

TÜRKİYE EMLAK KATILIM BANKASI ANONİM ŞİRKETİ

**PUBLICLY ANNOUNCED CONSOLIDATED FINANCIAL STATEMENTS
AND RELATED DISCLOSURES AT SEPTEMBER 30, 2024 TOGETHER
WITH INDEPENDENT AUDITOR'S LIMITED REVIEW REPORT**

*(CONVENIENCE TRANSLATION OF INDEPENDENT AUDITOR'S LIMITED
REVIEW 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.a of Section Three)

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

Introduction

We have reviewed the consolidated balance sheet of Türkiye Emlak Katılım Bankası Anonim Şirketi ("the Bank") and its consolidated subsidiaries (collectively referred to as "the Group") at 30 September 2024 and the related consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in shareholders' equity, consolidated statement of cash flows and a summary of significant accounting policies and other explanatory notes to the consolidated financial statements for the nine-month period then ended. The Group 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 consolidated 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. 7.b, Part IV. 6, and Part IV. 7 of Explanations and Notes to the Consolidated Financial Statements; the accompanying consolidated financial statements as at 30 September 2024 include a free provision in total of TL 5,000,000 thousand which consist of TL 2,850,432 thousand provided in the prior periods and TL 2,149,568 thousand recognized in the current period on net basis; and related deferred tax amounting to TL 1,500,000 thousand which consists of TL 855,130 thousand provided in prior periods and TL 644,870 thousand recognized in the current year by the Group 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 consolidated 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 consolidated financial information do not present fairly in all material respects the consolidated financial position of Türkiye Emlak Katılım Bankası Anonim Şirketi at 30 September 2024 and its consolidated financial performance and its consolidated cash flows for the nine-month-period then ended in accordance with the BRSA Accounting and Financial Reporting Legislation.

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 consolidated 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 30 September 2024. Accordingly, the accompanying consolidated financial statements are not intended to present fairly the consolidated financial position, results of operations, changes in equity and cash flows of the Group in accordance with IFRS.

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

Talar Gül, SMMM
Independent Auditor

Istanbul, 20 November 2024

**CONSOLIDATED FINANCIAL REPORT OF
TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
AS OF AND FOR THE NINE-MONTH PERIOD SEPTEMBER 30, 2024**

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

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

- GENERAL INFORMATION ABOUT THE PARENT BANK
- CONSOLIDATED FINANCIAL STATEMENTS OF THE PARENT BANK
- EXPLANATIONS ON THE ACCOUNTING PRINCIPLES APPLIED IN THE RELATED PERIOD
- INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT
- EXPLANATORY DISCLOSURES AND FOOTNOTES ON CONSOLIDATED FINANCIAL STATEMENTS
- AUDITOR'S LIMITED REVIEW REPORT
- INTERIM ACTIVITY REPORT

Our subsidiaries whose financial statements are consolidated within the framework of this financial report are as follows:

Subsidiaries

- Emlak Varlık Kiralama A.Ş.
- Emlak Katılım Varlık Kiralama A.Ş.

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

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

Onur GÖK
General Manager

Mehmet Nuri YAZICI
Chairman of the Audit
Committee

Volkan Mutlu COŞKUN
Member of the Audit
Committee

Tuğba GEDİKLİ
Executive Vice President
Responsible of Finance

Hakan ULUS
Statutory Reporting Manager

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

Name-Surname/Title: Hakan ULUS / Statutory Reporting Manager
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Convenience Translation of the Independent Auditor’s Limited Review Report Originally Issued in Turkish (See Note 1.a of Section Three)

**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024**

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

**SECTION ONE
GENERAL INFORMATION**

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

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

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

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

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

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

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

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

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

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

The Parent Bank’s head office is located in İstanbul and there are 111 branches of the Parent Bank as of September 30, 2024. (December 31, 2023: 101). The Parent Bank is operating with 1.641 staff as of September 30, 2024 (December 31, 2023: 1.494).

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

GENERAL INFORMATION(Continued):

II. Shareholding Structure, Shareholders Having Direct or Indirect, Jint or Individual Control Over The Management of The Parent Bank And Disclosures on Related Changes In The Current Year, If Any:

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

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

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

III. Explanation on the Chairman and Members of Board of Directors, Members of Audit Committee, General Manager and Assistant General Managers, Their Areas of Responsibility and Their Shares in the Parent Bank, If Any:

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

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

IV. Information On The Parent Bank’s Qualified Shareholders:

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

Name/Commercial name	Share Amount	Share Ratio	Paid Shares	Unpaid Shares
Ministry of Treasury and Finance	1.026.915	%99,99999	1.026.915	-

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

**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024**

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

GENERAL INFORMATION(Continued)

V. Summary on the Parent Bank’s Service Activities and Field of Operations:

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

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

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

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

VI. Differences Between the Communiqué on Preparation of Consolidated Financial Statements of Banks and Turkish Accounting Standards and Short Explanation About The Institutions Subject To Line-By-Line Method or Proportional Consolidation and Institutions Which Are Deducted From Equity or Not Included in These Three Methods:

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

VII. The Existing or Potential, Actual or Legal Obstacles on Immediate Transfer of Equity or Reimbursement of Liabilities Between The Parent Bank And Its Subsidiaries:

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

SECTION TWO

THE CONSOLIDATED FINANCIAL STATEMENTS

- I. CONSOLIDATED BALANCE SHEET (STATEMENT OF FINANCIAL POSITION)
- II. CONSOLIDATED STATEMENT OF OFF-BALANCE SHEET
- III. CONSOLIDATED STATEMENT OF PROFIT OR LOSS
- IV. CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
- V. CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
- VI. CONSOLIDATED STATEMENT OF CASH FLOWS

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
CONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION)
AS OF SEPTEMBER 30, 2024

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

ASSETS	Note (Fifth Section-I)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD			PRIOR PERIOD		
		(30/09/2024)			(31/12/2023)		
		TL	FC	TOTAL	TL	FC	TOTAL
I. FINANCIAL ASSETS (NET)		18.189.023	75.562.426	93.751.449	25.230.481	72.995.979	98.226.460
1.1 Cash and cash equivalents		10.535.844	69.310.679	79.846.523	17.437.371	66.608.196	84.045.567
1.1.1 Cash and Balances with Central Bank	(1)	10.533.190	50.712.485	61.245.675	17.401.769	52.842.067	70.243.836
1.1.2 Banks	(2)	4.341	18.643.482	18.647.823	42.378	13.835.514	13.877.892
1.1.3 Money Market Placements		-	-	-	-	-	-
1.1.4 Expected Loss Provisions (-)		1.687	45.288	46.975	6.776	69.385	76.161
1.2 Financial Assets Measured at Fair Value Through Profit/Loss (FVTPL)	(3)	1.554	1.782.253	1.783.807	1.420	2.048.892	2.050.312
1.2.1 Government Debt Securities		1.554	1.744.972	1.746.526	1.420	2.017.761	2.019.181
1.2.2 Equity Securities		-	-	-	-	-	-
1.2.3 Other Financial Assets		-	37.281	37.281	-	31.131	31.131
1.3 Financial Assets Measured at Fair Value Through Other Comprehensive Income (FVOCI)	(4)	7.648.094	4.466.615	12.114.709	7.788.752	4.337.825	12.126.577
1.3.1 Government Debt Securities		7.640.435	4.461.277	12.101.712	7.781.093	4.337.825	12.118.918
1.3.2 Equity Securities		7.659	5.338	12.997	7.659	-	7.659
1.3.3 Other Financial Assets		-	-	-	-	-	-
1.4 Derivative Financial Assets	(5)	3.531	2.879	6.410	2.938	1.066	4.004
1.4.1 Derivative Financial Assets Measured at FVTPL		3.531	2.879	6.410	2.938	1.066	4.004
1.4.2 Derivative Financial Assets Measured at FVOCI		-	-	-	-	-	-
II. FINANCIAL ASSETS MEASURED AT AMORTIZED COST (NET)		72.715.290	44.178.985	116.894.275	55.286.670	28.763.425	84.050.095
2.1 Loans	(6)	62.313.124	43.571.585	105.884.709	45.848.320	21.694.016	67.542.336
2.2 Lease Receivables	(8)	127.301	178.240	305.541	262.580	120.246	382.826
2.3 Other Financial Assets Measured at Amortized Cost	(7)	11.000.669	799.379	11.800.048	9.592.906	7.099.147	16.692.053
2.3.1 Government Debt Securities		11.000.669	799.379	11.800.048	9.592.906	7.099.147	16.692.053
2.3.2 Other Financial Assets		-	-	-	-	-	-
2.4 Expected Loss Provisions (-)	(6)	725.804	370.219	1.096.023	417.136	149.984	567.120
III. ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	29.047	-	29.047	8.283	-	8.283
3.1 Asset Held for Sale		29.047	-	29.047	8.283	-	8.283
3.2 Assets of Discontinued Operations		-	-	-	-	-	-
IV. PARTNERSHIP INVESTMENTS		67.500	-	67.500	22.500	-	22.500
4.1 Associates (Net)	(10)	67.500	-	67.500	22.500	-	22.500
4.1.1 Associates Consolidated Under Equity Accounting		-	-	-	-	-	-
4.1.2 Unconsolidated Associates		67.500	-	67.500	22.500	-	22.500
4.2 Subsidiaries (Net)		-	-	-	-	-	-
4.2.1 Unconsolidated Financial Investments in Subsidiaries		-	-	-	-	-	-
4.2.2 Unconsolidated Non-Financial Investments in Subsidiaries		-	-	-	-	-	-
4.3 Joint Ventures (Net)		-	-	-	-	-	-
4.3.1 Joint-Ventures Consolidated Under Equity Accounting		-	-	-	-	-	-
4.3.2 Unconsolidated Joint-Ventures		-	-	-	-	-	-
V. TANGIBLE ASSETS (NET)	(11)	1.090.435	-	1.090.435	922.856	-	922.856
VI. INTANGIBLE ASSETS (NET)	(12)	426.713	-	426.713	250.364	-	250.364
6.1 Goodwill		-	-	-	-	-	-
6.2 Other		426.713	-	426.713	250.364	-	250.364
VII. INVESTMENT PROPERTY (NET)	(13)	-	-	-	-	-	-
VIII. CURRENT TAX ASSET		-	-	-	-	-	-
IX. DEFERRED TAX ASSETS	(14)	3.705.488	-	3.705.488	1.718.345	-	1.718.345
X. OTHER ASSETS	(15)	3.233.769	35.422	3.269.191	2.477.451	10.439	2.487.890
TOTAL ASSETS		99.457.265	119.776.833	219.234.098	85.916.950	101.769.843	187.686.793

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
CONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION)
AS OF SEPTEMBER 30, 2024

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

LIABILITIES	Note (Fifth Section-II)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD (30/09/2024)			PRIOR PERIOD (31/12/2023)		
		TL	FC	TOTAL	TL	FC	TOTAL
I. FUNDS COLLECTED	(1)	56.298.535	109.165.985	165.464.520	57.981.289	93.497.685	151.478.974
II. FUNDS BORROWED	(2)	189.201	1.423.237	1.612.438	242.905	1.004.966	1.247.871
III. MONEY MARKET FUNDS		-	-	-	-	-	-
IV. SECURITIES ISSUED (Net)	(3)	16.010.063	-	16.010.063	8.730.931	-	8.730.931
V. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS							
VI. DERIVATIVE FINANCIAL LIABILITIES		1.236	1.653	2.889	27.199	-	27.199
6.1 Derivative Financial Liabilities at Fair Value Through Profit or Loss	(4)	1.236	1.653	2.889	27.199	-	27.199
6.2 Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income	(6)	-	-	-	-	-	-
VII. LEASE PAYABLES (NET)	(5)	659.094	-	659.094	507.319	-	507.319
VIII. PROVISIONS	(7)	6.195.946	509.477	6.705.423	3.536.924	292.693	3.829.617
8.1 General Provisions		-	-	-	-	-	-
8.2 Reserve for Employee Benefits		857.440	-	857.440	558.907	-	558.907
8.3 Insurance Technical Provisions (Net)		-	-	-	-	-	-
8.4 Other Provisions		5.338.506	509.477	5.847.983	2.978.017	292.693	3.270.710
IX. CURRENT TAX LIABILITY	(8)	1.928.235	-	1.928.235	1.336.476	-	1.336.476
X. DEFERRED TAX LIABILITY		-	-	-	-	-	-
XI. LIABILITIES FOR ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	-	-	-	-	-	-
11.1 Held for Sale Purpose		-	-	-	-	-	-
11.2 Related to Discontinued Operations		-	-	-	-	-	-
XII. SUBORDINATED DEBT INSTRUMENTS	(10)	-	8.429.605	8.429.605	-	7.078.467	7.078.467
12.1 Loans		-	8.429.605	8.429.605	-	7.078.467	7.078.467
12.2 Other Debt Instruments		-	-	-	-	-	-
XIII. OTHER LIABILITIES	(11)	2.077.222	205.356	2.282.578	751.278	2.266.416	3.017.694
XIV. SHAREHOLDERS' EQUITY	(12)	16.022.279	116.974	16.139.253	10.323.361	108.884	10.432.245
14.1 Paid-in capital		1.026.915	-	1.026.915	1.026.915	-	1.026.915
14.2 Capital Reserves		39.405	-	39.405	39.272	-	39.272
14.2.1 Share Premium		-	-	-	-	-	-
14.2.2 Share Cancellation Profits		-	-	-	-	-	-
14.2.3 Other Capital Reserve		39.405	-	39.405	39.272	-	39.272
14.3 Other Accumulated Comprehensive Income or Loss That Will Not Be Reclassified Through Profit or Loss		2.987	-	2.987	2.987	-	2.987
14.4 Other Accumulated Comprehensive Income or Loss That Will Be Reclassified Through Profit or Loss		(395.094)	116.974	(278.120)	671.615	108.884	780.499
14.5 Profit Reserves		8.563.985	-	8.563.985	3.434.584	-	3.434.584
14.5.1 Legal Reserves		684.762	-	684.762	428.286	-	428.286
14.5.2 Status Reserves		-	-	-	-	-	-
14.5.3 Extraordinary Reserves		7.879.223	-	7.879.223	3.006.298	-	3.006.298
14.5.4 Other Profit Reserves		-	-	-	-	-	-
14.6 Income or (Loss)		6.784.081	-	6.784.081	5.147.988	-	5.147.988
14.6.1 Prior Periods' Income or (Loss)		18.454	-	18.454	4.133	-	4.133
14.6.2 Current Period Income or (Loss)		6.765.627	-	6.765.627	5.143.855	-	5.143.855
TOTAL LIABILITIES		99.381.811	119.852.287	219.234.098	83.437.682	104.249.111	187.686.793

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

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

**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
CONSOLIDATED STATEMENT OF OFF BALANCE SHEET (FINANCIAL POSITION)
AS OF SEPTEMBER 30, 2024**

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

STATEMENT OF OFF BALANCE SHEET	Note (Fifth Section- III)	THOUSAND TL CURRENT PERIOD (30/09/2024)			THOUSAND TL PRIOR PERIOD (31/12/2023)		
		TL	FC	TOTAL	TL	FC	TOTAL
		A. OFF BALANCE SHEET COMMITMENTS (I+II+III)		44.682.164	17.740.592	62.422.756	30.623.995
I. GUARANTEES AND SURETIES	(1)	22.800.048	7.412.761	30.212.809	15.438.616	4.450.678	19.889.294
1.1 Letters of Guarantees		22.790.646	4.869.790	27.660.436	15.427.366	3.851.866	19.279.232
1.1.1 Guarantees Subject to State Tender Law		-	-	-	-	-	-
1.1.2 Guarantees Given for Foreign Trade Operations		-	-	-	-	-	-
1.1.3 Other Letters of Guarantee		22.790.646	4.869.790	27.660.436	15.427.366	3.851.866	19.279.232
1.2 Bank Loans		-	67.660	67.660	11.250	6.905	18.155
1.2.1 Import Letter of Acceptances		-	67.660	67.660	11.250	6.905	18.155
1.2.2 Other Bank Acceptances		-	-	-	-	-	-
1.3 Letter of Credits		9.402	2.475.311	2.484.713	-	591.907	591.907
1.3.1 Documentary Letter of Credits		9.402	2.475.311	2.484.713	-	591.907	591.907
1.3.2 Other Letter of Credits		-	-	-	-	-	-
1.4 Prefinancing Given as Guarantee		-	-	-	-	-	-
1.5 Endorsements		-	-	-	-	-	-
1.5.1 Endorsements to the Central Bank of Türkiye		-	-	-	-	-	-
1.5.2 Other Endorsements		-	-	-	-	-	-
1.6 Other Guarantees		-	-	-	-	-	-
1.7 Other Collaterals		-	-	-	-	-	-
II. COMMITMENTS	(1)	21.860.413	3.836.715	25.697.128	9.525.408	9.017.365	18.542.773
2.1 Irrevocable Commitments		21.860.413	3.836.715	25.697.128	9.525.408	9.017.365	18.542.773
2.1.1 Asset Purchase and Sale Commitments		944.179	3.229.617	4.173.796	17.597	8.492.543	8.510.140
2.1.2 Share Capital Commitment to Associates and Subsidiaries		22.500	-	22.500	67.500	-	67.500
2.1.3 Loan Granting Commitments		20.325.336	-	20.325.336	9.126.506	-	9.126.506
2.1.4 Securities Underwriting Commitments		-	-	-	-	-	-
2.1.5 Commitments for Reserve Deposit Requirements		-	-	-	-	-	-
2.1.6 Payment Commitment for Cheques		451.274	-	451.274	313.805	-	313.805
2.1.7 Tax And Fund Liabilities from Export Commitments		-	-	-	-	-	-
2.1.8 Commitments for Credit Card Expenditure Limits		117.124	-	117.124	-	-	-
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		-	607.098	607.098	-	524.822	524.822
2.2 Revocable Commitments		-	-	-	-	-	-
2.2.1 Revocable Loan Granting Commitments		-	-	-	-	-	-
2.2.2 Other Revocable Commitments		-	-	-	-	-	-
III. DERIVATIVE FINANCIAL INSTRUMENTS		21.703	6.491.116	6.512.819	5.659.971	5.404.847	11.064.818
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)	21.703	6.491.116	6.512.819	5.659.971	5.404.847	11.064.818
3.2.1 Forward Foreign Currency Buy/Sell Transactions		21.703	16.530	38.233	256.594	234.281	490.875
3.2.1.1 Forward Foreign Currency Transactions-Buy		10.833	8.265	19.098	128.879	117.149	246.028
3.2.1.2 Forward Foreign Currency Transactions-Sell		10.870	8.265	19.135	127.715	117.132	244.847
3.2.2 Other Forward Buy/Sell Transactions		-	6.474.586	6.474.586	5.403.377	5.170.566	10.573.943
3.3 Other		-	-	-	-	-	-
B. CUSTODY AND PLEDGED ITEMS (IV+V+VI)		1.067.317.737	67.547.276	1.134.865.013	648.260.645	57.007.019	705.267.664
IV. ITEMS HELD IN CUSTODY		35.623.823	8.600.807	44.224.630	30.723.306	13.172.276	43.895.582
4.1 Assets Under Management		-	-	-	-	-	-
4.2 Investment Securities Held in Custody		13.254.574	2.391.078	15.645.652	7.639.437	1.464.484	9.103.921
4.3 Cheques Received for Collection		10.014.621	182.503	10.197.124	9.227.575	91.562	9.319.137
4.4 Commercial Notes Received for Collection		1.048.076	-	1.048.076	1.398.913	-	1.398.913
4.5 Other Assets Received for Collection		-	-	-	-	-	-
4.6 Assets Received for Public Offering		-	-	-	-	-	-
4.7 Other Items Under Custody		26.783	-	26.783	24.325	-	24.325
4.8 Custodians		11.279.769	6.027.226	17.306.995	12.433.056	11.616.230	24.049.286
V. PLEDGED ITEMS		1.031.693.914	58.946.469	1.090.640.383	617.537.339	43.834.743	661.372.082
5.1 Marketable Securities		9.419.849	-	9.419.849	817.400	-	817.400
5.2 Guarantee Notes		-	-	-	-	-	-
5.3 Commodity		12.894.260	3.058.735	15.952.995	10.073.899	3.175.397	13.249.296
5.4 Warranty		-	-	-	-	-	-
5.5 Properties		144.956.217	-	144.956.217	89.186.170	-	89.186.170
5.6 Other Pledged Items		864.423.588	55.887.734	920.311.322	517.459.870	40.659.346	558.119.216
5.7 Pledged Items-Depository		-	-	-	-	-	-
VI. ACCEPTED INDEPENDENT GUARANTEES AND WARRANTIES		-	-	-	-	-	-
TOTAL OFF-BALANCE SHEET ACCOUNTS (A+B)		1.111.999.901	85.287.868	1.197.287.769	678.884.640	75.879.909	754.764.549

