rights:

Provisions for Bank's employee benefits consist of reserve for employee termination benefits amounting to TL 43.837 (December 31, 2022: TL 38.248), TL 14.938 (December 31, 2022: TL 10.027), vacation pay liability amounting to TL 29.150 (December 31, 2022: TL 90.000) performance premium provision, the Bank's total amount of provisions for employee rights is TL 87.925 (December 31, 2022: TL 138.275).

The Bank has calculated the reserve for employee termination benefits using actuarial valuation methods as indicated in TAS 19. Accordingly, following actuarial assumptions were used in the calculation of the total liability.

	Current Period	Prior Period
Discount rate (%)	19,10	10,60
Estimated increase rate of salary ceiling (%)	15,80	8,80

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Explanations and notes on the unconsolidated financial statements (Continued)

II. Explanations and notes related to liabilities (Continued)

6. Information on provisions: (Continued)

Movement of the reserve for employment termination benefits in the balance sheet is as follows:

	Current Period	Prior Period
Prior period ending balance	38.248	8.170
Change in the period	5.589	6.356
Actuarial (gain) / loss	-	23.722
Balance at the end of the period	43.837	38.248

b. Other Provisions:

	Current Period	Prior Period
Provisions allocated from profit shares to be distributed to profit sharing accounts	116.972	103.969
Free provisions allocated for possible losses (*)	642.414	642.414
Provisions for cases on trial	4.984	4.354
Impairment provision	1.540	4.059
Non-cash loans first and second stage expected loss provisions	168.523	152.633
Total	934.433	907.429

(*) The bank's management allocated TL 642,414 outside of the requirements of the BRSA Accounting and Financial Reporting Legislation, which includes free provision. (December 31, 2022 : TL 642,414)

c. Information on provisions for foreign exchange losses on foreign currency indexed loans and financial lease receivables:

None (December 31, 2022: None).

7. Information on taxes payable:

a. Information on Tax Liability

a.1. Explanations on current tax liability:

As of March 31, 2023, the Bank does not have any tax debt remaining after deducting the corporate taxes paid. (December 31, 2022: None).

a.2. Information on taxes payable:

	Current Period	Prior Period
Corporate Tax Payable	1.789.885	1.215.294
BSMV	35.922	33.449
Income tax deducted from wages	15.697	31.817
Income Tax on Securities	9.776	10.447
Foreign Exchange Transaction Tax	30.823	45.618
Value Added Tax Payable	6.093	4.546
Real Estate Capital Gains Tax	921	770
Other	3.240	3.098
Total	1.892.357	1.345.039

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(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 (Continued):

a.3. Information on premiums:

	Current Period	Prior Period
Social security premiums-employee	27	59
Social security premiums-employer	40	87
Unemployment insurance-employee	11.348	8.296
Unemployment insurance-employer	16.617	12.148
Bank pension fund premium- employees	-	-
Bank pension fund premium- employer	-	-
Pension fund membership fees and provisions-employees	1.625	1.888
Pension fund membership fees and provisions- employer	814	941
Other	-	-
Total	30.471	23.419

8. Information on liabilities for non-current assets related to held for sale and discontinued operations

None (December 31, 2022: None).

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:

	Current Period		Prior Period	
	TL	FC	TL	FC
Borrowing Instruments to be Included in Additional Capital Calculation	-	4.354.024	-	4.110.376
Subordinated Loans	-	4.354.024	-	4.110.376
Subordinated Debt Instruments	-	-	-	-
Debt Instruments to be Included in the Contribution Capital Calculation	-	-	-	-
Subordinated Loans	-	-	-	-
Subordinated Debt Instruments	-	-	-	-
Total	-	4.354.024	-	4.110.376

As of March 31, 2023 the Bank has a subordinated debt that the creditor is Türkiye Varlık Fonu Yönetimi A.Ş., with TRT240424F22 ISIN code, with initial date April 24, 2019, with at least five-year repayment option and with no fixed term, amounting to EUR 200.000.000 (Full EUR) and a subordinated debt that creditor is Türkiye Varlık Fonu A.Ş. with an ISIN code of TRT250232F15, starting date of 9 March 2022, with the earliest ten-year repayment option and a demand deposit amounting to Euro 31,688.489 (Full Euro).