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AS OF SEPTEMBER 30, 2024

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

	Note (Fifth Section- IV)	THOUSAND TL	THOUSAND TL	THOUSAND TL	THOUSAND TL
		Current period 1 January – 30 September 2024	Previous period 1 January – 30 September 2023	Current period (for 3 months) 1 July – 30 September 2024	current period (for 3 months) 1 July – 30 September 2023
STATEMENT OF PROFIT AND LOSS					
I. PROFIT SHARE INCOME	(1)	23.761.440	10.051.280	8.498.288	4.054.652
1.1 Profit Share on Loans		17.878.147	6.282.961	6.547.877	2.518.162
1.2 Income Received from Reserve Deposits		1.433.271	595.423	573.656	254.169
1.3 Income Received from Banks		25.500	2.899	14.375	1.532
1.4 Income Received from Money Market Placements		-	-	-	-
1.5 Income Received from Marketable Securities Portfolio		4.327.172	3.088.551	1.320.399	1.255.371
1.5.1 Financial Assets at Fair Value Through Profit and Loss		92.934	304.400	33.693	105.178
1.5.2 Financial Assets at Fair Value through Other Comprehensive Income		2.438.182	1.788.376	715.159	758.444
1.5.3 Financial Assets Measured at Amortised Cost		1.796.056	995.775	571.547	391.749
1.6 Finance Lease Income		54.202	72.312	16.015	22.405
1.7 Other Profit Share Income		43.148	9.134	25.966	3.013
II. PROFIT SHARE EXPENSE (-)	(2)	17.708.093	6.130.524	6.305.067	2.729.859
2.1 Expense on Profit Sharing Accounts		13.632.989	4.401.615	4.643.380	1.988.090
2.2 Profit Share Expense on Funds Borrowed		311.979	301.900	56.927	106.085
2.3 Profit Share Expense on Money Market Borrowings		44.686	12.621	43.015	477
2.4 Expense on Securities Issued		3.657.635	1.345.779	1.539.415	608.868
2.5 Lease Profit Share Expense		60.804	68.609	22.330	26.339
2.6 Other Profit Share Expenses		-	-	-	-
III. NET PROFIT SHARE INCOME (I - II)		6.053.347	3.920.756	2.193.221	1.324.793
IV. NET FEES AND COMMISSIONS INCOME/EXPENSE		1.717.353	1.641.197	575.260	757.807
4.1 Fees and Commissions Received		1.845.892	1.686.487	629.309	775.836
4.1.1 Non-Cash Loans		214.824	102.568	80.582	39.013
4.1.2 Other		1.631.068	1.583.919	548.727	736.823
4.2 Fees and Commissions Paid (-)	(3)	128.539	45.290	54.049	18.029
4.2.1 Non-Cash Loans		332	164	150	100
4.2.2 Other	(3)	128.207	45.126	53.899	17.929
V. DIVIDEND INCOME	(4)	-	-	-	-
VI. NET TRADING INCOME	(5)	8.386.741	3.567.834	3.997.135	1.229.584
6.1 Capital Market Transaction Gains / (Losses)		12.859	14.044	11.049	4.412
6.2 Gains/ (Losses) from Derivative Financial Instruments		713.498	(776.502)	861.382	143.861
6.3 Foreign Exchange Gains / (Losses)		7.660.384	4.330.292	3.124.704	1.081.311
VII. OTHER OPERATING INCOME	(6)	932.192	396.196	85.367	121.957
VIII. TOTAL OPERATING PROFIT (III+IV+V+VI+VII)		17.089.633	9.525.983	6.850.983	3.434.141
IX. PROVISION FOR EXPECTED LOSS (-)	(7)	883.761	282.377	334.256	80.216
X. OTHER PROVISION EXPENSES (-)	(7)	2.934.200	98.532	2.747.386	(3.716)
XI. PERSONNEL EXPENSES (-)	(8)	2.651.403	705.650	1.099.924	279.535
XII. OTHER OPERATING EXPENSES (-)		1.300.991	1.689.193	449.329	244.555
XIII. NET OPERATING PROFIT/LOSS (VIII-IX-X-XI-XII)		9.319.278	6.750.231	2.220.088	2.833.551
XIV. INCOME RESULTED FROM MERGERS GAIN/LOSS ON NET MONETARY POSITION		-	-	-	-
XV. PROFIT/LOSS FROM PARTNERSHIPS USING THE EQUITY METHOD		-	-	-	-
XVI. PROFIT/LOSS BEFORE TAXES (XIII+...+XV)		-	-	-	-
XVII. PROVISION FOR TAXES (±)		9.319.278	6.750.231	2.220.088	2.833.551
XVIII. TAX PROVISION FOR CONTINUING OPERATIONS (±)	(9)	2.553.651	2.528.670	652.334	1.615.576
18.1 Current Tax Provision		4.099.540	2.247.925	1.546.644	1.160.851
18.2 Deferred Tax Expense (+)		2.257.902	1.900.791	357.578	763.274
18.3 Deferred Tax Income (-)		3.803.791	1.620.046	1.251.888	308.549
XIX. NET OPERATING PROFIT/LOSS AFTER TAXES (XVI±XVII)		6.765.627	4.221.561	1.567.754	1.217.975
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)		6.765.627	4.221.561	1.567.754	1.217.975
Earnings Per Share		0,06588	0,04111	0,01527	0,01186

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
AS OF SEPTEMBER 30, 2024

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

	THOUSAND TL	THOUSAND TL
	CURRENT PERIOD (01/01/2024- 30/09/2024)	PRIOR PERIOD (01/01/2023- 30/09/2023)
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME		
I. CURRENT PERIOD PROFIT/LOSS	6.765.627	4.221.561
II. OTHER COMPREHENSIVE INCOME	(1.058.619)	(79.159)
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	-	1.275
2.2 Other Income/Expense Items to be Recycled to Profit or Loss	(1.058.619)	(80.434)
2.2.1 Translation Differences	-	-
2.2.2 Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at Fair Value through Other Comprehensive Income	(1.499.090)	(177.898)
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	440.471	97.464
III. TOTAL COMPREHENSIVE INCOME (I+II)	5.707.008	4.142.402

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS’ EQUITY AS OF SEPTEMBER 30, 2024

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

CHANGES IN EQUITY					Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss		Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss						Total Equity Except for Minority shares		Total Shareholders’ Equity		
Current Period (01/01/2024-30/09/2024)	Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6	Profit Reserves	Prior Periods’ Profit/Loss	Current Period’s Net Profit/Loss		Minority Shares		
I. Balances at Beginning Period	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.584	4.133	5.143.855	10.432.245	-	-	10.432.245
II. Correction made as per TAS 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.1 Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.2 Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
III. Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	39.272	-	2.987	-	-	780.499	-	3.434.584	4.133	5.143.855	10.432.245	-	-	10.432.245
IV. Total Comprehensive Income	-	-	-	-	-	-	-	(1.058.619)	-	-	-	-	6.765.627	5.707.008	-	-	5.707.008
V. Capital Increase in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VI. Capital Increase from Internal Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VII. Adjustments to Paid-in Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VIII. Convertible Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IX. Subordinated Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
X. Other Changes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
XI. Profit Distribution	-	-	-	133	-	-	-	-	-	-	5.129.401	14.321	(5.143.855)	-	-	-	-
11.1 Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2 Transfers to Reserves	-	-	-	133	-	-	-	-	-	-	5.129.401	-	(5.129.534)	-	-	-	-
11.3 Others	-	-	-	-	-	-	-	-	-	-	-	14.321	(14.321)	-	-	-	-
Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	39.405	-	2.987	-	-	(278.120)	-	8.563.985	18.454	6.765.627	16.139.253	-	-	16.139.253

1. Revaluation surplus on tangible and intangible assets,

2. Defined Benefit Plans' Actuarial Gains/Losses,

3. Other (Accumulated amounts of share of investments accounted for by the equity method that can not be classified as profit / loss from other comprehensive income with other comprehensive income that will not be reclassified to other profit or loss),

4. Foreign Currency Translation Differences,

5. Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI,

6. Other (Accumulated amount of cash flow hedge gains / losses, equity attributable to equity holders of the Group for profit or loss from other comprehensive income and other comprehensive income to be reclassified to other profit or loss),

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF SEPTEMBER 30, 2024

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

CHANGES IN EQUITY	Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss						Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority Shares	Minority Shares	Total Shareholders' Equity
					1	2	3	4	5	6						
I. Balances at Beginning Period	1.026.915	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.721	287	2.813.795	6.028.017	-	6.028.017
II. Correction made as per TAS 8 (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.1 Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.2 Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
III. Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	33.186	-	(19.114)	-	-	1.542.227	-	630.721	287	2.813.795	6.028.017	-	6.028.017
IV. Total Comprehensive Income	-	-	-	-	-	1.275	-	-	(80.434)	-	-	-	4.221.561	4.142.402	-	4.142.402
V. Capital Increase in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VI. Capital Increase from Internal Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VII. Adjustments to Paid-in Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VIII. Convertible Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IX. Subordinated Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
X. Other Changes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
XI. Profit Distribution	-	-	-	6.086	-	-	-	-	-	-	2.803.863	3.846	(2.813.795)	-	-	-
11.1 Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2 Transfers to Reserves	-	-	-	6.086	-	-	-	-	-	-	2.803.863	-	(2.809.949)	-	-	-
11.3 Others	-	-	-	-	-	-	-	-	-	-	-	3.846	(3.846)	-	-	-
Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	39.272	-	(17.839)	-	-	1.461.793	-	3.434.584	4.133	4.221.561	10.170.419	-	10.170.419

1. Revaluation surplus on tangible and intangible assets,

2. Defined Benefit Plans' Actuarial Gains/Losses,

3. Other (Accumulated amounts of share of investments accounted for by the equity method that can not be classified as profit / loss from other comprehensive income with other comprehensive income that will not be reclassified to other profit or loss),

4. Foreign Currency Translation Differences,

5. Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI,

6. Other (Accumulated amount of cash flow hedge gains / losses, equity attributable to equity holders of the Group for profit or loss from other comprehensive income and other comprehensive income to be reclassified to other profit or loss),

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

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

**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
CONSOLIDATED STATEMENT OF CASH FLOWS AS OF SEPTEMBER 30, 2024**

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

STATEMENT OF CASH FLOWS	THOUSAND TL	THOUSAND TL
	CURRENT PERIOD (01/01/2024-30/09/2024)	PRIOR PERIOD (01/01/2023-30/09/2023)
A. CASH FLOWS FROM BANKING OPERATIONS		
I.1 Operating Profit Before Changes In Assets And Liabilities from Banking Operations	13.343.781	(15.866.581)
I.1.1 Profit Share Income Received	21.795.742	9.785.800
I.1.2 Profit Share Expense Paid	(15.985.646)	(5.443.738)
I.1.3 Dividend Received	-	-
I.1.4 Fees and Commissions Received	1.845.892	1.686.487
I.1.5 Other Income	704.119	210.821
I.1.6 Collections from Previously Written off Loans	152.598	77.961
I.1.7 Payments to Personnel and Service Suppliers	(2.651.403)	(705.650)
I.1.8 Taxes Paid	(3.640.719)	(2.331.363)
I.1.9 Others	11.123.198	(19.146.899)
I.2 Changes in Assets and Liabilities from Banking Operations	(38.034.630)	6.642.418
I.2.1 Net (Increase) Decrease in Financial Assets at Fair Value Through Profit or Loss	2.199.310	(829.576)
I.2.2 Net (Increase) Decrease in Due From Banks and Other Financial Institutions	(8.066.089)	(8.611.787)
I.2.3 Net (Increase) Decrease in Loans	(24.278.616)	(5.909.031)
I.2.4 Net (Increase) Decrease in Other Assets	837.666	1.782.426
I.2.5 Net Increase (Decrease) in Bank Deposits	2.022.678	1.203.496
I.2.6 Net Increase (Decrease) in Other Deposits	(3.266.799)	23.143.512
I.2.7 Net Increase (Decrease) in Financial Liabilities Measured at Financial Assets at Fair Value Through Profit or Loss	-	-
I.2.8 Net Increase (Decrease) in Funds Borrowed	(364.567)	32.353
I.2.9 Net Increase (Decrease) in Matured Payables	-	-
I.2.10 Net Increase (Decrease) in Other Liabilities	(7.118.213)	(4.168.975)
I. Net Cash Flows from Banking Operations	(24.690.849)	(9.224.163)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
II. Net cash flow from investing activities	6.281.465	(2.188.458)
2.1 Cash Paid For Acquisition of Investments, Associates and Subsidiaries	(45.000)	(22.500)
2.2 Cash Obtained From Disposal of Investments, Associates and Subsidiaries	-	-
2.3 Purchases of Property and Equipment	(123.959)	(338.938)
2.4 Disposals of Property and Equipment	13.385	-
2.5 Purchase of Financial Assets at Fair Value Through Other Comprehensive Income	(1.182.214)	(1.672.405)
2.6 Sale of Financial Assets at Fair Value Through Other Comprehensive Income	1.914.423	-
2.7 Purchase of Financial Assets Measured at Amortised Cost	(1.440.712)	-
2.8 Sale of Financial Assets Measured at Amortised Cost	7.535.389	-
2.9 Other	(389.847)	(154.615)
C. CASH FLOWS FROM FINANCING ACTIVITIES		
III. Net Cash Flows from Financing Activities	390.901	2.367.615
3.1 Cash Obtained from Funds Borrowed and Securities Issued	42.042.176	80.004.581
3.2 Cash Used for Repayment of Funds Borrowed and Securities Issued	(41.579.674)	(77.636.966)
3.3 Issued Capital Instruments	-	-
3.4 Dividends Paid	-	-
3.5 Payments for Finance Leases	(71.601)	-
3.6 Other	-	-
IV. Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents	5.724.164	32.445.893
V. Net Increase/(Decrease) in Cash and Cash Equivalents	(12.294.319)	23.400.887
VI. Cash and Cash Equivalents at the Beginnig of the period	53.215.879	17.247.813
VII. Cash and Cash Equivalents at the End of the period	40.921.560	40.648.700

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

SECTION THREE
Accounting Policies

I. Explanations on Basis of Presentation:

a. The Preparation of the Financial Statements and Related Notes and Explanations in Accordance with the “Turkish Accounting Standards and Regulation on the Principles and Procedures Regarding Banks” Accounting Application and Safeguarding of Documents:

The consolidated financial statements have been prepared in accordance with the provisions of the Regulation on the Procedures and Principles Regarding Accounting Applications of Banks and Safeguarding of Documents, published in the Official Gazette dated 1 November 2006 and numbered 26333, in relation to the Banking Law numbered 5411, and other regulations, communiqués, explanations and circulars published by the Banking Regulation and Supervision Agency ("BRSA") on accounting and financial reporting principles, and in cases not regulated by these, the provisions of the Turkish Accounting Standard 34 (TS 34) Interim Financial Reporting Standard and Turkish Financial Reporting Standards ("TFRS") put into effect by the Public Oversight, Accounting and Auditing Standards Authority ("KGK") (collectively, "BRSA Accounting and Financial Reporting Legislation"). The format and content of the consolidated financial statements to be disclosed to the public, as well as their explanations and footnotes, have been prepared in accordance with the “Communiqué on Financial Statements to be Disclosed to the Public by Banks and the Relevant Explanations and Footnotes” and “Communiqué on Disclosures to be Made to the Public by Banks on Risk Management” published in the Official Gazette dated 28 June 2012 and numbered 28337, as well as the communiqués that make additions and amendments to these. The Parent Bank keeps its accounting records in Turkish currency in accordance with the Banking Law, the Turkish Commercial Code and Turkish tax legislation.

Consolidated financial statements have been prepared in TL based on the historical cost principle, except for financial assets and liabilities shown at their fair values.

Additional Paragraph For Convenience Translation to English:

BRSA Accounting and Financial Reporting Legislation, as described in this section, differ from International Financial Reporting Standards (“IFRS”) issued by the International Accounting Standards Board and the differences between accounting principles have not been quantified in the accompanying consolidated financial statements. Accordingly, the accompanying consolidated financial statements are not intended to present the consolidated financial position, results of operations, changes in equity and cash flows of the Group in accordance with IFRS.

In preparing financial statements in accordance with TFRS, the Group management is required to make assumptions and estimates regarding the assets and liabilities in the balance sheet and contingent issues as of the balance sheet date. The assumptions and estimates in question include the fair value calculations of financial instruments and the impairment of financial assets and are reviewed regularly. Necessary adjustments are made and the effects of these adjustments are reflected in the income statement. The assumptions and estimates used are explained in the relevant footnotes.

b. Accounting Policies and Valuation Principles Applied in the Preparation of Consolidated Financial Statements:

The accounting policies followed and the valuation principles used in the preparation of financial statements are in accordance with the regulations, communiqués, explanations and circulars published by the BRSA regarding the principles of accounting and financial reporting, and TAS/TFRS put into effect by the KGK on matters not regulated by these (all "BRSA Accounting and Financial Reporting Legislation") has been determined according to the principles included in the scope. Accounting policies for the current periods and valuation principles used are explained in footnotes II to XXIII.

With its announcement dated November 2023, KGK stated that the financial statements of businesses applying Turkish Financial Reporting Standards for the annual reporting period ending on or after 31 December 2023 should be prepared in accordance with the Financial Reporting Standard in High Inflation Economies (“TAS 29”). He explained that institutions or organizations authorized to regulate and supervise their own fields may determine different transition dates for the implementation of TAS 29 provisions. Based on this announcement of the KGK, BRSA, with its decision numbered 10744 dated December 12, 2023, decided that the financial statements of banks and financial leasing, factoring, financing, savings financing and asset management companies dated 31 December 2023 will not be subject to the inflation adjustment required within the scope of TAS 29. In accordance with the BRSA's decision dated January 11, 2024 and numbered 10825; It has been decided that banks, financial leasing, factoring, financing, savings financing and asset management companies will switch to inflation accounting as of January 1, 2025. Accordingly, no inflation adjustment was made in the consolidated financial statements dated September 30, 2024 within the scope of TAS 29 Financial Reporting Standard in Highly Inflationary Economies.

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

ACCOUNTING POLICIES (Continued)

I. Explanations on Basis of Presentation (Continued):

c. Comparative Information and Classifications:

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

II. Explanations on Strategy of Using Financial Instruments and Foreign Currency Transactions:

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

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

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

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

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

III. Information on Consolidated Associates:

Parent Bank and its subsidiaries Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş. It is included in the accompanying consolidated financial statements using the full consolidation method. In the preparation of consolidated financial statements, the methods, procedures and principles specified in the "Communiqué on the Preparation of Consolidated Financial Statements of Banks" and the "Turkish Financial Reporting Standard on Consolidated Financial Statements" ("TFRS 10") published in the Official Gazette dated 8 November 2006 and numbered 26340 are followed.

a. Consolidation Principles of Subsidiaries:

Subsidiaries are the Parent Bank's shares, either (a) through its authority to exercise more than 50% of the voting rights regarding the shares in the companies as a result of the shares directly and/or indirectly owned by it, or (b) through its authority to exercise more than 50% of the voting rights. It refers to companies that have the authority and power to control the financial and operating policies in line with the interests of the Group, by using the actual dominant influence over the financial and operating policies, although it does not have the authority to use them.

Control is the Parent Bank's direct or indirect ownership of the majority of the capital in a legal entity, or its holding of privileged shares although it does not have this majority, or its ability to exercise the majority of the voting rights pursuant to agreements made with other shareholders, or its ability to appoint the majority of the members of the board of directors in any way, or It was accepted that he had the power to dismiss.

Subsidiaries are consolidated using the full consolidation method within the framework of the materiality principle on the basis of their operating results, asset and equity sizes.

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

ACCOUNTING POLICIES (Continued):

III. Information on Consolidated Associates (Continued):

a. Consolidation Principles of Subsidiaries (Continued):

Subsidiaries are included in the scope of consolidation from the date on which control over their activities is transferred to the Group and will be excluded from the scope of consolidation on the date on which control ceases. When deemed necessary, the accounting policies applied for subsidiaries may be changed to ensure consistency with the accounting policies applied by the Group.

According to the full consolidation method, 100% of the subsidiary's assets, liabilities, profit or loss and off-balance sheet items are combined with the Parent Bank's assets, liabilities, profit or loss and off-balance sheet items. The book value of the Group's investment in the subsidiary and the portion of the capital of the subsidiary belonging to the Group are netted off. Balances and unrealized profits and losses arising from transactions between partnerships within the scope of consolidation have been mutually offset. There are no minority rights in the consolidated subsidiary net income.

Emlak Varlık Kiralama A.Ş., a subsidiary of the Parent Bank, was established on 5 August 2019 in accordance with the permission received from the Banking Regulation and Supervision Board and the Capital Markets Board and was registered in the trade registry. It was established and started its operations on 5 August 2019 with a capital of 50 TL, fully paid by the Parent Bank, for the sole purpose of issuing lease certificates within the framework of the CMB's Lease Certificates Communiqué (III-61.1) published in the Official Gazette dated 7 June 2013 and numbered 28760.

Emlak Katılım Varlık Kiralama A.Ş., a subsidiary of the Parent Bank, was established on January 20, 2020, in line with the permission received from the Banking Regulation and Supervision Agency and the Capital Markets Board, and was registered in the trade registry. Emlak Katılım Varlık Kiralama Anonim Şirketi was established on 16 March 2019 with a capital of 50 TL, fully paid by the Parent Bank, for the sole purpose of issuing lease certificates within the framework of the CMB's Lease Certificates Communiqué (III-61.1) published in the Official Gazette dated 7 June 2013 and numbered 28760. The company was established and started its operations.

The titles of the partnerships within the scope of consolidation, their headquarters, their fields of activity and their effective, direct and indirect partnership rates are as follows:

Title	Operation Center (City/Country)	Main Activities	Effective Rates (%)	Direct and Indirect Rates (%)
Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Lease Certificate Issue	100	100
Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Lease Certificate Issue	100	100

b. Presentation of Subsidiaries, Affiliates and Jointly Controlled Partnerships Not Included in the Scope of Consolidation in Consolidated Financial Statements:

The Group does not have any affiliates, subsidiaries or jointly controlled partnerships that are not included in the scope of consolidation.

IV. Explanations on Forward, Option Contracts and Derivative Instruments:

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

ACCOUNTING POLICIES (Continued):

IV. Explanations on Forward, Option Contracts and Derivative Instruments (Continued):

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

V. Explanations on Profit Share Income and Expenses:

Profit share income

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

Profit share expense

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

VI. Explanations on Fees, Commission Income and Expenses:

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

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

VII. Explanations on Financial Assets and Liabilities:

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

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

ACCOUNTING POLICIES (Continued):

VII. Explanations on Financial Assets and Liabilities (Continued):

Financial Assets at Fair Value Through Profit or Loss:

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

Financial Assets Valued at Fair Value Through Other Comprehensive Income:

Financial assets at fair value through other comprehensive income are initially recognized at cost; which reflects their fair values; including the transaction costs. After the initial recognition, financial assets valued at fair value through other comprehensive income are measured at fair value and the unrealized gains or losses resulting from the difference between the amortized cost and the fair value is recorded in “accumulated other comprehensive income or expense to be reclassified through profit or loss” under equity. In case of a disposal of financial assets valued at fair value through profit and loss, increases/decreases which have been recorded in the “accumulated other comprehensive income or expense to be reclassified through profit or loss” under the equity is transferred to income statement.

Financial assets at fair value through other comprehensive income which do not have a quoted market price in an active market and whose fair values can not be reliably measured are carried at cost, less impairment, if any.

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

Financial Assets and Liabilities Measured at Amortized Cost:

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

Credits:

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

ACCOUNTING POLICIES (Continued)

VIII. Explanations On Expected Credit Losses:

As of January 1, 2020, the Group recognizes a loss allowance for expected credit losses on financial assets based on TFRS 9 “Communiqué Related to Principles and Procedures on Determining the Qualifications of Banks’ Loans and Other Receivables and the Provision for These Loans and Other Receivables” and the regulation published in the Official Gazette no. 29750 dated June 22, 2016 in connection with “Procedures and 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 Group classifies the financial asset as stage 1 if the credit risk of a financial instrument does not materially increase since initial recognition to the financial statements and measures the amount of the impairment on the financial asset equal to 12-month expected credit losses at each reporting date. The purpose of impairment is to recognize lifetime expected credit losses in the financial statement for the credit risk of all financial instruments those materially increase since initial recognition to the financial statements with considering all supportable information individually or collectively including reasonable and prospective information.

Calculation of Expected Credit Losses:

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

Parameters Used in Calculating Expected Loss Provisions:

Probability of Default (PD):

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

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

Loss Given Default (LGD):

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

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ACCOUNTING POLICIES (Continued):

VIII. Explanations on Expected Credit Losses (Continued):

Exposure at Default (EAD):

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

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

12-Month Expected Loss Provision (Stage 1):

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

Significant Increase in Credit Risk (Stage 2):

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

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

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

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

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

IX. Explanations on Offsetting of Financial Instruments:

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

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ACCOUNTING POLICIES (Continued):

X. Explanations On Sale and Repurchase Agreements and Lending of Securities:

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

XI. Explanations on Assets Held For Sale and Discontinued Operations and Liabilities Related to These Assets:

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

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

The Group has no discontinued operations.

XII. Explanations on Goodwill and Other Intangible Assets:

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

As of September 30, 2024, there is no goodwill in the financial statements of the Group. (December 31, 2023: None).

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

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

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ACCOUNTING POLICIES (Continued):

XIII. Explanations on Tangible Assets:

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

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

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

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

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

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

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

XIV. Explanations on Leasing Transactions:

The Group applies the TFRS 16 leases standard. The Group recognizes the right of use and the rent obligation on the financial statements at the effective date of the lease. The right of use is measured initially at cost value and subsequently measured at cost less accumulated depreciation and accumulated impairment losses and adjusted for the re-measurement of the lease obligation. TAS 36 Impairment of Assets is applied in order to determine whether the real estates that are entitled to use have been impaired and to recognize the impairment loss.

With the TFRS 16 Leases Standard effective from January 1, 2019, the difference between operating leases and financial leases is eliminated and leases are presented as assets by the lessees under Tangible Assets and as liabilities under Liabilities from Leasing Transactions.

TFRS 16 introduces a single leasing accounting model for lessees. As a result, the Group, as a lessee, has acquired the lease rights representing the lease rights representing the right to use the underlying asset and the lease payments to the financial statements. Accounting for the lessor is similar to the previous accounting policies.

The Group when valuing its leasing obligations, discounted its leasing payments using an alternative borrowing rate. The weighted-average rate applied is 21% for leasing agreements denominated in Turkish liras.

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ACCOUNTING POLICIES (Continued):

XIV. Explanations on Leasing Transactions (Continued):

Existence of Right to Use:

The right to use asset is first recognized by cost method and includes:

- The initial measurement amount of the lease obligation,
- The amount obtained by deducting all the rental incentives received from all lease payments made at or before the beginning of the lease;
- All initial direct costs incurred by the Group.

When applying the cost method, the existence of the right to use:

- Accumulated depreciation and accumulated impairment losses are deducted and measures the restatement of the lease obligation at the restated cost.

The Group applies depreciation provisions in TAS 16 Property, Plant and Equipment while depreciating the right to use assets.

The Lease Obligations:

At the effective date of the lease, the Group measures its leasing liability at the present value of the lease payments not paid at that time. Lease payments are discounted using the lease's implied profit share rate, if that rate is easily determined. If this ratio cannot be easily calculated, the Group employs its alternative borrowing profit share rates.

The lease payments included in the measurement of the lease liability consist of the payments to be made for the right of use during the lease term of the underlying asset and the unpaid payments at the effective date of the lease.

After the effective date of the lease, the Group measures the leasing liability as follows:

- Increase the book value to reflect the interest on the lease obligation
- Reduces the book value to reflect the lease payments made and
- The book value is measured to reflect reassessments and restructuring, or reflect to fixed lease payments as of revised nature.

The profit share on the lease liability for each period in the lease period is the amount calculated by applying a fixed periodic profit share rate to the remaining balance of the lease liability.

XV. Explanations on Provisions and Contingent Liabilities:

Provisions and contingent liabilities, excluding the general and specific provisions for impairment on loans, are accounted in accordance with TAS 37: ‘‘Turkish Accounting Standard for Provisions, Contingent Liabilities and Contingent Assets’’.

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

A provision for contingent liabilities arising from past events should be recognized in the same period of occurrence in accordance with the cut-off principle.

A liability is recognized as a contingent liability where a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of more than one events not wholly within the control of the Group; or a present obligation that arises from past events but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability and disclosed in the footnotes.

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ACCOUNTING POLICIES (Continued):

XVI. Explanations on Liabilities Regarding Employee Rights:

The Group fulfills its obligations for severance pay and leave rights under "TAS 19 - Provided to Employees Benefits" and in the balance sheet "Provision for Employee Benefits" account.

According to Türkiye's current labor laws, the Group may resign and resign as specified in the Labor Law by making a certain lump sum payment to employees who are dismissed for reasons other than liable behavior. Provision for severance pay, which is a probable liability under this law, is calculated over its present value using certain actuarial estimates and is reflected in the financial statements as actuarial losses and gains, in accordance with "TAS 19 - Employee Benefits" accounted for under equity.

The leave fee obligation means that all personnel are legally entitled to leave each year in excess of the cumulative total of unused vacation days found by subtracting the is calculated.

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

Some of the Group’s personnel are the members of T.C. Ziraat Bankası and T. Halk Bankası A.Ş. Employees' Pension Fund (“Fund”) which was established by 20th provisional article of Social Security Law Act numbered 506. In accordance with 23rd provisional clause of the Banking Law numbered 5411, the pension fund established within Social Security Law is expected to be transferred to the Social Security Institution by three years following the declaration of the Banking Law numbered 5411. Procedures and principles of the transfer are determined by the decision of Council of Ministers numbered 2006/11345 dated 30 November 2006. However, the 1st paragraph of the 1st article of the 23rd provisional clause of Banking Law numbered 5411 allowing pension funds to be transferred to Social Security Institution (“SSI”) is annulled following the resolution of Constitutional Court declared in the Official Gazette dated 31 March 2007 numbered 26479 E.2005/139, K.2007/13 and K.2007/33.

With the publication of the reasoning of the decision, the Grand National Assembly of Türkiye (“GNAT”) started to work on new legal arrangements regarding the transfer of the fund members to SSI and the related articles of the “Law Regarding the Changes in Social Insurance and General Health Insurance Law and Other Related Laws and Regulations” No 5754 (“the New Law”) regulating the transfer of the funds were approved by the GNAT on 17 April 2008. The New Law was published in the Official Gazette dated 8 May 2008, numbered 26870 and came into force.

According to the new law Group pension funds participants and salaried members or the rightful owners would be transferred to Social Security Institution and would be subject to its legislation within three years beginning from the date of publication without any required transaction. Three years transfer period would be extended by two years at most with the decision of Council of Ministers. In accordance with the related legislation, as of the transfer date, the cash value of the liabilities will be calculated by considering the income and expenses of the transferred funds by the insurance branches and by using the actuarial interest rate of 9,80%. Moreover, the unfulfilled other social rights and payments existed in the settlement deeds of the subjected pension funds of the transferred participants, members or the rightful owners will be continued to be fulfilled by the employer entities of the funds and its participants.

In accordance with 58th article and 7th provisional article of the Banking Law, restricting banks from transferring any funds to the pension funds in order to compensate the actuarial deficits effective from 1 January 2008, has been delayed up to 5 years. Based on the Council of Ministers’ decree numbered 2011/1559 and issued in the Official Gazette numbered 27900, dated 9 April 2011, and 20th provisional article of law numbered 506, the deadline for transferring banks, insurance and reinsurance companies, chambers of commerce, chambers of industry, exchange markets and the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for two years.

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ACCOUNTING POLICIES (Continued):

XVI. Explanations on Liabilities Regarding Employee Rights (Continued):

Besides, the phrase of “two years” in Clause (2), Article 1 of the temporary 20th provision of the law numbered 5510 is revised as “four years” with the law numbered 6283 amending on the Social Insurance and General Health Insurance Law, published in the Official Gazette numbered 28227, dated 8 March 2012. Based on the Council of Ministers’ decree numbered 2014/6042 and issued in the Official Gazette numbered 28987 dated 30 April 2014, the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for one year.

Lastly, 51st article of Law No.6645 dated 23 April 2015, published on Official Gazette and the first paragraph of the transient 20th article of Law No.5510 related to the transfer of Group and Insurance Funds to Social Security Institution; “Council of Ministers is the authority to determine the date of transfer of banks, insurance and reinsurance companies, boards of trade, chambers of industry and stock markets or the participants of funds established for their constitute union personnel and the ones that were endowed salary or income and their beneficiaries within the scope of transient 20th article of Law No.506. As from the transfer date, the participants are considered as insured within the scope of clause (a), first paragraph and 4th article of this Law. Based on the decision of the Council of Ministers dated 24 February 2014; May 2015 was determined as the transfer period. As a result of the last amendment made in the first paragraph of the provisional article 20 of the Law No. 5510 and the Occupational Health and Safety Law No. 6645 published in the Official Gazette dated 23 April 2015 and numbered 29335; The Council of Ministers has been authorized to determine the transfer date and the President has been authorized to determine the transfer date in the repeated Official Gazette numbered 30473 on 9 July 2018.

The technical balance sheet report as of 31 December 2023 which is prepared in accordance with the new law and the rate determined as 9,80%, concluded no technical deficit arises in the above-mentioned fund. Since the Group has no legal right to hold the present value of any economic benefits available in the form of refunds from Pension Fund or reductions in future contributions to Pension Fund, no asset is recognized in the Group’s financial statements.

XVII. Explanations on Taxation:

Current Tax:

With the publication of Law No. 7394 in the Official Gazette dated April 15, 2022, banks, consumer finance companies, factoring and financial leasing companies, electronic payment and money institutions, authorized foreign exchange institutions, asset management companies, capital market institutions, insurance and reinsurance companies and pension companies. The corporate tax rate has been permanently increased to 25%. However, with Law No. 7456 published on July 15, 2023, the rate in question was increased to 30% to be applied to the cumulative bases included in the declarations that must be submitted as of October 1, 2023; The corporate tax rate will be applied as 30% in future periods, starting from the provisional corporate tax return to be submitted for the period 1 January 2023 - 30 September 2023. There is no withholding tax on dividends paid to institutions resident in Türkiye. Dividend payments made to individuals and institutions other than these are subject to 10% withholding tax. Addition of profit to capital is not considered profit distribution and withholding tax is not applied.

Corporations calculate provisional tax based on their quarterly financial profits at the current rate and declare it by the 17th day of the second month following that period and pay it by the evening of the same day. The provisional tax paid during the year belongs to that year and is deducted from the corporate tax to be calculated on the corporate tax return to be submitted in the following year. If the amount of advance tax paid remains despite the offset, this amount can be refunded in cash or offset against other financial debts to the state.

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ACCOUNTING POLICIES (Continued):

XVII. Explanations on Taxation (Continued):

Provided that 50% of the profits arising from the sale of subsidiary shares and real estate held for at least two years are added to the capital for real estate and 75% for subsidiaries, as stipulated in the Corporate Tax Law, or are kept in a special fund account in liabilities for 5 years. is exempt from tax. However, with the Law No. 7456 published on July 15, 2023, this exception has been abolished for real estates to be acquired after the publication date of the decision; If real estate acquired before this date is sold after the effective date of the decision, 25% of the real estate sales gain will be exempt from corporate tax.

According to Turkish tax legislation, financial losses shown on the declaration can be deducted from the period corporate income for a period not exceeding 5 years. However financial losses can not be offsetted from last year's profits. In Türkiye, there is no practice of reaching an agreement with the tax authority regarding the taxes to be paid.

Corporate tax returns are submitted to the relevant tax office by the evening of the last day of the fourth month following the month in which the accounting period closes. However, the authorities authorized for tax inspection may examine the accounting records within the five years before the current period, and if incorrect transactions are detected, the tax amounts to be paid may change and sectoral examinations may be carried out.

Within the framework of the provision of Article 298/A of the Tax Procedure Law, the conditions required for inflation adjustment in the corporate tax calculation have been met as of the end of the 2021 calendar year. However, with the "Law on Amendments to the Tax Procedure Law and the Corporate Tax Law" numbered 7352, published in the Official Gazette numbered 31734 dated January 29, 2022, the temporary article 33 was added to the Tax Procedure Law numbered 213, including provisional tax periods. In the 2021 and 2022 accounting periods (as of the accounting periods ending in 2022 and 2023 for those assigned a special accounting period) and the 2023 accounting period provisional tax periods, the financial statements will not be subject to inflation adjustment, regardless of whether the conditions for inflation adjustment within the scope of Article 298 are met or not, 31 It has become law that the financial statements dated December 2023 will be subject to inflation adjustment regardless of whether the conditions for inflation adjustment are met or not, and the profit/loss differences arising from the inflation adjustment will be shown in the previous years' profit/loss account Based on the Tax Procedural Law General Communiqué No. 560 published in the Official Gazette dated 30 April 2024; There will be no inflation adjustment for the 1st provisional tax period of the 2024 accounting period. However, according to the Communiqué, inflation adjustment will not be applied only in the 1st provisional tax period for now, and unless a contrary regulation is made in the following provisional accounting periods of the 2024 accounting period, inflation adjustment will continue to be applied if the conditions in Article 298/A of the TPL are met

Assets within the scope of the provisional Article 32 of the Tax Procedure Law No. 213 are valued and taxed at 2%. The assets included in the scope of Repeated Article 298 are revalued with the revaluation rate announced in the relevant year and no tax is paid on the increase in value.

Deferred Tax:

Deferred tax assets or liabilities, according to principles of “Turkish Accounting Standards on Income Taxes” (“TAS 12”), are calculated as measuring the affect of the temporary difference that accours between the amount of assets and liabilities figured in financial tables and the amount calculated according to tax legislation, by considering tax rate for releated period.

Deferred tax is been figured in financial tables by netting assets and liabilities. While deferred tax liability can be calculated for all taxable temporary difference, deferred tax assets only can be calculated on the condition that if high possiibilty exists to take profit from difference occurs from deferred tax assets arises from reducable temporary differences to be profitable on taxes.

Deferred tax is calculated based on the tax rates that are valid or almost certain to come into force in the period when assets are created or liabilities are fulfilled and are recorded as expense or income in the statement of profit or loss. However, deferred tax is recognized directly in equity accounts if it relates to assets directly attributable to equity in the same or a different period. While preparing the financial statements dated September 30, 2024, the Parent Bank used a 30% tax rate for temporary differences expected to be realized or closed.

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ACCOUNTING POLICIES (Continued):

XVII. Explanations on Taxation (Continued):

Transfer Pricing:

Transfer pricing is regulated through the article 13 of Corporate Tax Law titled “Disguised Profit Distribution by way of Transfer Pricing”. Detailed information for the practice regarding the subject is found in the “General Communiqué on Disguised Profit Distribution by way of Transfer Pricing”.

According to the related regulation, in the case of making purchase or sales of goods or services with related persons/corporations at a price that is determined against “the arm’s length principle”, the gain is considered to be distributed implicitly through transfer pricing and such distribution of gains is not deductible in calculation of corporate tax.

XVIII. Additional Explanations on Borrowings:

Funds provided from debt instruments issued by the Parent Bank through an asset leasing company are presented under "Securities Issued". Borrowings, except for funds collected, are recognized at amortized cost using the effective internal rate of return method in the following periods after the initial recognition.

XIX. Explanations on Issued Share Certificates:

None.

XX. Explanations on Acceptances and Aailed Drafts:

The Group aval and acceptances are carried out simultaneously with customers' payments and are shown in off-balance sheet obligations as possible debts and commitments.

XXI. Explanations on Government Grants:

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

XXII. Explanations on Segment Reporting:

Business segment is a component of the Group that engages in business activities from which the Group may earn revenues and incur expenses, whose operating results are regularly reviewed by the Group's chief operating decision makers to make decisions about resources to be allocated to the segment and assess its performance, which and for discrete financial available.

Segment reporting is disclosed in Section Four, Note IX.

XXIII. Explanations Regarding Subsidiaries, Affiliates and Jointly Controlled Partnerships:

Subsidiaries and affiliates denominated in Turkish currency are accounted for at cost in accordance with the "Turkish Accounting Standard for Individual Financial Statements" ("TAS 27") and are reflected in the consolidated financial statements after deducting the provision for impairment, if any.

XXIV. Information on Other Issues:

None.

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

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SECTION FOUR

INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT

I. Explanations on Capital Adequacy Standard Ratio:

Equity amount and capital adequacy standard ratio are calculated within the framework of the "Regulation on Equity of Banks" and the "Regulation on Measurement and Evaluation of Capital Adequacy of Banks". The Group's current period equity amount calculated as of September 30, 2024 is 20.475.208 TL and the capital adequacy standard rate is 19,92%. The equity amount for December 31, 2023 is 15.374.501 TL and the capital adequacy standard rate is 23,08%. The Group's capital adequacy standard ratio is above the minimum ratio determined by the relevant legislation.

a) Information on Consolidated Total Capital Items:

	Current Period 30 September 2024	Prior Period 31 December 2023
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	8.563.985	3.434.584
Gains recognized in equity as per TAS	13.003	705.872
Profit	6.784.081	5.147.988
Current Period Profit	6.765.627	5.143.855
Prior Period Profit	18.454	4.133
Shares acquired free of charge from subsidiaries, affiliates and jointly controlled partnerships and cannot be recognized within profit for the period	-	-
Common Equity Tier 1 Capital Before Deductions	16.387.984	10.315.359
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	309.970	-
Leasehold improvements	130.472	119.326
Goodwill (net of related tax liability)	-	-
Other intangibles other than mortgage-servicing rights (net of related tax liability)	422.931	248.862
Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability)	-	-
Differences are not recognized at the fair value of assets and liabilities subject to hedge of cash flow risk	-	-
Communiqué Related to Principles of the amount credit risk calculated with the Internal Ratings Based Approach, total expected loss amount exceeds the total provision	-	-
Gains arising from securitization transactions	-	-
Unrealized gains and losses due to changes in own credit risk on fair valued liabilities	-	-
Defined-benefit pension fund net assets	-	-
Direct and indirect investments of the Bank in its own Common Equity	-	-
Shares obtained contrary to the 4th clause of the 56th Article of the Law	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or less of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Portion of the total of net long positions of investments made in equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital exceeding 10% of Common Equity of the Bank	-	-
Portion of mortgage servicing rights exceeding 10% of the Common Equity	-	-
Portion of deferred tax assets based on temporary differences exceeding 10% of the Common Equity	-	-
Amount exceeding 15% of the common equity as per the 2nd clause of the Provisional Article 2 of the Regulation on the Equity of Banks	-	-
Excess amount arising from the net long positions of investments in common equity items of banks and financial institutions outside the scope of consolidation where the Bank owns 10% or more of the issued common share capital	-	-
Excess amount arising from mortgage servicing rights	-	-
Excess amount arising from deferred tax assets based on temporary differences	2.153.027	723.628
Other items to be defined by the BRSA	-	-
Deductions to be made from common equity due to insufficient Additional Tier I Capital or Tier II Capital	-	-
Total Deductions From Common Equity Tier 1 Capital	3.016.400	1.091.816
Total Common Equity Tier 1 Capital	13.371.584	9.223.543

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INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued)

I. Explanation on Capital Adequacy Standard Ratio (Continued):

a) Information on Consolidated Shareholder's Equity (Continued):

	Current Period 30 September 2024	Prior Period 31 December 2023
ADDITIONAL TIER 1 CAPITAL		
Preferred Stock not Included in Common Equity and the Related Share Premiums	-	-
Debt instruments and premiums approved by BRSA	6.672.051	5.709.739
Debt instruments and premiums approved by BRSA (Temporary Article 4)	-	-
Additional Tier I Capital before Deductions	6.672.051	5.709.739
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	6.672.051	5.709.739
Total Tier I Capital (Tier I Capital=Common Equity+Additional Tier I Capital)	20.043.635	14.933.282
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)	434.059	444.659
Contribution Capital Before Discounts	434.059	444.659
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	434.059	444.659
Total Capital (The sum of Tier I Capital and Tier II Capital)	20.477.694	15.377.941
Deductions from Capital	20.477.694	15.377.941
Deductions from Capital Loans granted contrary to the 50th and 51th Article of the Law	-	-
Net Book Values of Movables and Immovables Exceeding the Limit Defined in the Article 57, Clause 1 of the Banking Law and the Assets Acquired against Overdue Receivables and Held for Sale but Retained more than Five Years	-	-
Other items to be defined by the BRSA	2.486	3.440
In transition from Total Core Capital and Supplementary Capital (the capital) to Continue to Download Components		
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	-	-

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I. Explanation on Capital Adequacy Standard Ratio (Continued):

a) Explanation on Consolidated Shareholder’s Equity (Continued):

	Current Period 30 September 2024	Prior Period 31 December 2023
SHAREHOLDER’S EQUITY		
Total Capital (The sum of Tier I Capital and Tier II Capital and After The Deductions from Total Capital)	20.475.208	15.374.501
Total Risk Weighted Amounts	102.810.581	66.615.195
Capital Adequacy Ratios		
Core Capital Adequacy Ratio (%)	13,01	13,85
Tier I Capital Adequacy Ratio (%)	19,50	22,42
Capital Adequacy Ratio (%)	19,92	23,08
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 I capital which will be calculated by the first paragraph of the Article 4 of Regulation on Capital Conservation and Countercyclical Capital buffers to Risk Weighted Assets (%)	8,51	9,35
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	1.552.461	994.717
Limits related to provisions considered in Tier II calculation		
General provisions for standard based receivables (before tenthousandtwentyfive limitation)	434.059	444.659
Up to 1.25% of total risk-weighted amount of general reserves for receivables where the standard approach used	434.059	444.659
Excess amount of total provision amount to credit risk Amount of the Internal Ratings Based Approach in accordance with the Communiqué on the Calculation	-	-
Excess amount of total provision amount to 0,6% of risk weighted receivables of credit risk Amount of the Internal Ratings Based Approach in accordance with the Communiqué on the Calculation	-	-
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 Group, 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.