The related borrowing instrument has no option to pay dividends and convert to share certificates.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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Explanations and notes on the unconsolidated financial statements (Continued)

II. Explanations and notes related to liabilities (Continued):

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:

None. (December 31, 2022: None).

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 31 March 2023 and 31 December 2022.

c. Information on the share capital increases during the period and their sources; other information on increased capital in the current period:

There is no capital increase in the current period.

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 (December, 31 2021: None).

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.

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Explanations and notes on the unconsolidated financial statements (Continued)

II. Explanations and notes related to liabilities (Continued):

11. Information on shareholders' equity (Continued):

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 (*)	1.766.532	10.673	1.520.003	22.224
Foreign exchange difference	-	-	-	-
Total	1.766.532	10.673	1.520.003	22.224

(*) The amount represents the net balance after deferred tax liability.

i. Information on other capital reserves:

The Bank has an subordinated debt that the creditor is Türkiye Varlık Fonu Yönetimi A.Ş., with TRT240424F22 ISIN code, with initial date 24 April 2019, with at least five-year repayment option and with no fixed term, amounting to EUR 200.000.000 (Full EUR) and a subordinated debt that creditor is Türkiye Varlık Fonu A.Ş. with an ISIN code of TRT250232F15, starting date of 9 March 2022, with the earliest ten-year repayment option and a demand deposit amounting to Euro 31,688.489 (Full Euro) which are been the financial liability is recorded at fair value and the difference between cost value and fair value is accounted under "Other Capital Reserves" in shareholders' equity at the date of initial acquisition.

In addition, government securities with no fixed term and with 0% return are classified as 'financial assets carried at amortized cost' and recorded to the balance sheet with the reduced amount of government securities' rate of return, in accordance with the decision taken by the Bank's Management. The difference between the initial acquisition date cost value and the reduced amount is recorded under 'Other Capital Reserves' account in shareholders' equity.

III. Explanations and notes related to off-balance sheet:

1. Explanations on off balance sheet:

a. Type and amount of irrevocable loan commitments:

	Current Period	Prior Period
Forward Asset Purchase Commitments	4.997.621	4.307.375
Forward Asset Sale Commitments	5.075.259	4.369.088
Payment Commitments for Cheques	284.095	170.002
Tax and Fund Liabilities Arising from Export Commitments	-	-
Credit Cards Limit Commitments	67.500	-
Other Irrevocable Commitments	1.373.269	1.364.944
Total	11.797.744	10.211.409

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Explanations and notes on the unconsolidated financial statements (Continued)

III. Explanations and notes related to off-balance sheet: (Continued)

1. Explanations on off balance sheet: (Continued)

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	11.463.217	9.845.271
Letters of credit	179.301	200.437
Bank loans	858.304	429.301
Other guaranties and sureties	-	-
Total	12.500.822	10.475.009

b.2. Revocable, irrevocable guarantees and other similar commitments and contingencies:

	Current Period	Prior Period
Temporary letters of guarantees	429.262	523.772
Advance letters of guarantees	6.647.886	854.173
Letters of guarantees given to customs	1.008.912	334.379
Definitive Letters of Guarantee	485.526	5.651.877
Letters of Guarantee Given for the Guarantee of Cash Loans	6.049	2.475.291
Other	2.885.582	5.779
Total	11.463.217	9.845.271

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	2.885.582	2.475.291
With original maturity of 1 year or less	136.661	206.803
With original maturity of more than 1 year	2.748.921	2.268.488
Other non-cash loans	9.615.240	7.736.118
Total	12.500.822	10.211.409

c.2. Sectoral risk concentration of non-cash loans:

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".

c.3. Information on the non-cash loans classified in Group I and Group II:

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".