“In accordance with the BRSA's Decision dated 12.12.2023 and numbered 10747; In accordance with the Regulation on Measurement and Evaluation of Capital Adequacy of Banks, published in the Official Gazette dated 23.10.2015 and numbered 29511, specified in the Board Decision dated 31.01.2023 and numbered 10496, in the calculation of the amount subject to credit risk; The practice of using the foreign exchange buying rate of the Central Bank of the Republic of Türkiye (Central Bank) dated 30.12.2022 when calculating the valued amounts and relevant special provision amounts of items other than items in foreign currency, as of 01.01.2024, until a Board Decision to the contrary is taken. It has been decided to continue to be implemented by using the Central Bank foreign exchange buying rate of 26.06.2023.

In addition, according to the BRSA's Decision dated 16 April 2020 and numbered 8999; Turkish Republic Center of Banks Measuring the Capital Adequacy of Banks for their receivables from their management and issued in FX, and Amount subject to credit risk in accordance with Standard Approach within the scope of Regulation on Evaluation It is possible to apply 0% risk weight in the calculation.

As of September 30, 2024, the Parent Bank had taken advantage of these opportunities in its Capital Adequacy calculations. Board decisions have a 6% impact on the standard capital adequacy ratio.”

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I. Explanation on Capital Adequacy Standard Ratio (Continued):

b) Information on Consolidated Debt Instruments to be Included in the Equity Calculation:

Issuer	Türkiye Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
Unique Identifier (CUSIP, ISIN etc.)	TRT240424F22
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
Special Consideration in the Calculation of Equity	
As of January 1, 2015 consideration to be subject to a 10% reduction application status	No
Eligible at Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Subordinated Loan
Amount recognized in regulatory capital (as of most recent reporting date)	5.988.453
Par Value of Instrument	7.643.152
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	Fully 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 ratio falls below 5,125 %
If write-down, full or partial	At least to ensure that the core capital ratio exceeds 5,125 %
If write down, permanent or temporary	Permanent and Temporary
If temporary write-down, description of write-up mechanism	There is write-up mechanism.
Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument)	After all creditors and participation fund owners
In compliance with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7
Details of incompliances with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7

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I. Explanation on Capital Adequacy Standard Ratio (Continued):

b) Information on Consolidated Debt Instruments to be Included in the Equity Calculation: (Continued):

Issuer	Türkiye Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
Unique Identifier (CUSIP, ISIN etc.)	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 January 1, 2015 consideration to be subject to a 10% reduction application status	No
Eligible at Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Subordinated Loan
Amount recognized in regulatory capital (as of most recent reporting date)	683.598
Par Value of Instrument	1.211.000
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: 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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INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

I. Explanation on Capital Adequacy Standard Ratio (Continued):

c. Explanations on Consolidated Reconciliation of Equity Items and Balance Sheet Amounts:

The difference between Total Capital and Equity in the consolidated balance sheet mainly arises from Stage 1 and Stage 2 expected credit losses, debt instruments, and share issue premiums deemed suitable by the BRSA. In the calculation of Total Capital, Stage 1 and Stage 2 expected credit losses up to 1,25% of the credit risk is taken into consideration as Tier II Capital. On the other hand, in the calculation of the Total Capital, improvement costs for operating leases followed under tangible assets in the balance sheet, intangible assets and related deferred tax liabilities, net book value of immovables that are acquired against overdue receivables and retained more than five years, other items defined by the regulator are taken into consideration as amounts deducted from Total Capital.

II. Explanations on Consolidated Credit Risk:

It has not been prepared in the interim period in accordance with Article 25 of the Communiqué on Financial Statements and Related Disclosures and Footnotes to be Announced to the Public by Banks.

III. Explanations on Consolidated Currency Risk:

Foreign currency risk arises from the Group’s possible exposure to the changes in foreign currencies.

- a) The Group is exposed to currency risks as a market risk and pay attention to keep at a minimum level by avoiding keeping any positions. The Group calculates the Value at Risk for the foreign currency position on a daily basis. All foreign currency assets, liabilities and foreign currency forward transactions are taken into consideration while capital requirement to be employed for foreign currency risk is calculated. Standard Method used in legal reporting and value at market risk is calculated on a monthly basis.
- b) The Group 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 Group are as follows:

	USD	EUR
As of September 30, 2024 - Balance sheet evaluation rate	34,1780	38,2158
As of September 27, 2024	34,1739	38,1334
As of September 26, 2024	34,1465	38,0644
As of September 25, 2024	34,1318	38,1998
As of September 24, 2024	34,1402	37,9976
As of September 23, 2024,	34,1435	37,9743

- e) The simple arithmetical average of the major foreign exchange buying rates of the Group for the thirty days before the balance sheet date is full TL 34,0548 for 1 USD (December 2023: full TL 29,1176), full TL 37,8419 for 1 Euro (December, 2023: full TL 31,8008).

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

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III. Explanations on Consolidated Currency Risk (Continued):

Information on the Group’s Currency Risk

	EUR	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 Türkiye ^(*)	18.669.538	31.537.003	505.944	50.712.485
Banks ^(*)	710.054	3.057.331	14.876.097	18.643.482
Financial assets at fair value through profit and loss	-	683.891	1.098.362	1.782.253
Money market placements	-	-	-	-
Financial Assets Valued at Fair Value Through Profit and Loss	581.976	3.884.639	-	4.466.615
Loans and financial lease receivables ^(**)	26.796.920	16.952.905	-	43.749.825
Subsidiaries, associates and joint ventures	-	-	-	-
Financial Assets Measured at Amortized Cost	799.379	-	-	799.379
Derivative financial assets for hedging purposes	-	-	-	-
Tangible assets	-	-	-	-
Intangible assets	-	-	-	-
Other assets ^(***)	10.223	12.893	15.185	38.301
Total Assets	47.568.090	56.128.662	16.495.588	120.192.340
Liabilities				
Current account and funds collected from banks via participation accounts	2.124.484	78.738	152.774	2.355.996
Other current and profit-sharing accounts	33.832.455	55.950.876	17.026.658	106.809.989
Money market borrowings	-	-	-	-
Funds provided from other financial institutions and subordinated loans	9.766.075	86.767	-	9.852.842
Marketable securities issued	-	-	-	-
Miscellaneous payables	-	-	-	-
Derivative financial liabilities for hedging purposes	-	-	-	-
Other liabilities ^(****)	335.206	424.432	73.822	833.460
Total liabilities	46.058.220	56.540.813	17.253.254	119.852.287
Net balance sheet position	1.509.870	(412.151)	(757.666)	340.053
Net off balance sheet position	(1.528.630)	(180.557)	1.708.710	(477)
Derivative financial instruments assets	-	1.536.609	1.708.710	3.245.319
Derivative financial instruments liabilities	1.528.630	1.717.166	-	3.245.796
Non-cash loans	4.120.206	3.216.204	76.351	7.412.761
Prior Period				
Total assets	32.242.100	55.909.251	13.837.861	101.989.212
Total liabilities	32.709.463	59.049.069	12.490.579	104.249.111
Net balance sheet position	(467.363)	(3.139.818)	1.347.282	(2.259.899)
Net off balance sheet position	575.485	3.297.563	(1.368.325)	2.504.723
Derivative financial instruments assets	747.873	6.371.091	1.082.092	8.201.056
Derivative financial instruments liabilities	172.388	3.073.528	2.450.417	5.696.333
Non-cash loans	1.830.598	2.563.907	56.173	4.450.678

(*) The currency risk calculation does not include an expected loss provision of TL 14.278 for Cash and the Central Bank and TL 31.010 for banks.

(**) The currency risk calculation excludes an expected loss provision of TL 370.219 for loans and financial lease receivables.

(***) Financial Instruments with Derivatives Currency income and expense rediscounts, as well as the hedge accounting records associated with these rediscounts, are not considered in the calculation of currency risk not received.

Explanations regarding stock position risk arising from banking accounts

None (December 31, 2023: None).

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IV. Explanations on Consolidated Liquidity Risk:

Liquidity Risk is managed by Asset and Liability Committee (“ALCO”) in line with risk management policies and risk appetite approved by the Board of Directors in order to take the necessary measures in a timely and correct manner against possible liquidity shortages that may result from market conditions and balance sheet structure of the Group.

The Board of Directors reviews the liquidity risk management strategy, policy and practices and approves the liquidity strategy and policies within the framework of risk management strategy and policies, ensures the effective of practice of policies and integrations with Group’s risk management strategy. The Board of Directors determines the basic metrics in liquidity risk measurement and monitoring.

ALCO takes necessary decisions which will be executed by related departments by assessing the liquidity risk that the Parent Bank is exposed to and considering the Group’s strategy and conditions of competition and pursues the implementations.

The liquidity structure is evaluated in the framework of ALCO decisions for liquidity management and a placement strategy is developed. Liquidity risk management strategy is determined by considering both normal economic conditions and stress conditions.

Risk Management Presidency, liquidity risk; periodically reports to the relevant unit, the relevant committee and the senior management with the methods of measurement of liquidity risk in compliance with the standards. It manages liquidity risk in accordance with the Group's portfolio, strategic plans and policies and legal limits, and informs and coordinates the relevant parties on time. In accordance with the market conditions and the Group's structure, the relevant liquidity risk measurement methods establish, assumptions and parameters used in liquidity risk analyzes are reviewed. Liquidity risk analyzes and important liquidity indicators are regularly reported to senior management. In the stress conditions are carried out in the framework of “Emergency Funding Plan”.

The Group's high level management to determine management strategies for liquidity risk;

- follows obligations arising from domestic and foreign currencies,
- determine the concentration risks of placements,
- actively follows funding sources,
- consider the portfolio diversity,
- follow up the fund flows related to assets and liabilities depending on the maturities.

Market conditions are continuously follow and access problems for the bank's fund requirements are analyzed and the impact of sudden changes in fund sources is evaluated. Liquidity adequacy is measured by applying stress test to the factors affecting liquidity. Liquidity Risk Stress Test analyzes the compliance of the Group's cash flow capacity to the cash flow capacity within the framework of the specified scenarios. The scenarios needed for stress tests are based on the changing balance sheet structure. The results are taken into consideration in determining the policies related to liquidity risk and in the preparation of an emergency action plan.

For the purpose of reducing the liquidity risk that the Group may be exposed to compliance with the strategies implemented (monitoring of concentration, diversification of funding sources, high quality liquid assets, etc.) is monitored effectively by the senior management of the Group taking into account legal and prudential limits. For non-mitigation risks, acceptance of the current risk level, reducing or terminating the risk-causing activity are evaluated.

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INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

IV. Explanations on Consolidated Liquidity Risk (Continued):

Liquidity on Consolidated Coverage Ratio:

Current Period	Rate of "Percentage to be taken into account " not Implemented Total value ^(*)		Rate of "Percentage to be taken into account " Implemented Total value ^(*)	
	TL+FC	FC	TL+FC	FC
1 HIGH QUALITY LIQUID ASSETS (HQLA)			84.933.120	61.264.314
2 HIGH QUALITY LIQUID ASSETS				
3 CASH OUTFLOWS				
2 Retail and Real Person Funds Collected	33.289.432	28.297.525	3.287.078	2.829.752
3 Stable Funds Collected	837.305	-	41.865	-
4 Less stable Funds Collected	32.452.127	28.297.525	3.245.213	2.829.752
5 Unsecured Funding other than Retail and Real Person	66.204.223	55.822.780	30.731.542	23.749.889
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	64.711.755	55.656.303	29.239.074	23.583.412
8 Non-Operational Funds Collected	1.492.468	166.477	1.492.468	166.477
9 Secured Funding				
10 Other Cash Flows	11.783.453	9.537.806	11.783.453	9.537.806
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	9.748.083	9.537.806	9.748.083	9.537.806
12 Debts related to the structured financial products	2.035.370	-	2.035.370	-
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	46.925.659	7.701.459	19.355.806	667.889
16 TOTAL CASH OUTFLOWS			65.157.879	36.785.336
17 CASH INFLOWS				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	36.846.253	22.029.141	31.789.190	20.652.452
19 Other contractual cash inflows	9.478.823	6.569.539	9.478.823	6.569.539
20 TOTAL CASH INFLOWS	46.325.076	28.598.680	41.268.013	27.221.991
21 TOTAL HQLA			84.933.120	61.264.314
22 TOTAL NET CASH OUTFLOWS			23.889.866	9.563.345
23 LIQUIDITY COVERAGE RATIO (%)			355,52	640,62

(*) It is the average of the liquidity coverage ratio calculated by taking the simple weekly arithmetic average for the last three months.

As per "Regulation on Liquidity Coverage Ratio Calculation" published in the Official Gazette numbered 28948, dated March 21, 2014, the weeks on which the minimum and maximum liquidity coverage ratios have been calculated for the last three months are as follows:

Liquidity Coverage Ratio (%)	Current Period – 30.09.2024	
	TL+FC	Month
Lowest (%)	171,51	August 8, 2024
Highest (%)	514,36	August 27, 2024
Avarage	364,40	601,69

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INFORMATION ON CONSOLIDATED FINANCIAL STRUCTURE AND RISK MANAGEMENT (Continued):

IV. Explanations on Consolidated Liquidity Risk (Continued):

Liquidity on Consolidated Coverage Ratio (Continued):

Prior Period	Rate of "Percentage to be taken into account " not Implemented Total value ^(*)		Rate of "Percentage to be taken into account " Implemented Total value ^(*)	
	TL+FC	FC	TL+FC	FC
1 HIGH QUALITY LIQUID ASSETS (HQLA)			75.297.535	55.105.123
CASH OUTFLOWS				
2 Retail and Real Person Funds Collected	35.459.748	29.504.308	3.503.855	2.950.431
3 Stable Funds Collected	842.402	-	42.120	-
4 Less stable Funds Collected	34.617.346	29.504.308	3.461.735	2.950.431
5 Unsecured Funding other than Retail and Real Person	62.355.538	55.332.483	26.921.614	22.628.418
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	61.554.037	55.269.466	26.120.113	22.565.401
8 Non-Operational Funds Collected	801.501	63.017	801.501	63.017
9 Secured Funding				
10 Other Cash Flows	8.672.244	4.814.675	8.672.244	4.814.675
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	6.832.228	4.814.675	6.832.228	4.814.675
12 Debts related to the structured financial products	1.840.016	-	1.840.016	-
13 Commitment related to the structured financial markets and other off-balance sheet liabilities	-	-	-	-
14 Commitments that are unconditionally revocable at any time by the Bank and other contractual commitments	-	-	-	-
15 Other irrevocable or conditionally revocable commitments	25.576.887	5.021.127	9.250.992	481.350
16 TOTAL CASH OUTFLOWS			48.348.705	30.874.874
CASH INFLOWS				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	33.461.745	18.045.946	29.110.813	17.124.386
19 Other contractual cash inflows	6.890.985	6.286.784	6.890.985	6.286.784
20 TOTAL CASH INFLOWS	40.352.730	24.332.730	36.001.798	23.411.170
21 TOTAL HQLA			75.297.535	55.105.123
22 TOTAL NET CASH OUTFLOWS			12.346.907	7.718.719
23 LIQUIDITY COVERAGE RATIO (%)			609,85	713,92

(*) It is the average of the liquidity coverage ratio calculated by taking the simple monthly arithmetic average for the last three months.

Liquidity Coverage Ratio (%)	Priod Period – 31.12.2023			
	TL+FC	Month	FC	Month
Lowest (%)	364,81	December 29, 2023	371,94	December 22, 2023
Highest (%)	726,01	October 27, 2023	821,33	October 2, 2023
Avarage	577,23		648,85	

Liquidity coverage ratio is calculated by dividing the high quality liquid assets owned by the Parent Bank to the net cash outflows within the 30-day maturity window. Important balance sheet items that are decisive on the ratio; Required reserves held by the CBRT, receivables from banks. can be listed as collected funds. Since these items have a high share in liquid assets and net cash outflows, their rate of consideration is high, and they may vary over time, their impact on the liquidity coverage ratio is greater than other items.

High-quality liquid assets consist of cash, accounts with central banks and high-quality liquid securities. Required reserves are taken into account in the calculation of high-quality liquid assets, limited to the amount allowed by the relevant central bank policies to be used by banks in times of liquidity shortage.

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IV. Explanations on Consolidated Liquidity Risk (Continued):

Liquidity on Consolidated Coverage Ratio (Continued):

The Group's high quality liquid assets are composed of 3,91% cash, 75,42% deposits in central banks and 20,67% securities considered as high quality liquid assets.

The Group's main funding sources are funds collected, funds borrowed, borrowings from money market and subordinated loans. Funding source composition in report date is 87% funds collected, 8% funds borrowed and 5% subordinated debt instruments.

Presentation of assets and liabilities according to their remaining maturities:

Current Period	Demand	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Unallocated	Total
Assets								
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Türkiye Banks	22.273.738	38.971.937	-	-	-	-	-	61.245.675
Financial Assets at Fair Value Through Profit and Loss	18.647.823	-	-	-	-	-	-	18.647.823
Money Market Placements	-	150.495	449	336.613	1.296.250	-	-	1.783.807
Financial assets valued at fair value through other comprehensive income	-	-	-	-	-	-	-	-
Loans	-	21.758.291	12.915.381	51.938.126	16.384.201	937.063	12.997	12.114.709
Financial assets valued at amortised cost	-	-	-	-	6.878.348	4.921.700	-	11.800.048
Other Assets (*)	-	-	-	-	-	-	8.594.784	8.594.784
Total Assets	40.921.561	60.880.723	12.915.830	55.378.082	32.620.105	8.188.320	9.472.475	220.377.096
Liabilities								
Current account and funds collected from banks via participation accounts	4.810.110	62.362	1.934.036	-	-	-	-	6.806.508
Other current and profit-sharing accounts	71.591.592	52.695.777	19.103.718	15.114.645	152.280	-	-	158.658.012
Funds provided from other financial institutions and subordinated loans	-	1.140.173	28.065	122.530	321.670	-	8.429.605	10.042.043
Money market borrowings	-	-	-	-	-	-	-	-
Marketable securities issued	-	2.271.666	6.595.900	6.209.378	933.119	-	-	16.010.063
Other liabilities (**)	-	2.590.218	-	-	-	-	25.127.254	27.717.472
Total Liabilities	76.401.702	58.760.196	27.661.719	21.446.553	1.407.069	-	33.556.859	219.234.098
Liquidity Gap	(35.480.141)	2.120.527	(14.745.889)	33.931.529	31.213.036	8.188.320	(24.084.384)	1.142.998
Net Off-balance sheet Position								
Financial Derivative Assets	-	(455)	-	(60)	-	-	-	(515)
Financial Derivative Liabilities	-	3.243.112	-	13.040	-	-	-	3.256.152
Non-cash Loans	-	608.506	1.849.027	9.927.677	6.043.907	1.486.371	7.744.948	27.660.436
Prior Period								
Total Assets	53.215.879	39.657.812	11.179.784	44.440.425	25.085.627	9.040.874	5.664.777	188.285.178
Total Liabilities	90.895.265	44.610.303	20.414.591	7.976.264	832.063	-	22.958.307	187.686.793
Liquidity Gap	(37.679.386)	(4.952.491)	(9.234.807)	36.464.161	24.253.564	9.040.874	(17.293.530)	598.385
Net Off-balance sheet Position								
Financial Derivative Assets	-	(285)	(232.726)	817	-	-	-	(232.194)
Financial Derivative Liabilities	-	1.329.288	4.024.789	62.235	-	-	-	5.416.312
Non-cash Loans	-	1.329.573	4.257.515	61.418	-	-	-	5.648.506
Non-cash Loans	-	461.967	1.182.872	6.822.917	4.725.789	165.948	5.919.739	19.279.232

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

(**) Other undistributed liabilities column consists of equity and provision balances.

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IV. Explanations on Consolidated Liquidity Risk (Continued):

Liquidity on Consolidated Coverage Ratio (Continued):

The net stable funding rate (NFSR) is calculated by dividing the current stable fund amount by the required stable fund amount. The current stable fund includes the portion of banks' liabilities and equity that are expected to be permanent; The required stable fund refers to the portion of banks' on-balance sheet assets and off-balance sheet liabilities that are expected to be refunded. The current stable fund amount is calculated by adding the amounts to be found after applying the relevant consideration rates determined within the scope of the legislation to the amounts of banks' liabilities and equity elements valued in accordance with TFRS. The required stable fund amount will be found after applying the relevant consideration rates determined within the scope of the legislation to the value calculated by deducting the special provisions set aside in accordance with the Regulation on the Procedures and Principles on the Classification of Loans and the Provisions to be Set Aside from the amounts of the banks' on-balance sheet assets and off-balance sheet liabilities valued in accordance with TFRS. The amounts are calculated by adding them together. The three-month simple arithmetic average of the consolidated and unconsolidated NFSR calculated monthly as of the equity calculation periods as of March, June, September and December cannot be less than one hundred percent.