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Explanations and notes on the unconsolidated financial statements (Continued)

III. Explanations and notes related to off-balance sheet: (Continued)

2. Explanations on derivative transactions:

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. Explanations on credit derivatives and risk beared due to these:

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”.

4. Explanations on contingent assets and liabilities:

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”.

5. Explanations on services rendered on behalf of third parties:

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”.

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
Profit share received from loans				
Short Term Loans	921.857	145.561	286.053	31.161
Medium and Long Term Loans	705.344	72.956	383.502	67.119
Profit Share on Non-Performing Loans	525	23	447	-
Total	1.627.726	218.540	670.002	98.280

b. Information on profit share income received from banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
CBRT	210.865	-	16.135	-
Domestic Banks	375	-	46	-
Foreign Banks	-	-	-	-
Head Offices and Branches Abroad	-	-	-	-
Total	211.240	-	16.181	-

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Explanations and notes on the unconsolidated financial statements (Continued)

IV. Explanations and notes related to the statement of income or loss: (Continued)

1. Information on profit share income: (Continued)

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)	77.252	7.873	12.429	8.449
Financial Assets Measured at Fair Value through Other Comprehensive Income (FVOCI)	505.304	37.494	423.668	15.001
Financial Assets Measured at Amortized Cost	258.655	48.449	-	32.510
Total	841.211	93.816	436.097	55.960

d. Information on profit share income received from associates and subsidiaries:

None (December 31, 2022).

2. Explanations on profit share expenses:

a. Distribution of profit share expense on funds collected based on maturity of funds collected:

Account Name	Current Period						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 years	More than 1 years		
TL								
Funds collected from banks through current and profit sharing accounts	-	1.331	-	-	-	-	-	1.331
Real persons' non-trading profit sharing accounts								
Public sector profit sharing accounts	9.938	256.745	59.933	-	350	22.358	-	349.324
Commercial sector profit sharing accounts	171.897	24.757	63.674	-	2.536	545	-	263.409
Other institutions profit sharing accounts	104.926	278.871	27.658	-	5.323	54.697	-	471.475
	1.996	10.531	195	-	-	-	-	12.722
Total	288.757	572.235	151.460	-	8.209	77.600	-	1.098.261
FC								
Banks	-	-	-	-	-	-	-	-
Real persons' non-trading profit sharing accounts	2.101	6.312	296	-	6.147	85	-	14.941
Public sector profit sharing accounts	797	14	-	-	-	-	-	811
Public sector profit sharing accounts	1.067	6.859	38	-	840	-	-	8.804
Other institutions profit sharing accounts	10	13	-	-	-	-	-	23
Precious metals deposits	940	-	-	-	-	-	-	940
Total	4.915	13.198	334	-	6.987	85	-	25.519
Grand Total	293.672	585.433	151.794	-	15.196	77.685	-	1.123.780

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(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):

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 years	More than 1 years		
Account Name								
TL								
Funds collected from banks through current and profit sharing accounts	1.444	25.375	-	-	-	-	-	26.819
Real persons' non-trading profit sharing accounts	5.215	46.135	1.313	-	89	4.304	-	57.056
Public sector profit sharing accounts								
Commercial sector profit sharing accounts	57.161	17.039	1.441	-	2.128	-	-	77.769
Other institutions profit sharing accounts	49.564	159.298	33.897	-	2.820	900	-	246.479
	2.099	25.334	2.168	-	-	-	-	29.601
Total	115.483	273.181	38.819	-	5.037	5.204	-	437.724
FC								
Banks	-	966	-	-	-	-	-	966
Real persons' non-trading profit sharing accounts	1.554	9.278	735	-	174	73	-	11.814
Public sector profit sharing accounts	-	276	-	-	-	-	-	276
Public sector profit sharing accounts	2.275	31.775	1.963	-	35	-	-	36.048
Other institutions profit sharing accounts	798	347	-	-	-	-	-	1.145
Precious metals deposits	542	-	-	-	-	-	-	542
Total	5.169	42.642	2.698	-	209	73	-	50.791
Grand Total	120.652	315.823	41.517	-	5.246	5.277	-	488.515