Current Period 30.09.2024		a	b	c	d	e
		Unweighted Amount According to Residual Maturity				Total Amount with Consideration Applied
		Non-Maturity	Residual maturity of less than 6 months	Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	
Current stable funding						
1	Capital Instruments	23.494.094	-	-	-	23.494.094
2	Tier 1 Capital and Tier 2 Capital	23.494.094	-	-	-	23.494.094
3	Other Capital Instruments	-	-	-	-	-
4	Real-person and Retail Customer Deposits	18.836.277	26.041.304	-	121.531	42.303.113
5	Stable Deposits	14.805.743	21.227.051	-	45.450	34.274.332
6	Less Stable Deposits	4.030.534	4.814.253	-	76.081	8.028.781
7	Other Obligations	-	109.712.679	2.175.453	1.218.331	57.162.397
8	Operational deposits	-	-	-	-	-
9	Other Obligations	-	109.712.679	2.175.453	1.218.331	57.162.397
10	Liabilities equivalent to interconnected assets	-	-	-	-	-
11	Other Liabilities	17.536.924	-	-	-	-
12	Derivative liabilities	-	-	-	-	-
13	All other equity not included in the above categories	17.536.924	-	-	-	-
14	Available stable funding					122.959.604
Required stable funding						
15	High Quality Liquid Assets	-	-	-	-	793.135
16	Deposits held at financial institutions for operational purposes	-	-	-	-	-
17	Performing Loans	97.306	43.072.941	42.906.893	18.892.039	54.385.278
18	Encumbered loans to financial institutions, where the loan is secured against Level 1 assets	-	-	-	-	-
19	Unencumbered loans to financial institutions or encumbered loans that are not secured against Level 1 assets	-	13.170.428	-	-	1.975.564
20	Loans to corporate customers, real persons and or retail customers, central banks, other than credit agencies and/or financial institutions	97.306	29.902.513	42.906.893	18.384.431	52.079.769
21	Loans with a risk weight of less than or equal to %35	-	-	-	18.384.431	15.626.413
22	Residential mortgages	-	-	-	507.608	329.945
23	Residential mortgages with a risk weight of less than or equal to %35	-	-	-	507.608	329.945
24	Securities that are not in default and do not qualify as HQLA and exchange-traded equities	-	-	-	-	-
25	Assets equivalent to interconnected liabilities	-	-	-	-	-
26	Other Assets	753.515	5.302.621	-	37.250.691	43.306.827
27	Physical traded commodities, including gold	-	-	-	-	-
28	Initial margin posted or given guarantee fund to central counterparty	-	-	-	-	-
29	Derivative Assets	-	5.302.621	-	-	5.302.621
30	Derivative Liabilities before the deduction of the variation margin	-	-	-	-	-
31	Other Assets not included above	753.515	-	-	37.250.691	38.004.206
32	Off-balance sheet commitments	-	56.855.380	-	-	2.842.769
33	Total Required stable funding					101.328.009
34	Net Stable Funding Ratio (%)					121,35

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IV. Explanations on Consolidated Liquidity Risk (Continued):

Liquidity on Consolidated Coverage Ratio (Continued):

Prior Period 31.12.2023	a	b	c	d	e
	Unweighted Amount According to Residual Maturity				Total Amount with Consideration Applied
	Non Maturity	Residual maturity of less than 6 months	Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	
Current stable funding					
1 Capital Instruments	16.473.197	-	-	-	16.473.197
2 Tier 1 Capital and Tier 2 Capital	16.473.197	-	-	-	16.473.197
3 Other Capital Instruments	-	-	-	-	-
4 Real-person and Retail Customer Deposits	30.895.449	21.226.863	-	224.753	49.055.979
5 Stable Deposits	22.243.664	16.553.409	-	75.340	36.928.792
6 Less Stable Deposits	8.651.785	4.673.454	-	149.413	12.127.187
7 Other Obligations	-	90.964.514	1.398.782	-	46.181.648
8 Operational deposits	-	-	-	-	-
9 Other Obligations	-	90.964.514	1.398.782	-	46.181.648
10 Liabilities equivalent to interconnected assets					
11 Other Liabilities	11.151.044	-	-	-	-
12 Derivative liabilities					
13 All other equity not included in the above categories	11.151.044	-	-	-	-
14 Available stable funding					111.710.824
Required stable funding					
15 High Quality Liquid Assets					1.165.975
16 Deposits held at financial institutions for operational purposes	-	-	-	-	-
17 Performing Loans	-	482.426	53.289.512	11.198.320	36.111.920
18 Encumbered loans to financial institutions, where the loan is secured against Level 1 assets	-	-	-	-	-
19 Unencumbered loans to financial institutions or encumbered loans that are not secured against Level 1 assets	-	482.426	-	-	72.364
20 Loans to corporate customers, real persons and or retail customers, central banks, other than credit agencies and/or financial institutions	-	-	53.289.512	10.582.896	35.639.530
21 Loans with a risk weight of less than or equal to %35	-	-	-	10.582.896	8.994.774
22 Residential mortgages	-	-	-	615.424	400.026
23 Residential mortgages with a risk weight of less than or equal to %35	-	-	-	615.424	400.026
24 Securities that are not in default and do not qualify as HQLA and exchange-traded equities	-	-	-	-	-
25 Assets equivalent to interconnected liabilities					
26 Other Assets	233.137	4.137.218	-	28.990.873	33.361.228
27 Physical traded commodities, including gold	-				
28 Initial margin posted or given guarantee fund to central counterparty		-	-	-	-
29 Derivative Assets		4.137.218	-	-	4.137.218
30 Derivative Liabilities before the deduction of the variation margin		-	-	-	-
31 Other Assets not included above	233.137	-	-	28.990.873	29.224.010
32 Off-balance sheet commitments		33.571.361	-	-	1.678.568
33 Total Required stable funding					72.317.691
34 Net Stable Funding Ratio (%)					154,47

As of September 30, 2024, the Net Stable Funding Rate was 121,35% (previous period: 154,47%). Considering the amounts to which the consideration rate is applied, the Equity Elements to which the highest consideration rate is applied within the scope of the legislation are 19,11% of the Current Stable Fund amount (previous period: 14,75%) and the Real Person and Retail Customer Participation Fund is the amount of the Current Stable Fund. It constitutes 34,4% (previous period: 43,91%). The item with the largest share in the Required Stable Fund is the Other Assets item with 53,67% (previous period: 49,94%). Factors such as the development of major balance sheet items such as inter-period Loans and Participation Fund, change in balance sheet maturity structure and asset collateralization are effective in the development of the rate.

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V. Explanations on Consolidated Leverage Ratio:

As of September 30, 2024, leverage ratio of the Group calculated from the arithmetic average of the last 3 months is 7,29% (December 31, 2023 6,64%). Leverage ratio is required to remain minimum 3% as per “Communiqué on Measurement and Evaluation for Leverage Ratios of Banks”.

Disclosure of Leverage Ratio Template:

	Current Period September 30, 2024 (*)	Prior Period December 31, 2023 (*)
Balance sheet assets		
1 Balance sheet assets (excluding derivative financial assets and credit derivatives, including collaterals)	218.285.476	179.103.337
2 (Assets deducted from Core capital)	(661.454)	377.283
3 Total risk amount of balance sheet assets (sum of lines 1 and 2)	217.624.022	178.726.054
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	125.985	259.012
6 Total risk amount of derivative financial assets and credit derivatives (sum of lines 4 and 5)	125.985	259.012
Financing transactions secured by marketable security or commodity		
7 Risk amount of financing transactions secured by marketable security or commodity (excluding Balance sheet)	2.040.501	15.949.481
8 Risk amount arising from intermediary transactions	-	-
9 Total risk amount of financing transactions secured by marketable security or commodity (sum of lines 7 and 8)	2.040.501	15.949.481
Off-balance sheet transactions		
10 Gross notional amount of off-balance sheet transactions	55.157.196	37.707.582
11 (Correction amount due to multiplication with credit conversion rates)	-	-
12 Total risk of off-balance sheet transactions (sum of lines 10 and 11)	55.157.196	37.707.582
Capital and total risk		
13 Core Capital	20.049.843	15.436.089
14 Total risk amount (sum of lines 3, 6, 9 and 12)	274.947.704	232.642.129
Leverage ratio		
15 Leverage ratio (%)	7,29	6,64

(*) Amounts in the table show quarterly averages.

VI. Explanations on Consolidated 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”.

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VIII. Explanations on Consolidated Risk Management:

Notes and explanations in this section have been prepared in accordance with the Communiqué On Disclosures About Risk Management To Be Announced To Public By Banks that have been published in Official Gazette numbered 29511 on October 23, 2015 and became effective as of September 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.

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)	87.147.026	58.177.245	6.971.762
2 Of which standardised approach (SA)	87.147.026	58.177.245	6.971.762
3 Of which internal rating-based (IRB) approach	-	-	-
4 Counterparty credit risk	30.227	27.689	2.418
5 Of which standardised approach for counterparty credit risk (SA-CCR)	30.227	27.689	2.418
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	2.509.648	3.695.989	200.772
17 Of which standardised approach (SA)	2.509.648	3.695.989	200.772
18 Of which internal model approaches (IMM)	-	-	-
19 Operational risk	13.123.680	4.708.826	1.049.894
20 Of which Basic Indicator Approach	13.123.680	4.708.826	1.049.894
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)	102.810.581	66.609.749	8.224.846

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IX. Explanations on Consolidated Business Segments:

The Group has operations in retail banking, corporate and entrepreneurial banking, specialized banking, investment banking and international banking areas.

Current Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	3.957.717	91.227.162	115.809.703	8.239.516	219.234.098
Total Liabilities	49.386.795	143.341.208	16.150.661	10.355.434	219.234.098
Net profit share income/(expense) (*)	1.600.832	7.925.895	(3.727.500)	254.120	6.053.347
Net fees and commissions income/(expense)	403.389	1.963.801	(619.415)	(30.422)	1.717.353
Other operating income/(expense)	1.930.808	4.279.006	(916.284)	(2.861.191)	2.432.339
Provision expenses	(120.178)	(704.341)	(8.514)	(50.728)	(883.761)
Profit/(loss) before tax	3.814.851	13.464.361	(5.271.713)	(2.688.221)	9.319.278
Provision for tax	-	-	-	(2.553.651)	(2.553.651)
Net profit / (loss) for the period	3.814.851	13.464.361	(5.271.713)	(5.241.872)	6.765.627

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

Prior Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	4.205.570	61.497.875	117.928.970	4.054.378	187.686.793
Total Liabilities	65.817.628	112.607.028	7.190.680	2.071.457	187.686.793
Net profit share income/(expense) (*)	493.630	2.686.627	848.237	(107.738)	3.920.756
Net fees and commissions income/(expense)	332.651	1.284.337	(13.409)	37.618	1.641.197
Other operating income/(expense)	1.348.296	1.441.803	62.953	(1.382.397)	1.470.655
Provision expenses	(5.756)	(60.604)	(62.210)	(153.807)	(282.377)
Profit/(loss) before tax	2.168.821	5.352.163	835.571	(1.606.324)	6.750.231
Provision for tax	-	-	-	(2.528.670)	(2.528.670)
Net profit / (loss) for the period	2.168.821	5.352.163	835.571	(4.134.994)	4.221.561

(*) 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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SECTION FIVE

EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS

I. Explanations and Notes Related to Consolidated Assets:

1. Cash and Balances With the Central Bank of Republic of Türkiye (CBRT):

	Current Period		Prior Period	
	TL	FC	TL	FC
Cash / Foreign currency	161.618	1.158.996	77.430	319.727
CBRT	10.266.684	47.005.631	17.215.441	49.495.840
Other (*)	104.888	2.547.858	108.898	3.026.500
Total	10.533.190	50.712.485	17.401.769	52.842.067

(*) As of 30 September 2024, it includes the precious metal deposit account amounting to TL 485.998 TL (December 31, 2023: 186.469 TL) and the money in transit account amounting to TL 2.166.748 TL (December 31, 2023: 2.948.929 TL).

b) Information related to CBRT:

	Current Period		Prior Period	
	TL	FC	TL	FC
Unrestricted demand deposit	4.125.703	14.174.674	13.772.897	22.032.535
Unrestricted time deposit	-	-	-	-
Restricted time deposit	-	-	-	-
Reserve requirements	6.140.981	32.830.957	3.442.544	27.463.305
Total	10.266.684	47.005.631	17.215.441	49.495.840

b.1) Explanations Regarding the Reserve Requirement Application:

The Parent Bank establishes required reserves at the CBRT for its Turkish currency and foreign currency liabilities in accordance with the CBRT's Communiqué No. 2005/1 on Reserve Requirements. Required reserves can be kept in Turkish Lira, US Dollar and/or Euro and standard gold according to the "Communiqué on Required Reserves" at the CBRT.

As of September 30, 2024, the Bank's applicable rates for Turkish lira required reserves are between 3% and %33, depending on the maturity structure for participation funds and other liabilities and the applicable rates for FX required reserves are between 5% and %30 and the required reserves for precious metal deposit accounts are %22 and %26 depending on the maturity structure. The reserve requirement ratio for participation funds in FX (excluding participation funds of banks abroad and precious metal deposit accounts) is 5%.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

2. a. Information on Banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks				
Domestic	4.341	428.337	42.328	443.525
Foreign	-	18.215.145	50	13.391.989
Total	4.341	18.643.482	42.378	13.835.514

c. Information on Foreign Bank Accounts:

Not prepared in compliance with the Article 25 of the Communiqué “Financial Statements and Related Disclosures and Footnotes to be Announced to Public by Banks”.

3. a. Information on Financial Assets at Fair Value Through Profit/Loss Subject to Repurchase Agreements and Given as Collateral/Blocked:

As of September 30, 2024, there is no repurchase agreements in financial assets at fair value through profit and loss is not available (December 31, 2023: None).

Amount subject to guaranteed/blocked is TL 829.619 (December 31, 2023: TL 887.467).

b. Information on Financial Assets at Fair Value Through Profit/Loss:

	Current Period	Prior Period
Debt securities	1.785.067	2.054.346
Quoted on a stock exchange	1.100.510	1.478.927
Unquoted on a stock exchange (*)	684.557	575.419
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted on a stock exchange (*)	-	-
Impairment provision (-)	1.260	4.034
Total	1.783.807	2.050.312

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

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

4. Information on Financial Assets at Fair Value Through Other Comprehensive Income:

i. Information on Financial Assets Valued at Fair Value Through Other comprehensive Income Subject to Repurchase Transactions, Given as a Guarantee or Blocked:

As of 30 September 2024, there is no amount subject to sale transactions with promises of repurchase in assets reflected in other comprehensive income financial statements. (December 31, 2023: None). The amount of those blocked given as collateral is TL 505.479 (December 31, 2023: TL 3.274.518).

ii. Financial Assets Valued at Fair Value Through Other Comprehensive Income:

	Current Period	Prior Period
Debt securities	12.101.823	12.145.754
Quoted on a stock exchange	7.907.321	8.080.774
Unquoted on a stock exchange (*)	4.194.502	4.064.980
Share certificates	12.997	7.659
Quoted on a stock exchange	-	-
Unquoted on a stock exchange	12.997	7.659
Impairment provision (-)	111	26.836
Total	12.114.709	12.126.577

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

5. Information on Derivative Financial Assets:

a. Table of Positive Differences Related to Derivative Financial Assets:

	Current Period		Prior Period	
	TL	FC	TL	FC
Swap Transactions	-	330	84	-
Forward Transactions	3.531	2.549	2.854	1.066
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	3.531	2.879	2.938	1.066

6. Information on loans:

a. Information on All Types of Loans and Advances Given to Shareholders and Employees of the Parent Bank:

	Current Period		Prior Period	
	Cash	Non-cash	Cash	Non-cash
Direct Loans to Bank Partners	-	-	-	-
Loans to Legal Person Partners	-	-	-	-
Loans to Real Person Partners	-	-	-	-
Indirect Loans to Bank Partners	4.136	-	3.637	-
Loans to Bank Members	4.136	-	3.637	-
Total	4.136	-	3.637	-

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

b. Information on Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans:

b1. Detailed Table for Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans:

Current Period Cash Loans	Loans Under Close Monitoring			
	Standard Loans Not subject to loans	restructured loans	Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	103.599.965	723.299	723.196	-
Export loans	-	-	-	-
Import loans	6.210.682	1.003	-	-
Business loans	64.166.440	654.522	723.196	-
Consumer loans	2.564.004	1.100	-	-
Credit cards	3.119	-	-	-
Loans given to financial sector	15.416.113	-	-	-
Other(*)	15.239.607	66.674	-	-
Other receivables	-	-	-	-
Total	103.599.965	723.299	723.196	-

(*) Details of other loans are provided below:

Commercial loans with installments	14.174.474
Loans given to abroad	1.074.408
Other investment loans	39.035
Other	18.364
Total	15.306.281

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

b. Information on Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans:

b1. Detailed Table for Standard Loans and Loans Under Close Monitoring Including Restructured or Rescheduled Loans:

Prior Period Cash Loans	Loans Under Close Monitoring			
	Standard loans	Loans Not subject to restructured loans	Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	66.772.054	345.887	181.519	-
Export loans	-	-	-	-
Import loans	4.744.240	7.575	-	-
Business loans	45.508.742	164.942	181.519	-
Consumer loans	2.769.781	1.699	-	-
Credit cards	-	-	-	-
Loans given to financial sector	6.345.775	-	-	-
Other (*)	7.403.516	171.671	-	-
Other receivables	-	-	-	-
Total	66.772.054	345.887	181.519	-

(*) Details of other loans are provided below:

Commercial loans with installments	5.808.797
Loans given to abroad	127.382
Other investment loans	1.606.919
Other (*)	32.089
Total	7.575.187

(*) It is comprised of compensated non-cash loan amounts.

b2. Information on Expected Credit Losses for Standard Loans and Loans Under Close Monitoring:

Current Period	Standard Loans	Loans under close monitoring
12 Month Expected Credit Losses	487.729	-
Significant Increase in Credit Risk	-	107.536
Prior Period	Standard Loans	Loans under close monitoring
12 Month Expected Credit Losses	354.090	-
Significant Increase in Credit Risk	-	29.943

c. Maturity Analysis of Cash Loans:

It has not been prepared in the interim period in accordance with Article 25 of the Communiqué on Financial Statements and Related Disclosures and Footnotes to be Announced to the Public by Banks.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

d. Information on Consumer Loans, Retail Credit Cards, Loans Given to Personnel and personnel Credit Cards:

Current Period	Short-term	Medium and long-term	Total
Consumer loans-TL	1.135	2.560.347	2.561.482
Housing loans	492	2.492.028	2.492.520
Vehicle loans	643	59.413	60.056
Consumer loans	-	8.906	8.906
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	2.605	-	2.605
With installment	-	-	-
Without installment	2.605	-	2.605
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	400	3.222	3.622
Housing loans	-	2.204	2.204
Vehicle loans	400	877	1.277
Consumer loans	-	141	141
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	514	-	514
With installment	-	-	-
Without installment	514	-	514
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL (real person)	-	-	-
Overdraft account-FC (real person)	-	-	-
Total	4.654	2.563.569	2.568.223

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (continued):

d. Information on Consumer loans, Retail Credit Cards, Loans Given to Personnel and Personnel Credit Cards (Continued):

Prior Period	Medium and long-term		Total
	Short-term		
Consumer loans-TL	29.773	2.738.070	2.767.843
Housing loans	11.877	2.596.282	2.608.159
Vehicle loans	5.470	120.900	126.370
Consumer loans	12.426	20.888	33.314
Other	-	-	-
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	139	3.498	3.637
Housing loans	-	2.061	2.061
Vehicle loans	139	1.273	1.412
Consumer loans	-	164	164
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	29.912	2.741.568	2.771.480

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

e. Information on Commercial Loans With Installments and Corporate Credit Cards:

Current Period	<i>Short-term</i>	Medium and long-term	<i>Total</i>
Commercial installment loans-TL	3.041.864	2.972.166	6.014.030
Business loans	8.576	101.127	109.703
Vehicle loans	2.363.063	1.478.483	3.841.546
Consumer loans	670.225	1.392.556	2.062.781
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	85.355	431.937	517.292
Business loans	-	17.184	17.184
Vehicle loans	73.758	324.579	398.337
Consumer loans	11.597	90.174	101.771
Other	-	-	-
Corporate credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Corporate credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Overdraft account-TL (legal Entity)	7.643.152	-	7.643.152
Overdraft account-FC (legal Entity)	-	-	-
Total	10.770.371	3.404.103	14.174.474
Prior Period	<i>Short-term</i>	Medium and long-term	<i>Total</i>
Commercial installment loans-TL	2.069.630	3.501.720	5.571.350
Business loans	155.018	166.685	321.703
Vehicle loans	1.624.565	2.058.795	3.683.360
Consumer loans	290.047	1.276.240	1.566.287
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	20.841	197.230	218.071
Business loans	-	23.065	23.065
Vehicle loans	18.409	112.867	131.276
Consumer loans	2.432	61.298	63.730
Other	-	-	-
Corporate credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Corporate credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Overdraft account-TL (legal Entity)	17.488	-	17.488
Overdraft account-FC (legal Entity)	1.888	-	1.888
Total	2.109.847	3.698.950	5.808.797

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

f. Allocation of Loans by Customers:

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:

The distribution of loans excluding non-performing loans is as follows:

	Current Period	Prior Period
Domestic loans	103.972.052	65.692.541
Foreign loans	1.074.408	1.606.919
Total	105.046.460	67.299.460

h. Loans Granted to Subsidiaries and Associates:

None (December 31, 2023: None).

i. Default Provisions for Loans (Third Stage) Provisions:

	Current Period	Prior Period
Loans and Receivables with Limited Collectability	190.249	20.019
Doubtful Loans and Other Receivables	142.655	23.905
Uncollectible Loans and Receivables	167.854	139.163
Total	500.758	183.087

j. Information on Non-performing Loans and Receivables (Net):

j.1) Non-Performing Loans and Receivables Which are Restructured or Rescheduled:

None (December 31, 2023: None).

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

j.2) Movements of Non-Performing Loans:

Current Period	III. Group	IV. Group	V. Group
	Loans and receivables with limited collectibility	Loans and receivables with doubtful collectibility	Uncollectible loans and receivables
Closing balance of prior period	42.980	39.959	159.937
Additions in the current period (+)	695.729	36.937	15.305
Transfers from other categories of non-performing loans (+)	-	247.276	62.123
Transfers to other categories of non-performing loans (-)	247.276	62.123	-
Collections in the current period (-)	83.374	20.065	49.159
Write offs (-)	-	-	-
Sales (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	408.059	241.984	188.206
Provision (-)	190.249	142.655	167.854
Net balance at the balance sheet	217.810	99.329	20.352

Prior Period	III. Group	IV. Group	V. Group
	Loans and receivables with limited collectibility	Loans and receivables with doubtful collectibility	Uncollectible loans and receivables
Closing balance of prior period	35.852	27.204	30.320
Additions in the current period (+)	205.681	125.511	122.876
Transfers from other categories of non-performing loans (+)	-	76.412	61.424
Transfers to other categories of non-performing loans (-)	76.412	61.424	-
Collections in the current period (-)	122.141	127.744	54.683
Write offs (-)	-	-	-
Sales (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	42.980	39.959	159.937
Provision (-)	20.019	23.905	139.163
Net balance at the balance sheet	22.961	16.054	20.774

j.3) Non-Performing Loans and other Receivables in Foreign Currencies:

Current Period	III. Group	IV. Group	V. Group
	Loans with Limited Collectability	Loans with Doubtful Collection	Loss Loans
End of Period Balance	2.444	6.311	17.768
Provision Amount (-)	1.154	3.657	15.729
Net Balance	1.290	2.654	2.039

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued):

j.4) Gross and Net Non-Performing Loans and Other Receivables Per Customer Categories:

	III. Group	IV. Group	V. Group
	Loans with limited collectability	Loans with doubtful collectability	Uncollectible loans
Current Period (Net)	217.810	99.329	20.352
Loans to individuals and corporates (gross)	408.059	241.984	188.206
Provision (-)	190.249	142.655	167.854
Loans to individuals and corporates (net)	217.810	99.329	20.352
Banks (gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
Other Loans and Receivables (Net)	-	-	-
Prior Period (Net)	22.961	16.054	20.774
Loans to Real Persons and Legal Entities (Gross)	42.980	39.959	159.937
Specific provision (-)	20.019	23.905	139.163
Loans to Real Persons and Legal Entities (Net)	22.961	16.054	20.774
Banks (gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans (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. Group	IV. Group	V. Group
	Loans with limited collectability	Loans with doubtful collectability	Uncollectible loans
Current Period (Net)	27.116	11.001	771
Profit share accruals and valuation differences	50.801	26.801	7.132
Provisions (-)	23.685	15.800	6.361
Prior Period (Net)	1.469	1.049	1.488
Profit share accruals and valuation differences	2.416	2.637	8.124
Provisions (-)	947	1.588	6.636

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

6. Information on Loans (Continued)

k) Liquidation Policy for Uncollectible Loans and Other Receivables:

The Parent Bank initiates a legal process for the collection of receivables arising from credit transactions. The debtor’s and debtor related’s assets’ together with process of cash conversion of the collaterals which constitute of the Parent Bank receivables will be processed by the Parent Bank and in addition to this process the Parent Bank will try to collect and liquidate its receivables through administrative ways.

l) Information on “Write-Off” Policies:

In accordance with Article 8 of the "Regulation on the Procedures and Principles Regarding the Classification of Loans and Provisions to be Reserved for them", loans classified under “Fifth Group Loans of Loss” and which does not have reasonable expectations regarding the recovery of loans with a lifetime expected due to the default of the debtor or the provision of special provisions can be deducted from the records within the scope of TFRS 9 as of the first reporting period following their classification in this group. Deducting loans from records is an accounting practice that has no effect on withdrawal.

It is an accounting practice to deduct loans that do not have the possibility to collect from the records within the scope of the above provision, does not mean that result in giving up the right to receivable.

The general policy of the Bank is to write-off the receivables which are deemed to be impossible to collect during the legal follow-up process from the assets in accordance with the decision taken by the top management of the bank. There is no cancellation of the loans brought because it is believed that it will not be possible to collect it in 2024. (December 31, 2023: None).

7. Information on Financial Assets Measured at Amortized Cost:

a) Information on Government Debt Securities Measured at Amortized Cost:

	Current Period	Prior Period
Government Bonds	-	-
Treasury Bills	-	-
Other Government Securities	11.800.048	16.692.053
Total	11.800.048	16.692.053

b) Information on Investment Securities Measured at Amortized Cost:

	Current Period	Prior Period
Debt Securities	11.800.048	16.692.053
Quoted on a stock Exchange	10.438.239	9.592.906
Unquoted (*)	1.361.809	7.099.147
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted	-	-
Impairment Provision (-)	-	-
Total	11.800.048	16.692.053

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

7. Information on Financial Assets Measured at Amortized Cost:

c) Information on Movements of Financial Assets Measured at Amortized Cost:

	Current Period	Prior Period
Balance at beginning of period	16.692.053	10.440.441
Foreign currency differences on monetary assets (*)	1.202.672	3.751.612
Purchases during period	1.440.712	2.500.000
Disposals through sales and redemptions	(7.535.389)	-
Impairment provision (-)	-	-
Closing Balance	11.800.048	16.692.053

(*) This amount includes TL 218.741 (December 31, 2023: TL 1.490.267) income accrual.

8. Information on Lease Receivables (Net):

a. Presentation of Remaining Maturities of Funds Lent Under Finance Lease Method:

	Current Period		Prior Period	
	Gross	Net	Gross	Net
Less than 1 year	97.097	90.189	131.241	118.085
1 to 4 years	230.344	215.352	298.224	255.068
More than 4 years	-	-	11.400	9.673
Total	327.441	305.541	440.865	382.826

b. Information on Net Investments Through Finance Lease:

	Current Period	Prior Period
Finance lease receivables (gross)	327.441	440.865
Unearned finance lease receivable (-)	21.900	58.039
Receivable from finance leases (net)	305.541	382.826

c. General Explanation on Finance Lease Contracts:

Finance lease contracts are realized in accordance with the related articles of Finance Lease, Factoring and Financing Companies Act numbered 6361. There are no restrictions due to finance lease contracts, no renewals or contingent rent payments that materially affect the financial statements.

Information on leasing receivables:

Finance Lease	Standard Loans	Leasing Receivables Under Close Monitoring		
		Leasing receivables not subject to restructured loans	Restructured or rescheduled Leasing Receivables with Revised Contract Terms	Refinance
Current Period	298.080		7.461	
Finance lease receivables (Net)		-		-
Prior Period				
Finance lease receivables (Net)	382.826	-	-	-

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

9. Information on Assets Held for Sale and Assets of Discontinued Operations:

Financial assets held for sale consist of tangible assets acquired due to receivables.

	Current Period	Prior Period
Opening balance	8.283	5.242
Additions	29.743	4.164
Disposals	8.979	1.123
Transfers	-	-
Impairment Provision (-)	-	-
Closing balance	29.047	8.283

10. Information on associates

a. Information on Investments in Associates (Net):

a.1 Information on Non-Consolidated Associates:

The Parent Bank became a shareholder of Katılım Finans Kefalet A.Ş., which was established for the purpose of creating a guarantee system in accordance with the principles and principles of Participation Banking, with a participation fee of 22.500 TL on April 30, 2023 and 22.500 TL on July 31, 2024, for a total of 675.00 TL. The total capital of the company is 600.000 TL and the Bank's total participation amount is 90.000 TL, which corresponds to 15%. The remaining 22.500 TL will be paid within 2 years. There is a member of the board of directors in the company to represent the Bank's shares.

Name	Address (City/Country)	Bank's share percentage - if different voting percentage (%)	Percentage of other shareholders (%)
Katılım Finans Kefalet A.Ş.	İstanbul/Türkiye	%15	%85

a.2 Information About Consolidated Associates:

None. (December, 31 2023: None.).

b. Information on Subsidiaries (Net):

b.1 Information on Consolidated Subsidiaries:

Emlak Menkul Değerler A.Ş., which is owned by the Parent Bank by 50%, has been reported to be bankrupt in the Audit Report prepared by Court of Account dated October 31, 2018. Emlak Menkul Değerler A.Ş. has not been consolidated as of September 30, 2024 and December 31, 2023.

b.2 Information on Consolidated Subsidiaries:

Emlak Varlık Kiralama A.Ş., which is a 100% subsidiaries of the Parent Bank was established and registered to the trade registry in August 5, 2019 with the permission taken from “Banking Regulation and Supervision Agency” and “Capital Markets Board of Türkiye”. Emlak Varlık Kiralama A.Ş has been founded to operate lease certificate according to rulings of Capital Markets Board of Türkiye which was dated June 7, 2013 and numbered 28760 serial: 3 no: 61.1 published in Official Gazette. Emlak Varlık Kiralama A.Ş. was established and began to operate on August 5, 2019 with TL 50 capital amount paid by the Main Shareholder Parent Bank.

Emlak Katılım Varlık Kiralama A.Ş., 100% subsidiaries of the Parent Bank was established and registered to the trade registry in January 20, 2020 with the permission taken from “Banking Regulation and Supervision Agency” and “Capital Markets Board of Türkiye”. Within the framework of the CMB's Communiqué on Lease Certificates (III-61.1) published in the Official Gazette dated June 7, 2013 and numbered 28760, Emlak Katılım Varlık Kiralama A.Ş. was established on December 16, 2019, with a capital of TL 50 and started its activity.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations And Notes Related to Consolidated Assets (Continued):

b. Information on Subsidiaries (Net) (Continued):

b.2 Information on Consolidated Subsidiaries (Continued):

Name	Adress (City/Country)	Operating Subject	Bank's share percentage (%)	Direct and Indirect Share Percentages (%)
1 Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Lease Certificate	100	100
2 Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Lease Certificate	100	100

The values stated in the table below are taken from the audited financial statements of Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş.'s dated December 31, 2023, which have not been subjected to inflation accounting.

Name	Total Assets	Shareholders' equity	Total fixed assets	Dividend or profit share income	Income from marketable securities	Current period income /loss	Prior period income /loss	Fair Value
Emlak Varlık Kiralama A.Ş.	6.780.016	36.771	-	2.066.220	-	18.257	18.454	-
Emlak Katılım Varlık Kiralama A.Ş.	16.221.716	106	-	3.727.703	-	56	-	-

b.2.1 Movement Information on Subsidiaries:

	Current Period	Prior Period
Amount at the beginning of the period	-	-
Movements inside the term	-	-
Purchases / new incorporations	-	-
Bonus shares	-	-
Profit received from current year share	-	-
Sales	-	-
Revaluation increases	-	-
Impairments	-	-
Amount at the end of the period	-	-
Capital commitments	-	-
Share of the capital at the end of the period (%)	-	-

b.2.2 Information on Investments in Joint-Ventures:

None. (December 31, 2023: None.).

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

I. Explanations and Notes Related to Consolidated Assets (Continued):

11. Information on Tangible Assets:

It has not been prepared in the interim period in accordance with Article 25 of the Communiqué on Financial Statements and Related Disclosures and Footnotes to be Announced to the Public by Banks.

12. 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”.

13. Information on Investment Property:

None (December 31, 2023: None.).

14. Information Related to Deferred Tax Asset:

	Current Period	Prior Period
Lease certificates rediscount income	2.648.986	1.060.819
Free provisions allocated for possible losses	1.500.000	855.130
Expected Loss Provisions	255.667	187.412
Provisions for retirement premium and vacation pay liabilities	221.834	96.952
Prepaid wages and commissions and unearned income	128.650	110.388
Securities valuation differences	114.978	72.000
TFRS 16 allowance	18.247	19.999
Derivative financial instruments	9.026	8.160
Other debt and expense provisions	756.095	438.936
Deferred tax asset	5.653.483	2.849.796
Valuation differences on marketable securities	971	307.628
Derivative financial instruments	1.154	769
Profit share rediscount	1.882.925	796.854
Difference between book value and tax value of tangible fixed assets	62.945	26.200
Other	-	-
Deferred tax liability	1.947.995	1.131.451
Deferred tax asset (Net)	3.705.488	1.718.345

15. Breakdown of Items in Other Assets Except Commitments Presented in Off-Balance Sheet, Which Exceed 10% of the Balance Sheet Total and Breakdown of Items Which Constitute at Least 20% of Grand Total:

As of the balance sheet date, the Group's total other assets are 3.269.191 TL (December 31, 2023: 2.487.890 TL) and do not exceed 10% of the total assets.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities:

1. Information on Funds Collected:

a. Information on Maturity Structure of Funds Collected:

Current Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
I. Real Persons Current Accounts Non-Trade TL	1.479.509	-	-	-	-	-	-	-	1.479.509
II. Real Persons Participation Accounts Non-Trade TL(*)	8.905.995	3.019.084	1.505.101	614.526	340.638	169.340	152.280	-	8.905.995
Public Sector	812.538	-	-	-	-	-	-	-	812.538
Commercial Institutions	5.517.729	-	-	-	-	-	-	-	5.517.729
Other Institutions	13	-	-	-	-	-	-	-	13
Commercial and Other Institutions	59.350	-	-	-	-	-	-	-	59.350
Banks and Participation Banks	2.516.365	-	-	-	-	-	-	-	2.516.365
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	2.516.365	-	-	-	-	-	-	-	2.516.365
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	20.454.385	12.872.385	4.125.994	1.284.045	565.338	-	-	-	39.302.147
Public Sector	11.171.039	3.527.715	513.101	765.006	291.092	-	-	-	16.267.953
Commercial Institutions	6.222.748	6.133.692	2.839.828	519.039	274.246	-	-	-	15.989.553
Other Institutions	2.686.494	898.043	773.065	-	-	-	-	-	4.357.602
Commercial and Other Institutions	374.104	378.899	-	-	-	-	-	-	753.003
Banks and Participation Banks	-	1.934.036	-	-	-	-	-	-	1.934.036
V. Real Persons Current Accounts Non-Trade FC	12.590.289	-	-	-	-	-	-	-	12.590.289
VI. Real Persons Participation Accounts Non-Trade FC	9.148.029	1.947.937	5.255.324	1.749	47.083	-	-	-	16.400.122
VII. Other Current Accounts FC	50.209.180	-	-	-	-	-	-	-	50.209.180
Residents in Türkiye-	-	-	-	-	-	-	-	-	-
Corporate	24.009.263	-	-	-	-	-	-	-	24.009.263
Residents Abroad-Corporate	23.909.793	-	-	-	-	-	-	-	23.909.793
Banks and Participation Banks	2.290.124	-	-	-	-	-	-	-	2.290.124
Central Bank of Türkiye	210.341	-	-	-	-	-	-	-	210.341
Domestic Banks	1.922.989	-	-	-	-	-	-	-	1.922.989
Foreign Banks	156.794	-	-	-	-	-	-	-	156.794
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	17.580.577	3.615.921	2.524.228	46.399	69.035	-	-	-	23.836.160
Public sector	32.648	498.824	-	-	-	-	-	-	531.472
Commercial institutions	14.431.671	3.055.917	825.693	46.399	69.035	-	-	-	18.428.715
Other institutions	361.405	20.455	-	-	-	-	-	-	381.860
Commercial and Other Institutions	2.692.491	40.725	1.698.535	-	-	-	-	-	4.431.751
Banks and Participation Banks	62.362	-	-	-	-	-	-	-	62.362
IX. Precious Metals Deposits	3.216.729	2.169.597	679.847	48.545	12.912	2.603	-	-	6.130.233
X. Participation Accounts Special Fund Pools TL	386.467	416.563	6.886	-	-	-	-	-	809.916
Residents in Türkiye	386.467	416.563	6.886	-	-	-	-	-	809.916
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	76.401.702	52.758.139	21.037.754	12.575.503	1.685.743	853.399	152.280	-	165.464.520

(*) Participation account balance, 11.687 TL “Exchange Rate Protected Turkish Lira Time Deposit” opened within the scope of the announcement of the Ministry of Treasury and Finance of the Republic of Türkiye dated 24 December 2021, the product published by the CBRT in the Official Gazette No. 31696 dated 21 December 2021, “Foreign Exchange Convertible Exchange Rate Protected” It also includes the balances of 3.249.483 TL opened within the scope of “Turkish Lira Time Deposit” and 1.502.896 TL opened within the scope of the product “YUVAM Accounts” published in the Official Gazette dated 1 February 2022 and numbered 31737.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

1. Information on Funds Collected (Continued):

a. Information on Maturity Structure of Funds Collected (Continued):

Prior Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
I. Real Persons Current Accounts Non-Trade TL	781.376	-	-	-	-	-	-	-	781.376
II. Real Persons Participation Accounts Non-Trade TL(*)	-	9.436.238	3.687.463	883.373	190.795	713.409	227.127	-	15.138.405
III. Current Account other-TL	6.301.157	-	-	-	-	-	-	-	6.301.157
Public Sector	95.068	-	-	-	-	-	-	-	95.068
Commercial Institutions	3.806.827	-	-	-	-	-	-	-	3.806.827
Other Institutions	1	-	-	-	-	-	-	-	1
Commercial and Other Institutions	36.755	-	-	-	-	-	-	-	36.755
Banks and Participation Banks	2.362.506	-	-	-	-	-	-	-	2.362.506
Banks	-	-	-	-	-	-	-	-	-
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	2.362.506	-	-	-	-	-	-	-	2.362.506
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	21.335.831	10.912.720	509.179	19.617	2.040.700	-	-	34.818.047
Public Sector	-	5.997.846	1.334.736	244.220	-	6.063	-	-	7.582.865
Commercial Institutions	-	12.512.878	5.327.649	139.351	14.952	1.591.822	-	-	19.586.652
Other Institutions	-	1.699.819	37.316	-	-	-	-	-	1.737.135
Commercial and Other Institutions	-	1.022.832	2.803.886	125.608	4.665	442.815	-	-	4.399.806
Banks and Participation Banks	-	102.456	1.409.133	-	-	-	-	-	1.511.589
V. Real Persons Current Accounts Non- Trade FC	26.522.486	-	-	-	-	-	-	-	26.522.486
VI. Real Persons Participation Accounts Non-Trade FC	-	3.493.552	248.923	42.297	61.886	33.363	10.344	-	3.890.365
VII. Other Current Accounts FC	55.255.620	-	-	-	-	-	-	-	55.255.620
Residents in Türkiye- Corporate	17.684.685	-	-	-	-	-	-	-	17.684.685
Residents Abroad- Corporate	36.804.911	-	-	-	-	-	-	-	36.804.911
Banks and Participation Banks	766.024	-	-	-	-	-	-	-	766.024
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	766.024	-	-	-	-	-	-	-	766.024
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	-	3.661.601	570.150	55.690	135	855	-	-	4.288.431
Public sector	-	153.936	-	-	-	-	-	-	153.936
Commercial institutions	-	2.821.103	507.954	55.690	135	855	-	-	3.385.737
Other institutions	-	6.013	1.963	-	-	-	-	-	7.976
Commercial and Other Institutions	-	680.549	60.233	-	-	-	-	-	740.782
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
IX. Precious Metals Deposits	2.034.626	1.089.434	389.630	22.634	1.508	2.953	-	-	3.540.785
X. Participation Accounts Special Fund Pools TL	-	269.058	254.212	-	404.524	14.508	-	-	942.302
Residents in Türkiye	-	269.058	254.212	-	404.524	14.508	-	-	942.302
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	90.895.265	39.285.714	16.063.098	1.513.173	678.465	2.805.788	237.471	-	151.478.974

(*) Participation account balance, 3.393.717 TL "Exchange Rate Protected Turkish Lira Time Deposit" opened within the scope of the announcement of the Ministry of Treasury and Finance of the Republic of Türkiye dated 24 December 2021, the product "Foreign Currency Conversion" published by the CBRT in the Official Gazette No. 31696 dated 21 December 2021. It also includes the balances of 5.629.942 TL opened within the scope of "Exchange-Protected Turkish Lira Time Deposit" and 7.524.046 TL opened within the scope of the product "Yuvam Accounts" published in the Official Gazette dated 1 February 2022 and numbered 31737.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

1. Information on Funds Collected (Continued):

b) Saving Deposits and Other Deposits Accounts Insured by Saving Deposit Insurance Fund:

b.1) Exceeding the limit of Insurance Fund:

Information on real persons’ current and participation accounts not subject to trading transactions under the guarantee of insurance and exceeding the limit of Insurance Fund:

	Under the guarantee of Insurance		Exceeding the guarantee of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Real persons’ current and participation accounts not subject to trading transactions	5.364.460	3.892.726	36.276.601	46.003.044
Turkish Lira accounts	2.098.414	1.722.154	5.985.924	15.134.112
Foreign currency accounts	3.266.046	2.170.572	30.290.677	30.868.932
Foreign branches’ deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities’ insurance	-	-	-	-

Information on legal persons’ current and participation accounts under the guarantee of insurance and exceeding the limit of Insurance Fund:

	Under the guarantee of Insurance		Exceeding the guarantee of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Legal persons’ current and participation accounts	3.816.652	2.342.310	95.091.589	86.433.036
Turkish Lira accounts	1.554.451	1.122.028	25.073.271	28.429.929
Foreign currency accounts	2.262.201	1.220.282	70.018.318	58.003.107
Foreign branches’ deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities’ insurance	-	-	-	-

Funds collected by Participation Banks (except foreign branches) from current and participation accounts denominated in Turkish Lira or foreign currency up to a limit of maximum TL 650 (including both capital and profit shares) for each real person is under the guarantee of Saving Deposit Insurance Fund in accordance with the Banking Law numbered 5411.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

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

1. Information on Funds Collected (Continued):

b) Saving Deposits and Other Deposits Accounts Insured by Saving Deposit Insurance Fund:

b.2) Funds Collected Which are Not Under the Guarantee of Insurance Fund:

Funds collected of real persons which are not under the guarantee of insurance fund:

	Current Period	Prior Period
Foreign Branches’ Profit-Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit-Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	6.748	2.263
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Türkiye in order to engage solely in Off-Shore Banking Activities	-	-

Funds collected of legal persons which are not under the guarantee of insurance fund:

	Current Period	Prior Period
Foreign Branches’ Profit-Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit-Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	35.357	17.944
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Türkiye in order to engage solely in Off-Shore Banking Activities	-	-

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

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

2. Information on Funds Borrowed:

a.1 Information on Types of Funds Borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Syndication loans	-	-	-	-
Wakala	189.201	1.041.079	242.905	1.004.966
Loans obtained from lease certificates issued (Sukuk)	-	-	-	-
Other	-	382.158	-	-
Total	189.201	1.423.237	242.905	1.004.966

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	62.401	418.163	242.905	472.290
Loans from foreign banks, institutions and funds	126.800	1.005.074	-	532.676
Total	189.201	1.423.237	242.905	1.004.966

a.3 Maturity Analysis of Funds Borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Short-Term	152.779	1.072.061	68.220	547.638
Medium and Long-Term	36.422	351.176	174.685	457.328
Total	189.201	1.423.237	242.905	1.004.966

b. Additional Disclosures on Concentration Areas of Parent Bank’s Liabilities:

The Parent Bank does not have concentration on customer or sector group providing funds (December 31, 2023: None).