b. Information on profit share expense paid to funds borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks	19.200	14.485	3.608	3.280
CBRT	-	-	-	-
Domestic banks	19.200	5.160	3.608	1.839
Foreign banks	-	9.326	-	1.441
Head offices and branches abroad	-	-	-	-
Other institutions	304.564	52.547	145.660	35.152
Total	323.764	67.032	149.268	38.432

Convenience Translation of the Independent Auditor's Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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):

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	304.563	-	728.302	-
Total	304.563	-	728.302	-

d. Profit share expenses paid to marketable securities issued:

None (March 31, 2022: 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
Banking package commissions	151.082	9.487
Remittance Commissions	86.647	3.545
Foreign trade package commissions	61.436	10.945
Fees and commissions from correspondents	28.069	857
Other commission and service income received	10.152	1.072
Advance import transfer commissions	5.507	912
Commercial customer credit limit allocation commission	5.357	1.311
Early closing commission income	5.263	1.614
Appraisal fees	4.876	1.664
Insurance and brokerage commissions	3.441	487
Fees and commissions from member merchant pos	1.355	237
Import letter of credit commissions	1.152	995
Import commissions against goods	808	209
Credit card fees and commissions	446	124
Mortgage release and facility fee income	433	264
Safe deposit box revenues	341	135
Bill of collection/check commissions	243	243
Collection and payment commissions	241	183
Export letter of credit commissions	126	60
Commissions from special package services	88	3
Import commissions against goods	53	21
Delivery and purchase of Gold(in gram) commissions	19	15
Total	367.135	34.383

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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 abroad	3.666	2.716
Other commissions and fees	2.033	410
Commissions and fees given for EFT	1.139	459
Commissions and fees given for credit cards	583	86
Commissions and fees given to the clearinghouse	367	244
Expense for Gold of Precious Metals	311	175
Commissions given to credits used	90	36
Commissions and fees given for Swift	9	16
Commissions and fees given for card acceptor of p.o.s.	3	56
Expenses for Stock Market Registrations	3	31
Commissions of collection note / check	1	10
Commissions given for Required reserve of TCMB FX	-	103
Total	8.205	4.507

4. Information on dividend income:

None (March 31, 2022: None).

5. Explanations on trading income/loss (net):

	Current Period	Prior Period
Income	2.832.671	1.474.216
Income from capital market transactions	2.818	7.947
Income from derivative financial instruments	170.961	574.610
Foreign exchange income	2.658.892	891.659
Loss (-)	2.113.375	1.460.404
Loss on capital market transactions	126	798
Loss on derivative financial instruments	140.576	470.124
Foreign exchange losses	1.972.673	989.482
Trading income/loss (net)	719.296	13.812

6. Explanations related to other operating income:

	Current Period	Prior Period
Income from provisions made in previous years	129.656	34.001
	636	4.617
Income from sales of assets	4.488	77
Revenues from provisions allocated in previous years	153	-
Lease income	2	2
Other income	382	1.406
Total	135.317	40.103

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UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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
Expected Credit Loss	149.825	156.335
12 month expected credit loss (stage 1)	130.352	131.225
Significant increase in credit risk (stage 2)	1.089	11.378
Non-performing loans (stage 3)	18.384	13.732
Marketable Securities Impairment Expense	-	2.019
Financial Assets at Fair Value through Profit or Loss	-	2.019
Financial Assets at Fair Value through Other Comprehensive Income	-	-
Investments in Associates, Subsidiaries and Held-to-maturity Securities Value Decrease	-	-
Investments in Associates	-	-
Subsidiaries	-	-
Joint Ventures	-	-
Investments Held to Maturity	-	-
Other (*)	19.687	16.135
Total	169.512	174.489

(*) Other provision expenses include provision expenses for litigation provisions and profits to be distributed to participation accounts.