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

3. Information on Securities Issues:

Emlak Katılım Varlık Kiralama A.Ş., the subsidiary of the Group to raise funds from various investors. The Lease Certificate issuance transactions carried out through the company are as follows:

Date of issue	Amount of issue	Currency	Maturity	Share of Profit Rate % (*)
October 3, 2023 Tuesday	210.000	TL	October 3, 2024 Thursday	Fixed Rate
October 5, 2023 Thursday	320.000	TL	October 9, 2024 Wednesday	Fixed Rate
November 1, 2023 Wednesday	162.000	TL	November 1, 2024 Friday	Fixed Rate
December 27, 2023 Wednesday	195.320	TL	January 3, 2025 Friday	Fixed Rate
January 4, 2024 Thursday	200.000	TL	January 14, 2025 Tuesday	Fixed Rate
January 19, 2024 Friday	500.000	TL	January 31, 2025 Friday	Fixed Rate
January 19, 2024 Friday	389.000	TL	January 31, 2025 Friday	Fixed Rate
February 5, 2024 Monday	300.000	TL	February 28, 2025 Friday	Fixed Rate
February 7, 2024 Wednesday	169.000	TL	February 28, 2025 Friday	Fixed Rate
March 7, 2024 Thursday	658.000	TL	March 28, 2025 Friday	Fixed Rate
March 7, 2024 Thursday	500.000	TL	March 28, 2025 Friday	Fixed Rate
March 7, 2024 Thursday	300.000	TL	March 28, 2025 Friday	Fixed Rate
April 4, 2024 Thursday	140.000	TL	April 30, 2025 Wednesday	Fixed Rate
April 19, 2024 Friday	134.000	TL	April 30, 2025 Wednesday	Fixed Rate
May 7, 2024 Tuesday	200.000	TL	May 30, 2025 Friday	Fixed Rate
May 8, 2024 Wednesday	121.500	TL	May 30, 2025 Friday	Fixed Rate
May 15, 2024 Wednesday	320.000	TL	May 30, 2025 Friday	Fixed Rate
May 16, 2024 Thursday	300.000	TL	May 14, 2026 Thursday	Fixed Rate
June 7, 2024 Friday	200.000	TL	June 27, 2025 Friday	Fixed Rate
June 28, 2024 Friday	200.000	TL	July 18, 2025 Friday	Fixed Rate
July 3, 2024 Wednesday	308.000	TL	July 9, 2025 Wednesday	Fixed Rate
July 10, 2024 Wednesday	450.000	TL	August 1, 2025 Friday	Fixed Rate
July 18, 2024 Thursday	1.432.347	TL	October 25, 2024 Friday	Fixed Rate
July 24, 2024 Wednesday	1.500.000	TL	November 7, 2024 Thursday	Fixed Rate
August 2, 2024 Friday	400.000	TL	November 1, 2024 Friday	Fixed Rate
August 5, 2024 Monday	300.000	TL	August 3, 2026 Monday	Fixed Rate
August 8, 2024 Thursday	190.000	TL	November 14, 2024 Thursday	Fixed Rate
August 9, 2024 Friday	780.000	TL	November 29, 2024 Friday	Fixed Rate
August 15, 2024 Thursday	800.000	TL	December 5, 2024 Thursday	Fixed Rate
August 28, 2024 Wednesday	500.000	TL	December 12, 2024 Thursday	Fixed Rate
September 4, 2024 Wednesday	180.000	TL	December 11, 2024 Wednesday	Fixed Rate
September 11, 2024 Wednesday	200.000	TL	December 19, 2024 Thursday	Fixed Rate
September 12, 2024 Thursday	1.000.000	TL	December 19, 2024 Thursday	Fixed Rate
September 12, 2024 Thursday	295.000	TL	December 13, 2024 Friday	Fixed Rate
September 13, 2024 Friday	200.000	TL	December 20, 2024 Friday	Fixed Rate
September 19, 2024 Thursday	115.000.000	TL	December 20, 2024 Friday	Fixed Rate
September 23, 2024 Monday	300.000.000	TL	September 21, 2026 Monday	Fixed Rate

a. Spreadsheet on Securities Issued:

	Current Period		Prior Period	
	TP	YP	TP	YP
Lease Certificate	16.010.063	-	8.730.931	-
Total	16.010.063	-	8.730.931	-

4. Information on Derivative Financial Liabilities:

	Current Period		Prior Period	
	TL	FC	TL	FC
Forward Transactions	1.236	-	2.612	-
Swap Transactions	-	1.653	24.587	-
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	1.236	1.653	27.199	-

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

5. Information on Finance Lease Payables (Net):

	Current Period		Prior Period	
	TL	FC	TL	FC
Less than 1 year	118.338	-	83.294	-
Between 1-5 years	462.723	-	330.463	-
Over 5 years	78.033	-	93.562	-
Total	659.094	-	507.319	-

6. Information on Hedging Derivative Financial Liabilities:

None (December 31, 2023: None).

7. Information on Provisions:

a. Information on Provisions for Employee Rights:

As of the balance sheet date, the Group's severance pay provision amounting to 44.997 TL (31 December 2023: 32.146 TL), leave wages provision amounting to 45.923 TL (31 December 2023: 25.761 TL), performance bonus provision of 766.520 TL (31 December 2023: 501.000 TL), There is a total provision for employee rights of 857.440 TL (31 December 2023: 558.907 TL).

The group reflected the severance pay provision in the financial statements using the actuarial valuation method specified in TAS 19. In this context, the following actuarial assumptions were used in calculating total liabilities.

	Current Period	Prior Period
Discount rate (%)	24,60	24,60
Estimated increase rate of salary ceiling (%)	21,56	21,56

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

	Current Period	Prior Period
Prior period at the end of period	32.146	38.248
Change in the period	12.851	25.471
Actuarial (gain)/loss	-	(31.573)
Balance at the end of period	44.997	32.146

b. Other Provisions:

	Current Period	Prior Period
Free provisions allocated for possible losses (*)	5.000.000	2.850.432
Provisions allocated from profit shares to be distributed to profit sharing accounts	600.260	281.150
Non-cash loans first and second stage expected loss provisions	238.402	131.301
Provisions for cases on trial	8.846	4.552
Impairment provision	475	3.275
Total	5.847.983	3.270.710

(*) Total provision amounting to TL 5.000.000 includes TL 2.850.432 of which provided in prior year by the Bank management which is not within the requirements of BRSA Accounting and Financial Reporting Legislation, TL 480.432 of which reversed in the current period and TL 2.630.000 of which reserved in the current period. (December 31, 2023 : 2.850.432 TL).

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

7. Information on Provisions:

c. Information on Provisions for Foreign Exchange Losses on Foreign Currency Indexed Loans and Financial Lease Receivables:

None. (December 31, 2023: None).

8. Information on Taxes Payable:

a. Explanations on Current Tax Liability:

a.1. Explanations on the Provision for Money:

As of September 30, 2024, the Group's remaining tax liability after deducting the provisional taxes paid from the corporate tax is 1.541.034 TL. (December 31, 2023: 1.082.213 TL).

a.2. Information on Taxes Payable:

	Current Period	Prior Period
Corporate tax payable	1.541.034	1.082.213
BSMV	103.951	83.987
Income tax deducted from wages	48.322	21.857
Income Tax on Securities	100.194	28.205
Foreign Exchange Transaction Tax	58.163	69.303
Value Added Tax Payable	8.233	11.876
Real Estate Capital Gains Tax	2.148	1.335
Other	1.771	2.021
Total	1.863.816	1.300.797

a.3. Information on Premiums:

	Current Period	Prior Period
Social security premiums-employee	-	3
Social security premiums-employer	-	2
Unemployment insurance-employee	23.881	12.392
Unemployment insurance-employer	35.416	18.158
Bank pension fund premium- employees	-	-
Bank pension fund premium- employer	-	-
Pension fund membership fees and provisions-employees	3.416	3.422
Pension fund membership fees and provisions- employer	1.706	1.702
Other	-	-
Total	64.419	35.679

9. Liabilities for Assets Held for Sale and Discontinued Operations:

None. (December 31, 2023: None.).

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

10. Detailed Explanations on Number, Maturity, Profit Share Rate, Creditor and Option to Convert to Share Certificates; If Any, of Subordinated Loans:

Information on Subordinated Loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
Borrowing Instruments to be Included in Additional Capital Calculation	-	8.429.605	-	7.078.467
Subordinated Loans	-	8.429.605	-	7.078.467
Subordinated Debt Instruments	-	-	-	-
Debt Instruments to be Included in the Contribution Capital Calculation	-	-	-	-
Subordinated Loans	-	-	-	-
Subordinated Debt Instruments	-	-	-	-
Total	-	8.429.605	-	7.078.467

As of March 31, 2024 the Group has a subordinated debt that the creditor is Türkiye Varlık Fonu Yönetimi A.Ş., with TRT240424F22 ISIN code, 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., starting date of March 9, 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.

11. Breakdown of Items in Other Liabilities Which Exceed 10% of the Balance Sheet Total and Breakdown of Items Which Constitute at Least 20% of Grand Total:

As of the balance sheet date, the Group's total other liabilities amount to TL 2.282.578 (December 31, 2023: TL 3.017.694) and do not exceed 10% of the total liabilities.

12. Information on Shareholders’ Equity:

a. Presentation of Paid-in Capital:

	Current Period	Prior Period
Common stock	1.026.915	1.026.915
Preferred stock	-	-

b. Paid-in Capital Amount, Explanation as to Whether the Registered Share Capital System is Applicable at the Group and if so, Amount of the Registered Share Capital Ceiling:

As of September 30, 2024 and December 31, 2023, the Parent Bank does not apply the registered share capital system.

c. Information on the Share Capital Increases During the Period and Their Sources; Other Information on Increased Capital in the Current Period:

None.

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

II. Explanations and Notes Related to Consolidated Liabilities (Continued):

12. Information on Shareholders' Equity (Continued):

d. Information on Share Capital Increases From Capital Reserves During the Current Period:

There is no share capital increase from capital reserves during the current period.

e. Capital Commitments in the Last Fiscal Year and by the end of the Following Interim Period, General Purpose of These Commitments and Projected Resources Required to Meet These Commitments:

The Group has no capital commitments until the end of the last fiscal year and the following interim period.

f. Estimated Effects on the Shareholders Equity of the Group, of Predictions to be Made by Taking Into Account Previous Period Indicators Regarding the Bank's Income, Profitability and Liquidity, and Uncertainties Regarding Such Indicators:

The Group continues its operations in a profitable manner and majority of the profits are kept in shareholders' equity through transfer to reserves. Moreover, the Group's shareholders' equity is invested in liquid and earning assets.

g. Information on Privileges Given to Stocks Representing the Capital:

There is no privilege given to stocks representing the capital.

h. Information on Marketable Securities Valuation Reserve:

	Current Period		Prior Period	
	TL	FC	TL	FC
From investments in associates, subsidiaries, and joint ventures	-	-	-	-
Valuation difference (*)	(395.094)	116.974	671.615	108.884
Foreign exchange difference	-	-	-	-
Total	(395.094)	116.974	671.615	108.884

i. Information on Other Capital Reserves:

As of September 30, 2024, the Group's Creditor Institution is Türkiye Varlık Vakfı Yönetimi A.Ş. with ISIN code TRT240424F22. with a starting date of April 24. 2019, with a five-year repayment option at the earliest and a maturity value of 200.000.000 Euros (Full Euros) and the Creditor Institution is Türkiye Wealth Fund Management A.Ş. There are two subordinated debt instruments in total amounting to 31.688.489 Euros (Full Euro) with a starting date of March 9, 2022, with a ten-year repayment option at the earliest and with a maturity date of 31.688.489 Euros (Full Euro). The financial liability in question is reflected in the records at its fair value and its cost value The difference between nominal value and fair value was accounted for in the 'Other Capital Reserves' account in shareholders' equity at the date of initial acquisition.

In addition, regarding this transaction. current public securities with 0% return were classified as 'financial assets carried at amortized cost' in line with the decision taken by the Parent Bank Management and were included in the balance sheet with the amount discounted by the public security return rates. The difference between the initial acquisition date cost value and the discounted amount is accounted for in the 'Other Capital Reserves' account within shareholders' equity.

In accordance with the decision of the Parent Bank's Ordinary General Assembly held on 6 June 2024, it was decided to transfer 256.477 TL of the 2023 period profit of 5.129.534 TL to legal reserves and the remaining amount to extraordinary reserves.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

III. Explanations and notes Related to Consolidated Off-Balance Sheet:

1. Explanations on Off-Balance Sheet Liabilities:

a. Type and Amount of Irrevocable Loan Commitments:

	Current Period	Prior Period
Guaranteed Loan Allocation Commitments	20.325.336	9.126.506
Forward Asset Value Purchase and Sale Commitments	4.173.796	8.510.140
Our Payment Commitments for Cheques	451.274	313.805
Tax and Fund Obligations Resulting from Export Commitments	-	-
Credit Card Spending Limit Commitments	117.124	-
Participation Capital Commitments	22.500	67.500
Other Irrevocable Commitments	607.098	524.822
Total	25.697.128	18.542.773

b. Type and Amount of Possible Losses and Commitments Arising From Off-Balance Sheet Items:

b.1. Non-Cash Loans Including Guarantees, Bank Acceptances, Collaterals and Others that are Accepted as Financial Commitments and Other Letters of Credit:

	Current Period	Prior Period
Letters of Guarantees	27.660.436	19.279.232
Letters of Credit	2.484.713	591.907
Bank Loans	67.660	18.155
Other Guarantees and Sureties	-	-
Total	30.212.809	19.889.294

b.2. Revocable, Irrevocable Guarantees and Other Similar Commitments and Contingencies:

	Current Period	Prior Period
Temporary letters of guarantees	1.661.338	549.398
Advance letters of guarantees	2.570.477	11.488.909
Letters of guarantees given to customs	931.193	1.914.180
Definitive Letters of Guarantee	18.099.522	749.671
Letters of Guarantee Given for the Guarantee of Cash Loans	4.312.059	4.536.016
Other	85.847	41.058
Total	27.660.436	19.279.232

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

III. Explanations and Notes Related to Consolidated Off-Balance Sheet (Continued):

1. Explanations on Off-Balance Sheet Liabilities:

c. Within the Non-Cash Loans:

c.1. Total Amount of Non-Cash Loans:

	Current Period	Prior Period
Non-cash loans given against cash loans	4.312.059	4.536.016
With original maturity of 1 year or less	113.686	89.679
With original maturity of more than 1 year	4.198.373	4.446.337
Other non-cash loans	25.900.750	15.353.278
Total	30.212.809	19.889.294

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”.

2. Explanations Regarding 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 Contingent Liabilities and 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”.

4. Explanations Regarding Services Provided on Behalf of Others:

The bank does not engage in activities such as conducting plasma transactions on behalf of real and legal persons, foundations, pension insurance funds and other institutions.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to Consolidated the Statement of Income or Loss:

1. Information on Profit Share Income:

a) Information on Profit Share Income Received From Loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
Profit share received from loans				
Short Term Loans	9.848.956	939.069	3.482.830	520.006
Medium and Long Term Loans	6.108.387	954.408	2.050.030	227.591
Profit Share on Non-Performing Loans	27.175	152	2.250	254
Total	15.984.518	1.893.629	5.535.110	747.851

b) Information on Profit Share Income Received From Banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
CBRT	1.433.271	-	595.423	-
Domestic Banks	25.500	-	2.899	-
Foreign Banks	-	-	-	-
Head Offices and Branches Abroad	-	-	-	-
Total	1.458.771	-	598.322	-

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)	34.525	58.409	263.557	40.843
Financial Assets Measured at Fair Value through Other Comprehensive Income (FVOCI)	2.217.451	220.731	1.642.392	145.984
Financial Assets Measured at Amortized Cost	1.669.570	126.486	816.831	178.944
Total	3.921.546	405.626	2.722.780	365.771

d) Information on Profit Share Income Received From Associates and Subsidiaries:

None. (September 30, 2023: None.)

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

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

2. Explanations on Profit Share Expenses (Continued):

a. Distribution of Profit Share Expense on Funds Collected Based on Maturity of Funds Collected:

	Profit Sharing Accounts						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year		
TL								
Funds collected from banks through current and profit sharing accounts	63.628	200.012	152.709	-	-	-	-	416.349
Real persons’ non-trading profit sharing accounts	149.747	1.342.366	173.583	-	9.402	517.666	-	2.192.764
Public sector profit sharing accounts	2.131.624	494.627	1.167.506	-	46.990	47.791	-	3.888.538
Commercial sector profit sharing accounts	1.001.503	3.145.919	1.364.025	-	140.458	698.702	-	6.350.607
Other institutions profit sharing accounts	128.728	254.207	74.021	-	-	-	-	456.956
Total	3.475.230	5.437.131	2.931.844	-	196.850	1.264.159	-	13.305.214
FC								
Banks	-	1.143	-	-	-	-	-	1.143
Real persons’ non-trading profit sharing accounts	9.540	15.323	5.836	-	9.349	121	-	40.169
Public sector profit sharing accounts	404	25.766	1	-	-	-	-	26.171
Public sector profit sharing accounts	44.833	151.062	49.859	-	545	524	-	246.823
Other institutions profit sharing accounts	578	8.703	-	-	-	-	-	9.281
Precious metals deposits	4.188	-	-	-	-	-	-	4.188
Total	59.543	201.997	55.696	-	9.894	645	-	327.775
Grand Total	3.534.773	5.639.128	2.987.540	-	206.744	1.264.804	-	13.632.989

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

2. Explanations on Profit Share Expenses (Continued):

a) Distribution of Profit Share Expense on Funds Collected Based on Maturity of Funds Collected (Continued):

Prior Period	Profit Sharing Accounts						Accumulated participation accounts	Total
	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year		
TL								
Funds collected from banks through current and profit sharing accounts	37.625	15.044	-	-	-	-	-	52.669
Real persons' non-trading profit sharing accounts	30.040	901.090	213.496	-	1.601	115.156	-	1.261.383
Public sector profit-sharing accounts	641.746	236.903	68.944	-	1.247	2.066	-	950.906
Commercial sector profit sharing accounts	309.391	1.461.355	83.155	-	17.538	121.893	-	1.993.332
Other institutions profit sharing accounts	4.653	72.546	967	-	-	-	-	78.166
Total	1.023.455	2.686.938	366.562	-	20.386	239.115	-	4.336.456
FC								
Banks	-	-	-	-	-	-	-	-
Real persons' non-trading profit sharing accounts	4.705	13.672	626	-	7.081	203	-	26.287
Public sector profit sharing accounts	4.455	31	-	-	-	-	-	4.486
Public sector profit sharing accounts	11.814	11.003	194	-	9.141	-	-	32.152
Other institutions profit sharing accounts	14	27	-	-	-	-	-	41
Precious metals deposits	2.193	-	-	-	-	-	-	2.193
Total	23.181	24.733	820	-	16.222	203	-	65.159
Grand Total	1.046.636	2.711.671	367.382	-	36.608	239.318	-	4.401.615

b) Information on Profit Share Expense Paid to funds Borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks	110.280	65.159	60.833	46.760
CBRT	-	-	-	-
Domestic banks	96.160	30.465	60.833	23.756
Foreign banks	14.120	34.694	-	23.004
Head offices and branches abroad	-	-	-	-
Other institutions	1	136.539	-	194.307
Total	110.281	201.698	60.833	241.067

c) Profit Share Expense Paid to Associates and Subsidiaries:

None. (September 30, 2023: None.).

d) Profit Share Expenses Paid to Marketable Securities Issued:

	Current Period		Prior Period	
	TL	FC	TL	FC
Profit share expense paid to marketable securities issued	3.657.635	-	1.345.779	-
Total	3.657.635	-	1.345.779	-

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

3. The Other Items in Net Fees and Commission Income / Expenses, Which Constitute at Least 20% of the Total of Other Items, if the Total of Other Items in Income Statement Exceed 10% of the Total of Income Statement:

Other Fees and Commissions Received	Current Period	Prior Period
Service package revenues	783.309	936.357
Remittance Commissions	325.002	361.577
Fees and commissions from correspondents	255.342	35.483
Import commissions	150.309	149.696
Appraisal fees	32.527	30.882
Insurance and brokerage commissions	27.456	14.428
Early closing commission income	7.473	5.875
Limit allocation commission	6.570	8.536
Fees and commissions from member merchant pos	3.782	1.035
Safe deposit box revenues	1.378	5.953
Other commissions received and service income	37.920	34.097
Total	1.631.068	1.583.919

Other Fees and Commissions Given	Current Period	Prior Period
Expenses and commissions given to correspondents	82.141	29.538
Fees and commissions for Swift, EFT and money transfer	6.245	4.143
Fees and commissions given for debit cards	3.326	1.634
Fees and commissions given for loans used	215	274
Other commissions and fees ^(*)	36.280	9.537
Total	128.207	45.126

^(*) Other commissions and fees include; 24.574 TL reserve deposits commissions reserved for CBRT foreign currency, 2.766 TL commissions and fees paid to the clearing house, 1.523 TL gold and precious metal expenses and 7.417 TL other.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

4. Information on Dividend Income:

None. (September 30 2023: None.).