8. Information on other operating expenses:

	Current Period	Prior Period
Provision for retirement pay liability (*)	5.590	1.664
Accumulated allowance amount (*)	5.158	5.296
Deficit provision for pension fund	-	-
Impairment expenses of tangible assets	-	-
Depreciation expenses of tangible assets	33.245	19.559
Impairment expenses of intangible assets	-	-
Impairment expense of goodwill	-	-
Amortization expenses of intangible assets	759	2.603
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	1.115.339	41.802
Lease expenses related to TFRS 16 exemptions	776	355
Operating Maintenance expenses	9.339	3.559
Advertisement expenses	22.870	17.609
Other expenses ⁽¹⁾	1.082.354	20.279
Loss on sale of assets	-	-
Other ⁽²⁾	60.799	18.358
Total	1.220.890	89.282

(*) 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.

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(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):

Details of “Other Expenses” balance under Other Operating Expenses are as follows:

	Current Period	Prior Period
Communication Expenses	10.096	4.291
Cleaning Expenses	9.676	3.260
Heating, Lighting and Water Expenses	7.572	2.934
Vehicle Expenses	2.336	1.604
Representation and Hospitality expenses	3.075	1.211
Securities insurance expenses	1.833	926
Stationary supplies expenses	848	513
Aid and donations	1.031.024	468
Participation on common expenses	533	301
Litigation and court expenses	155	36
Other Expenses	15.206	4.735
Total	1.082.354	20.279

Other balance details are as below table:

	Current Period	Prior Period
Taxes, Duties, Charges and Funds	33.194	11.020
Audit and Consultancy Fees	6.844	2.742
Participation Share Expenses	4.839	821
Saving Deposit Insurance Fund	8.696	1.743
Other	7.226	2.032
Total	60.799	18.358

9. Explanations on income/loss from continued operations before taxes:

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”.

10. Explanations on tax provision for continued and discontinued operations:

As of March 31, 2023, the Bank has deferred tax expense amounting to TL 1.130.597 (March 31, 2022: TL 39.676), deferred tax income amounting to TL 728.713 (March 31, 2021: TL 163.805). As of March 31 2023, the Bank has current tax provision amounting to TL 603.480 (March 31, 2022: 214.887).

Since the Bank does not have any discontinued operations, there is no tax provision for discontinued operations (March 31, 2022: None).

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UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

(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:

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".

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.

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 rights:

None.

V. Explanations and notes related to the statement of changes in shareholders' equity

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".

VI. Explanations and notes related to the statement of cash flows

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".

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	1.273.002	-	2.355	-	-	-
Balance at the end of period	1.265.083	-	1.108	-	-	-
Dividend and Commission Income Received	9.958	-	33	-	-	-

(*) 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 1 November 2006.

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Explanations and notes on the unconsolidated financial statements (Continued)

VII. Explanations related to the risk group of the Bank

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	714.824	-	973	-	-	-
Balance at the end of period	1.273.002	-	2.355	-	-	-
Dividend and Commission Income Received	37.480	-	200	-	-	-

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	128.021	94	-	-	-	-
Balance at the end of period	51.265	128.021	-	-	-	-
Profit share expense	14.180	318	-	-	-	-

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 March 31, 2023 is TL 5.889 (March 31, 2022: TL 1.886).

VIII. Explanations related to domestic, foreign and offshore branches or investments and foreign representative offices

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".

IX. Explanations and notes on matters after balance sheet:

None.