5. Explanations on Trading Income/Loss (Net):

	Current Period	Prior Period
Income	32.498.900	15.014.732
Income from capital market transactions	13.939	15.028
Income from derivative financial instruments	2.238.322	774.875
Foreign exchange income	30.246.639	14.224.829
Loss (-)	24.112.159	11.446.898
Loss on capital market transactions	1.080	984
Loss on derivative financial instruments	1.524.824	1.551.377
Foreign exchange losses	22.586.255	9.894.537
Trading income/loss (net)	8.386.741	3.567.834

6. Explanations Related to Other Operating Income:

	Current Period	Prior Period
Reversal of expected loss provisions for prior years	359.942	319.536
Income from sales of assets	21.698	1.180
Income from provisions set aside in previous years	-	30.974
Cancellation of provision for communication expenses	354	313
Lease income	7	6
Other income (*)	550.191	44.187
Total	932.192	396.1966

(*) Other income consists of 480.588 TL of free provision cancellations, 26.448 TL of adjustments to previous year expenses and 43.155 TL of other income.

7. Expected Loss Provision Expenses and Other Provision Expenses:

	Current Period	Prior Period
Expected Credit Loss	883.761	282.377
12-month expected credit loss (stage 1)	401.582	203.465
Significant increase in credit risk (stage 2)	123.252	10.217
Non-performing loans (stage 3)	358.927	68.695
Marketable Securities Impairment Expense	9.985	548
Financial Assets at Fair Value through Profit or Loss	9.985	548
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 (*)	2.924.215	97.984
Total	3.817.961	380.909

(*) Includes provision expenses allocated for lawsuit provisions which is amounted to 4.450 TL, free provisions reserved which is not within the requirements of BRSA Accounting and Financial Reporting Legislation which is amounted to 2.630.000 TL, and provision expenses reserved for profits to be distributed to participation accounts which is amounted to 289.765 TL.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

8. Information on Other Operating Expenses:

	Current Period	Prior Period
Reserve for Employee Termination Benefits (*)	12.851	16.769
Unused vacation provision (*)	29.757	14.926
Bank Social Aid Provision Fund Deficit Provision	-	-
Impairment Expenses of Tangible Assets	-	-
Depreciation Expenses of Tangible Fixed Assets	153.722	116.723
Impairment expenses of intangible assets	-	-
Impairment expense of goodwill	-	-
Amortization expenses of intangible assets	37.149	2.303
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	673.498	1.371.222
Lease expenses related to TFRS 16 exemptions	12.691	2.113
Operating Maintenance expenses	53.014	33.678
Advertisement expenses	138.258	95.764
Other expenses ⁽¹⁾	469.535	1.239.667
Loss on sale of assets	-	-
Other ⁽²⁾	436.622	198.945
Total	1.343.599	1.720.888

(*) 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.

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

	Current Period	Prior Period
Communication expenses	90.693	40.017
Cleaning expenses	96.669	39.741
Heating, lighting and water expenses	27.034	19.921
Transportation vehicle expenses	20.756	10.374
Representation and hospitality expenses	28.401	12.223
Movable property insurance expenses	15.845	6.767
Stationery expenses	5.037	2.730
Aid and donations	74.200	1.046.181
Participation in common expenses	3.651	1.960
Litigation and court expenses	3.251	453
Other	103.998	59.300
Total	469.535	1.239.667

(2) Other balance details are as below table:

	Current Period	Prior Period
Taxes, Duties, Charges and Funds	273.528	115.939
Audit and Consultancy Fees	59.665	26.819
Participation Share Expenses	5.848	7.989
Saving Deposit Insurance Fund	46.801	28.340
Other	50.780	19.858
Total	436.622	198.945

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

IV. Explanations and Notes Related to the Statement of Income or Loss (Continued):

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 30 September 2024, the Group has deferred tax income of 3.803.791 TL (30 September 2023: 1.620.046 TL) and deferred tax expense of 2.257.902 TL (30 September 2023: 1.900.791 TL). As of 30 September 2024, the Group's current tax provision is 4.099.540 TL (30 September 2023: 2.247.925 TL).

Since the Group does not have any discontinued operations, there is no tax provision for discontinued operations (September 30, 2023: None).

11. Explanations on Tax Provision for 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 Group’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 Shares:

None.

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

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 Consolidated 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 Parent Bank:

1. The Volume of Transactions Related to the Risk Group that the Parent Bank Belongs to, Credit and Fund Transactions Collected at the end of the Period, Income and Expenses for the Period:

a. Current Period

Risk Group of the Parent Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Parent Bank		Other real or legal persons included in the risk group	
	Cash	Non-cash	Cash	Non-cash	Cash	Non-cash
	Loans and other receivables					
Balance at the beginning of period	-	-	3.637	-	-	-
Balance at the end of period	-	-	4.136	-	-	-
Profit Share and Commission Income (**)	-	-	488	-	-	-

(*) It is defined in Article 49 of the Banking Law No. 5411 and Article 4 of the “Regulation on Credit Transactions of Banks” published on November 1, 2006.

b. Prior Period

Risk Group of the Parent Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Parent Bank		Other real or legal persons included in the risk group	
	Cash	Non-cash	Cash	Non-cash	Cash	Non-cash
	Loans and other receivables					
Balance at the beginning of period	-	-	2.355	-	-	-
Balance at the end of period	-	-	3.637	-	-	-
Profit Share and Commission Income (*)	-	-	364	-	-	-

c. Information on Current and Profit Sharing Accounts of the Parent Bank’s Risk Group:

Risk Group of the Parent Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Parent Bank		Other real or legal persons included in the risk group	
	Current Period	Prior Period	Current Period	Prior Period	Current Period	Prior Period
	Current and profit sharing accounts					
Balance at the beginning of period	-	-	-	-	-	-
Balance at the end of period	-	-	-	-	-	-
Profit share expense	-	-	-	-	-	-

c.2. Information on Forward and Option Agreements and Other Similar Agreements With the Risk Group of the Parent Bank:

The Parent Bank does not have any forward foreign exchange purchase / sales contracts with the risk group it is included.

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EXPLANATIONS AND NOTES ON THE CONSOLIDATED FINANCIAL STATEMENTS (Continued):

VII. Explanations Related to the Risk Group of the Parent Bank (Continued):

d. Information Regarding the Benefits Provided to the Parent Bank's Senior Management:

The total amount of the remuneration and benefits provided to the top management of the Bank for the accounting period ended September 30, 2024 is TL58.659 (September 30, 2023: TL 17.396).

VIII. Explanations on Parent Bank Related to Domestic, Foreign and Offshore Branches or Investments and Foreign Representative Offices:

It has not been prepared in the interim period in accordance with Article 25 of the Communiqué on Financial Statements and Related Disclosures and Footnotes to be Announced to the Public by Banks.

IX. Explanations Related to Subsequent Events:

The Parent Bank will be a resource institution / fund user, and by Emlak Katılım Varlık Kiralama A.Ş., domestically, limited to TL 30.000.000, orderly, in Turkish Lira, Based on the lease certificate structure based on the Management Contract foreseen in the terms of 1-60 months and the Communiqué on Lease Certificates (III-61.1), the application to the Capital Markets Board (CMB) regarding the issuance of lease certificates to be sold to the allocated and / or qualified investor was approved by the CMB's decision dated February 3, 2022 and numbered 6/166. Within the scope of the relevant lease certificate issue ceiling, by Emlak Katılım Varlık Kiralama A.Ş., in February 3, 2022, within the scope of the approval of a consistent regular issuance of TL 30.000.000 from the CMB for sale to qualified investors,

- On October 25, 2024, 1.500.000 TL, with 97 days maturity for domestic qualified investors,
- On November 1, 2024, 101.000 TL, with 98 days maturity, for domestic qualified investors,
- On November 8, 2024, 1.000.000 TL, with 98 days maturity, for domestic qualified investors,
- On November 13, 2024, 200.000 TL, with 91 days maturity, for domestic qualified investors,

In the issuance of the lease certificates the Parent Bank was involved as the authorized investment institution.

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**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
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SECTION SIX

Auditor’s Limited Review Report

I. Explanations on the Limited Review Report:

The Group's consolidated financial statements for the six months period ended September 30, 2024 have been reviewed by PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. and Auditors’ Limited Review Report dated November 20, 2024 is presented in the introduction of this report.

II. Notes and Disclosures Prepared by the Independent Auditor:

None.

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

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SECTION SEVEN

Interim Activity Report

I. Interim Activity Report Including the Message from the Parent Bank’s Chairman of the Board of Directors and CEO Related to the Interim Activities:

a. Message from the Chairman of the Board of Directors:

After a period of transition and adjustment in the first half of 2024, the global economy showed signs of improvement in the third quarter. Despite an extraordinary backdrop of developments and risks playing out across the world, the global economy has nonetheless begun a gradual recovery.

Multinational financial institutions are predicting a trend of gradual recovery in global growth. In its September 2024 Economic Outlook report for example, the OECD revised its global growth forecast for 2024 upwards from 3.1% to 3.2%. After many years of holding steady, interest rate cuts by central banks, including the US Federal Reserve, have had an impact on markets. Having left policy rates untouched in July, in Q3 2023 the Fed announced its first rate cut in four years at its September meeting, lowering its benchmark rate by 50 basis points and bringing the target range from 5.25-5.50% to 4.75-5.00%. In Europe in the wake of its first interest rate cut in almost five years in June, the European Central Bank further reduced its deposit rate by 25 basis points in September while the Bank of England lowered its policy rate from 5.25% to 5% in August, its first interest rate cut since March 2020, but subsequently opted to keep its policy rate unchanged at 5% in September.

As markets in our own country expected it would do, the Turkish central bank (TCMB) maintained its policy rate at 50% for the seventh consecutive month. With this decision, TCMB reaffirmed its commitment to a tight monetary stance in its battle against inflation. This policy framework is yielding positive results across macroeconomic indicators. For example, international credit rating agency Moody’s upgraded Türkiye’s credit rating from “B3” to “B1” and retained its “Positive” outlook. Two other leading credit rating agencies, Fitch Ratings and S&P Global, also upgraded Turkey’s sovereign credit rating from “B+” to “BB-”. These credit rating upgrades, coupled with ongoing policy measures, have had a positive effect on Türkiye’s credit default swaps (CDS), a key indicator of the country’s risk premium, driving them to their lowest point in four years. The Turkish economy continued its steady growth trajectory, expanding by 2.5% in the second quarter of 2024. Having grown for 16 consecutive quarters since Q2 2020, Türkiye’s economy racked up a 3.8% rate of growth in the first half of 2024. The Turkish economy is being strengthened by predictable and international norm-compliant policies, with early signs indicating that balanced growth continued in the third quarter of the year.

With its focus on production, employment, and exports, the participation finance sector is playing a key role in the healthy and sustainable growth of the Turkish economy. Building on its successful first six months of 2024, Emlak Katılım, a key player in the sector, continued to deliver strong growth in the third quarter. Demonstrating strong performance, Emlak Katılım boosted its total assets by 45.5% compared to the same period last year, bringing them to TL 219.4 billion in the third quarter. The bank also saw a 40% rise in funds collected, which reached TL 165.5 billion.

Distinguished by its sustainable growth and effective performance, Emlak Katılım is not only achieving success in the sector but also contributing to total employment by making substantial investments in human resources. Committed to serving the entire country, Emlak Katılım continues to expand its national reach and now has 111 branches located around the country.

As a growing force in the participation finance sector, Emlak Katılım advances confidently, firmly committed to creating substantial value not just for its own customers but for the Turkish economy as a whole by delivering high-quality products and services across the nation.

Yours sincerely,

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

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Interim Activity Report (Continued):

I. Interim Activity Report Including the Message from the Parent Bank’s Chairman of the Board of Directors and CEO Related to the Interim Activities (Continued):

a. Message from the General Manager

Despite the challenges of global economic headwinds, geopolitical uncertainties, and tighter financial conditions worldwide, Türkiye’s economy has remained resilient and continues to grow. Maintaining its growth streak, the Turkish economy expanded by 2.5% in Q2 2024. This marked 16 consecutive quarters of growth and brought the first half-year’s growth rate to 3.8%. Leading Q3 2024 indicators suggest that the country’s balanced and sustainable growth will endure, as a result of continued adherence to policies that are both rational and rules-based.

Consistent adherence to economic programs and reforms have also led to significant improvements in Türkiye’s credit rating. Credit rating agency Moody’s Investors Service raised the country’s sovereign credit rating by two notches to B1 from B3, while keeping the outlook at “Positive”. Two other international credit rating agencies, Fitch and S&P, likewise both raised the country’s rating from B+ to BB-. Such credit rating boosts can be expected to have a direct and beneficial impact on both foreign investment and employment.

Emlak Katılım continued its sustainable growth in the third quarter, further solidifying its position as a rising force in the financial sector and a significant contributor to participation finance. Our net profit showed strong growth in the third quarter of 2024, increasing by 60% year-on-year to TL 6.7 billion. Our return on equity also increased by 68%.

Our total assets reached TL 219.4 billion in the third quarter, reflecting a 45.5% increase from the same period last year. Similarly, our funds collected grew by 40% to TL 165.5 billion. As of the end of the latest reporting cycle, we had 111 branches across Turkey and over 1,600 employees on the payroll.

We maintain our leadership in green sukuk (lease certificate) issuances while also continuing to develop innovative approaches to sustainable finance. As of Q3 2024, the total volume of our home-market lease certificate issues reached TL 23.8 billion in value. This corresponds to a 33% increase over Q3 2023.

In its role as intermediary, Emlak Katılım facilitated the issuance of TL 3.3 billion worth of corporate sukuk in the third quarter of the current year. Our TL 6.8 billion worth of outstanding sukuk represents a 32% market share in the sector. Our leadership in participation-based finance is likewise reflected in the growth of our managed funds. As the first financial institution in Türkiye holding a participation-based collective investment scheme license, we now actively manage 22 participation-based funds, a 266% increase over the same period last year.

We have enhanced our Emlak Katılım credit card with a range of new features, including contactless payment, 3D Secure, standing bill and institutional payments, and e-statement options. The card is now fully integrated with our customer contact center and digital channels. In line with our commitment to sustainability and to embracing digital-technology innovation, we have added a paperless digital receipt function to the card.

In keeping with our digital-transformation strategy of adapting to the evolving demands and behavior of our customers, we have been undertaking numerous projects and activities with a strong focus on customer needs and technology. Our efforts to acquire customers remotely (digital onboarding) for example have yielded solid results. Driven by the successful launch of new projects, the number of digitally onboarded customers increased by 41% in Q3 2024 as compared with Q3 2023. Our active digital customer base also grew by 21% during this period. This growth was driven primarily by mobile customers, who now make up around 90% of all active digital customers.

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I. Interim Activity Report Including the Message from the Parent Bank’s Chairman of the Board of Directors and CEO Related to the Interim Activities (Continued):

b. Message from the General Manager (Continued):

Emlak Katılım Mobile is central to our bank’s digital transformation strategy. We are committed to providing a comprehensive mobile banking experience that meets the needs of our modern, tech-savvy customers, allowing them to take care of nearly all their banking business through the app. Guided by our “Mobile First” principle, we have undertaken a series of enhancements to our Mobile Branch application, focusing on optimizing transaction screens and improving the overall user experience. Both retail and business customers can now utilize our new “Payment Request” feature to request payments quickly and securely through APIs. This functionality streamlines the payment collection process.

Emlak Katılım remains committed to supporting its customers with a range of new products and financing packages designed to meet their changing needs. To better serve our customers, we have launched two new products. “Katkı Paylı Leasing” is a financial leasing product that enables us to collaborate with machinery and vehicle dealerships to provide buyers with flexible payment options. Additionally, we now offer “Uzun Süreli Leasing Sigortası”, a long-term insurance product that provides peace of mind with coverage for up to 3 years on extended leasing agreements.

Q3 2024 witnessed the launch of our “Exporter Women Support Package,” which provides women entrepreneurs who contribute to the national economy by exporting goods and services with special advantages, and our “Agricultural Land Financing” product, which provides financing support to farmers registered with the Farmer Registration System (ÇKS) for the purchase of farmland.

We are making significant strides in integrating with the Deposit Container Management System, which aims to prevent environmental pollution by ensuring the organized collection of potentially harmful packaging with the active involvement of consumers. In addition to promoting responsible disposal, this system offers a direct benefit to consumers: the deposit on packaging disposed in a Deposit Container Collection Machine is added to their Emlak Katılım digital wallets. As part of this project, which will make a strong contribution to the “Zero Waste” initiative, deposit container collection machines will be installed primarily in municipalities, public parks, and university campuses. Emlak Katılım is likewise actively working on integrating with the National Vehicle Recognition System, which aims to promote fair competition in the fuel market and combat the informal economy by ensuring accurate tracking and recording of fuel purchases.

Building on its achievements in fostering the growth of the participation finance sector in Türkiye, Emlak Katılım will continue to expand with a dynamic business model that prioritizes sustainable efficiency and profitability by adapting to the ever-changing financial landscape.

Yours sincerely,

Onur GÖK
Chief Executive Officer

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Interim Activity Report (Continued):

I. Interim Activity Report Including the Message from the Parent Bank's Chairman of the Board of Directors and CEO Related to the Interim Activities (Continued):

a. Capital and Shareholder Structure

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

b. The Amendments in the Articles of Association Auring Period of January 1, 2024 – March 31, 2024:

None.

c. Branch and Personal Information:

Parent Bank's total number of branches is 111 and the total number of personnel is 1.641 at September 30, 2024.

d. Board of Directors and Executive Management:

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

e. Managers of Units Within the Scope of Internal Systems:

<u>Name and Surname</u>	<u>Professional Experience</u>	<u>Seniority in the Field of Responsibility</u>	<u>Education</u>	<u>Area of Responsibility</u>
Abdulkadir CEBECİ	19 years 3 months	18 years 4 months	Master	Head of Inspection Committee
Halil İbrahim ÖZER	18 years 4 months	11 years 4 months	Master	Head of Internal Control and Compliance
Erhan ŞANLI	17 years 9 months	3 years 9 months	Master	Head of Risk Management

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

**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024**

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

Interim Activity Report (Continued):

I. Interim activity report including the Message from the Parent Bank’s Chairman of the Board of Directors and CEO Related to the Interim Activities (Continued):

e. Committee and Committee Members Formed After the Distribution of Duties Among the Board Members:

AUDIT COMITEE

Mehmet Nuri YAZICI (Head)
Volkan Mutlu COŞKUN

CREDIT COMITEE

Prof. Dr. Murat BALCI (Head)
Onur GÖK (Permanent Member)
Mahmut GÜRCAN (Permanent Member)
Prof. Dr. Mehmet Emin BİRPINAR (Substitute Member)
Hasan SUVER (Substitute Member)

CORPORATE GOVERNANCE COMMITTEE

Mahmut KAÇAR (Head)
Prof. Dr. Murat BALCI
Mahmut GÜRCAN

REMUNERATION COMMITTEE

Hasan SUVER (Head)
Mehmet Nuri YAZICI
Volkan Mutlu COŞKUN

EXECUTIVE COMMITTEE

Prof. Dr. Mehmet Emin BİRPINAR (Head)
Onur GÖK
Hasan SUVER

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2024

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

II. Interim Activity Report (Continued):

I. Interim Activity Report Including the Message from the Parent Bank’s Chairman of the Board of Directors and CEO Related to the Interim Activities (Continued):

f. Group’s Selected Financial Indicators as of September 30, 2024:

Assets	Current Period	Prior Period
Cash and Cash Equivalents	79.846.523	84.045.567
Loans and Financial Leasing Receivables	106.190.250	67.925.162
Total Securites	25.698.564	30.868.942
Other Assets	7.498.761	4.847.122
Total of Selected Assets	219.234.098	187.686.793
Liabilities	Current Period	Prior Period
Funds Collected	165.464.520	151.478.974
Funds Borrowed	1.612.438	1.247.871
Other Liabilities	36.017.887	24.527.703
Shareholders’ Equity	16.139.253	10.432.245
Total of Selected Liabilities	219.234.098	187.686.793
Income and Expense Items	Current Period	Prior Period
Profit Share Income	23.761.440	10.051.280
Profit Share Expense	(17.708.093)	6.130.524
Net Profit Share Income/Expenses	6.053.347	3.920.756
Net Fees and Commissions Income/Expenses	1.717.353	1.641.197
Personnel Expenses	(2.651.403)	705.650
Trading Income/Loss	8.386.741	3.567.834
Other Operating Income	932.192	396.196
Loans and Other Receivables from Provision for Losses	(3.817.961)	(380.909)
Other Operating Expenses	(1.300.991)	1.689.193
Profit Before Tax and Provisions	9.319.278	6.750.231
Tax Provisions	(2.553.651)	(2.528.670)
Net Profit/Losses	6.765.627	4.221.561
Ratios (%)	Current Period	Prior Period
Total Loans/Total Assets (*)	48,44	36,19
Total Loans/Total Deposits (*)	64,18	44,84
Capital Adequacy Ratio	19,92	23,08

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