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SECTION SIX

Independent Auditor’s Review Report

I. Explanations on the Independent Auditor’s Review Report

The unconsolidated financial statements of the Participation Bank for the nine months period ended March 31, 2023 were reviewed by PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik AŞ and Auditors’ Limited Review Report dated May 22, 2023 is presented in the introduction of this report.

II. Explanations on the Independent Auditor’s Review Report

None.

Convenience Translation of the Independent Auditor’s Report originally issued in Turkish (See Note 1.a of Section Three)

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

SECTION SEVEN

Interim Activity Report

I. Message from the Chairman of the Board of Directors and CEO about activities related the interim period

a. Message from the Chairman of the Board of Directors

Dear stakeholders,

I pray for God's mercy on all of our citizens who lost their lives as a result of the devastating earthquake that struck 11 provinces in our country, which has been referred to as the disaster of the century, and I offer my condolences and pray for the fortitude of those left behind. As a country, we continue employing all available resources to isolate the earthquake's effects, rebuild, and restore our destroyed cities.

While 2022, which we left behind, marked down in history as an economically and socially challenging year, the first three months of 2023 were impacted as well. While the US and European Union countries continued to boost interest rates in response to rising inflation, the FED reached its highest interest rate since the 2008 crisis. Although the Russia-Ukraine war continues with low severity, the lack of progress towards peace or diplomatic resolution perpetuates market pressures. Analyzing the ongoing conflict between China and Taiwan reveals that, while tensions have eased slightly, China's persistent pressure on Taiwan, a key hub for chip manufacturing, remains a significant detriment to global economy in terms of production.

During the first quarter of the year, our country experienced a downward trend in inflation due to the base effect. While the negative growth in the current account deficit causes pressure on the USD/TL parity leading to an upward movement in the exchange rates, it is projected that the exchange rate will stabilize during the summer season and with the positive contribution of tourism.

The banking sector commenced the new fiscal year with a relatively slow growth rate. The cautious approach of banks in disbursing loans resulted in a relatively slow movement of assets. While this situation causes profits to remain at a lower level compared to last year, it is estimated that the growth rates of last year will be achieved with the further decrease in inflation and the reopening of credit taps.

Emlak Katılım is making steady progress towards achieving its targets determined in line with its strategies. In this context, it sustained growth in market share and profitability during in the first quarter of 2023. Through the expansion of its branch and service networks, the company was able to grow its customer base and increase its assets. In the upcoming time frame, the Bank aims to maintain customer satisfaction by offering innovative and sustainable products and services to the "Participation Finance" sector, and to enhance its digital banking services by reinforcing its technological infrastructure. It will continue to support new investment projects and the real sector and contribute to economic growth with "solid steps".

Within the framework of sustainability, the Bank will act with a sense of social and environmental responsibility, will support efforts to mitigate carbon emissions, and will keep expanding its operations at an accelerated pace with the goal of prioritizing projects that align with green finance and sustainable development goals.

Yours sincerely,

Mehmet Emin BİRPINAR

Chairman of the Board of Directors

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

Interim Activity Report (Continued)

I. Message from the Chairman of the Board of Directors and CEO about activities related the interim period (Continued)

b. Message from the CEO

Dear Customers and Business Partners,

First and foremost, may God have mercy on our brothers and sisters who passed away in the Kahramanmaraş-centered earthquake that struck us on the night of February 6, and I would like to express my condolences and compassion for those who were left behind. Our strongest wish will be to recover from this tragedy, which has been marked the disaster of the century.

The high inflation that affected the entire world in 2022 and the economic fluctuations it caused persisted in this period as well. The FED and the European Central Bank, which have been raising interest rates for a while in order to manage inflation, have hit the highest benchmark interest rates since the 2008 economic crisis. In the USA, which reached the 5% band following a series of significant interest rate hikes, this situation adversely affected the financial markets and resulted in the bankruptcy of Silicon Valley Bank, one of the country's top 20 banks. This crisis expanded to Europe as well, and while it drove one of the world's largest financial institutions, Credit Suisse, into bankruptcy, it was purchased by another world giant, UBS, with government support.

Our country's economy and banking sector continued their successful performance during and after this earthquake, which impacted 11 provinces, representing 10% of GDP. In the first quarter of the year, the Central Bank made a 50 basis point reduction and cut the benchmark interest rate to 8.50%. On the manufacturing side, as of the first month of 2023, the Purchasing Managers Index (PMI) started to follow a positive trend by surpassing the critical threshold of 50. In this period, our country's total exports surpassed USD 61 billion, while residential sales experienced a partial decline in the first three months due to both the earthquake's impact and the peak in prices.

The upward momentum observed in the banking industry during the preceding year persisted into the first quarter of 2023. The sector, which closed the year 2022 with an asset size of TL 14.3 trillion, surpassed TL 15 trillion in the first quarter of the year. While the "liraization" strategy implemented by the Central Bank led to a rise in TL deposit yields, the use of loans in the sector slowed down due to the limitation of loan options to non-SME companies and the fact that loan rates remained below deposit yields.

As Emlak Katılım, we made a fast and efficient start to 2023. We attained a growth rate of around 17% by expanding our asset size to roughly TL 117 billion. We demonstrated a highly successful performance by increasing our first quarter earnings to TL 939 million. By opening 9 new branches, we increased the number of branches to 89 and extended our operational reach to 35 provinces. We continued our increase in employment by increasing the number of our personnel to 1340. With the innovative products we introduce, we continue to expand our customer base and product range without slowing down.

We have endeavored to provide the utmost support to the regions devastated by the earthquake disaster that has profoundly impacted our country. We will continue to mobilize all available resources, both on an individual and corporate scale. In addition to our aid trucks containing the basic necessities that we immediately dispatched to the region after the earthquake, with the assistance of our colleagues, we classified and packaged many essential items, such as clothing, shoes, blankets, hygiene kits, baby diapers, and food that could withstand seasonal conditions, and sent them to the disaster area under the coordination of the relevant institutions. Again, we carried out the shipment of container houses, which are among the most essential needs, to the region as soon as possible. We delivered 50 container homes to Adıyaman, 250 container homes to Kahramanmaraş, 6 caravans, and 30 container homes to Hatay, along with blankets, quilts, pillows, and water, depending on the region's requirements. We donated TL 1 billion to AFAD as part of the "Türkiye Tek Yürek" aid campaign to support our citizens impacted by the earthquake.

As Emlak Katılım, we will continue to be a part of solidarity, providing support for short-, medium-, and long-term needs, and by drawing strength from our unity, we will continue to heal our wounds together. I hope that 2023 will be auspicious for our Country, Community and for Emlak Katılım.

Very truly yours,

İlker SIRTKEYA
Board Member and CEO

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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Interim Activity Report (Continued)

I. Message from the Chairman of the Board of Directors and CEO about activities related the interim period (Continued)

c. Capital and Shareholder Structure

Name and Surname/ Trade name	Share Amounts	Share Rates	Paid Shares	Unpaid Shares
Ministry of Treasury and Finance	1.026.915	%99,99999	1.026.915	-
Other	-	%0,00001	-	-

d. The amendments in the articles of association during period of January 1, 2022 – March 31, 2022

None.

e. Branch and Personal Information

The Bank's total number of branches is 90 (including 1 e-branch) and the total number of personnel is 1.340 at 31 March 2023.

f. Board of Directors and Executive Management

Name and Surname	Administrative Function and Responsibility	Educational Degree	Ownership Percentage(%)
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate	-
Abdullah Erdem CANTİMUR	Vice Chairman of the Board of Directors and Chairman of the Audit Committee	Master	-
Hasan SUVER*	Member of BOD	Master	-
Mustafa ERDEM	Member of BOD	Bachelor	-
Mehmet Nuri YAZICI	Member of BOD and Audit Committee	Bachelor	-
Prof. Dr. Murat BALCI	Member of BOD	Doctorate	-
İlker SIRTKEYA	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	-
Hüseyin Cahit BÜYÜKBAŞ	Assistant General Manager Responsible for Sales and Marketing	Bachelor	-
Nihat BULUT	Assistant General Manager Responsible for Credits	Bachelor	-
Yusuf OKUR	Assistant General Manager Responsible for Operations	Bachelor	-
Uğur KARA	Assistant General Manager Responsible for Human Resources	Master	-

Managers of Internal Systems

Name and Surname	Professional Experience	Seniority in the Field of Responsibility	Education	Area of Responsibility
Abdulkadir CEBECİ	17 year	17 year	Master	Head of Inspection Committee Head of Internal Control and Compliance
Halil İbrahim ÖZER	16 year 10 month	9 year 9 month	Master	Head of Risk Management
Erhan ŞANLI	16 year 5 month	2 year 3 month	Bachelor	

Convenience Translation of the Independent Auditor's Report originally issued in Turkish (See Note 1.a of Section Three)

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

Interim Activity Report (Continued)

I. Message from the Chairman of the Board of Directors and CEO about activities related the interim period (Continued)

g. Committee and committee members formed after the distribution of duties among the board members

AUDIT COMITEE

Abdullah Erdem CANTİMUR (Head)
Mehmet Nuri YAZICI

CREDIT COMITEE

Prof. Dr. Murat BALCI (Head)
Mustafa ERDEM (Original Member)
İlker SIRT KAYA (Original Member)

CORPORATE GOVERNANCE COMMITTEE

Abdullah Erdem CANTİMUR (Head)
Prof. Dr. Murat BALCI
Mustafa GÜLEN
Mehmet Ali KAHRAMAN

REMUNERATION COMMITTEE

Mehmet Nuri YAZICI (Head)
Abdullah Erdem CANTİMUR
İlker SIRT KAYA

EXECUTIVE COMMITTEE

Prof. Dr. Mehmet Emin BİRPINAR (Head)
Prof. Dr. Murat BALCI
İlker SIRT KAYA

h. Türkiye Emlak Katılım Bankası A.Ş. Selected Financial Indicators as of March 31, 2023

Assets	Current Period	Prior Period
Loans and Financial Leasing Receivables	49.099.035	26.444.294
Total Securites	24.418.380	7.546.218
Total of Selected Assets	73.517.415	33.990.512
Liabilities	Current Period	Prior Period
Funds Collected	91.042.685	35.995.103
Funds Borrowed	8.733.821	4.870.197
Shareholders' Equity	7.197.716	2.339.954
Total of Selected Liabilities	106.974.222	43.205.254

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UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF MARCH 31, 2023

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

Interim Activity Report (Continued)

I. Message from the Chairman of the Board of Directors and CEO about activities related the interim period (Continued)

Income and Expense Items	Current Period	Prior Period
Profit Share Income	3.018.382	1.285.031
Profit Share Expense	1.544.837	700.548
Net Profit Share Income/Expenses	1.473.545	584.483
Net Fees and Commissions Income/Expenses	388.128	43.082
Personnel Expenses	196.172	109.784
Trading Income/Loss	719.296	13.812
Other Operating Income	135.317	40.103
Loans and Other Receivables from Provision for Losses	149.825	156.335
Other Operating Expenses	1.210.142	83.986
Profit Before Tax and Provisions	1.140.460	313.221
Tax Provisions	(201.596)	(90.758)
Net Profit/Losses	938.864	222.463
Ratios (%)	Current Period	Prior Period
Total Loans/Total Assets (*)	41,99	26,38
Total Loans/Total Deposits (*)	53,93	73,47
Capital Adequacy Ratio	24,33	27,83

(*) Financial Leasing Receivables are included in the Total Loans figure.

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