

TÜRKİYE EMLAK KATILIM BANKASI ANONİM ŞİRKETİ

**PUBLICLY ANNOUNCED CONSOLIDATED FINANCIAL STATEMENTS
AND RELATED DISCLOSURES AT JUNE
30, 2025 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 June 2025 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 six-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 ("TAS 34") "Interim Financial Reporting" for those matters not regulated by the aforementioned regulations. Our responsibility is to express a conclusion on this 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, "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 audit opinion.

Basis for the Qualified Conclusion

As explained in Section Five Part I. 14, Part II. 7.c and Part IV. 7 of Explanations and Notes to the Consolidated Financial Statements; the accompanying consolidated financial statements as at 30 June 2025 include a free provision in total of TL 9,850,000 thousand which consist of TL 7,500,000 thousand provided in the prior periods and TL 2,350,000 thousand recognized in the current period; and related deferred tax amounting to TL 2,955,000 thousand which consists of TL 2,250,000 thousand provided in prior periods and TL 705,000 thousand recognized in the current year by the Group management, which is not within the requirements of BRSA Accounting and Financial Reporting Legislation. Had this provision not been accounted for, other provisions and deferred tax asset would have decreased by TL 9,850,000 thousand and TL 2,955,000 thousand, respectively; net profit and shareholder's equity would have increased by TL 1,645,000 thousand and TL 6,895,000 thousand respectively as at 30 June 2025.



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 June 2025 and its consolidated financial performance and its consolidated cash flows for the six-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 differs 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 June 2025. 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, 15 August 2025

CONSOLIDATED FINANCIAL REPORT OF TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
AS OF AND FOR THE SIX-MONTH JUNE 30, 2025

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

The consolidated interim financial report for the six-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 FINANCIAL STRUCTURE AND RISK MANAGEMENT OF THE PARENT BANK
- EXPLANATORY DISCLOSURES AND FOOTNOTES ON CONSOLIDATED FINANCIAL STATEMENTS
- LIMITED REVIEW REPORT
- INTERIM REPORT

Subsidiaries financial statements have been consolidated in this financial report are as follows:

Subsidiaries

- Emlak Varlık Kiralama A.Ş.
- Emlak Katılım Varlık Kiralama A.Ş.
- Emlak Katılım Tasarruf Finansman A.Ş.
- Emlak Katılım Portföy Yönetimi A.Ş.

The consolidated financial statements and related disclosures and footnotes for the six-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 JUNE, 30 2025

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

SECTION ONE

General Information

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

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

Denizcilik Bankası A.Ş. had transferred to Türkiye Emlak Bankası A.Ş. with the all of its assets and liabilities on November 29, 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-Gazimir and Mavişehir projects are included in the Bank's important projects.

The Bank has entered into a restructuring process with the Law about Türkiye Cumhuriyeti Ziraat Bankası A.Ş., Türkiye Halk Bankası A.Ş. and Türkiye Emlak Bankası A.Ş. no. 4603 dated 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 Bank's all assets including banking services, branches, deposits, and commitments and liabilities arising from and banking services were transferred to Ziraat and Halk Bank with the protocol held on July 7, 2001. From this date, the Bank's permission for banking activities and collection of deposit removed.

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

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

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

The Parent Bank and its consolidated subsidiaries are collectively referred as the "Group".

The Bank's head office is located in İstanbul and there are 115 branches of the Bank as of June 30, 2025 (December 31, 2024: 113). The Bank is operating with 1.768 staff as of June 30, 2025 (December 31, 2024: 1.713).

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 JUNE, 30 2025

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

General Information (Continued)

II. Shareholding Structure, Shareholders Having Direct or Indirect, Joint or Individual Control over The Management of The Bank and Disclosures on Related Changes in The Current Year, if any

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

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

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

III. Explanation on The Chairman and Members of Board of Directors, Members of Audit Committee, General Manager and Assistant General Managers, Their Areas of Responsibility and Their Shares in The Bank, if any

Name and Surname	Administrative Function and Responsibility	Educational Degree
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate
Prof. Dr. Murat BALCI	Vice Chairman of the Board of Directors	Doctorate
Hasan SUVER	Member of BOD	Master
Mahmut GÜRCAN	Member of BOD	Bachelor
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
Yalçın GÜDÜL	Assistant General Manager Responsible for Law	Bachelor

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 (December 31, 2024: None).

IV. Information on The Bank's Qualified Shareholders

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

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
NOTES RELATED TO CONSOLIDATED FINANCIAL STATEMENTS
AS OF JUNE, 30 2025

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

General Information (Continued)

V. Summary on The Bank's Service Activities and Field of Operations

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

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

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

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

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

The Bank and its subsidiaries Emlak Varlık Kiralama A.Ş., Emlak Katılım Varlık Kiralama A.Ş., Emlak Katılım Taasarruf Finansman A.Ş. and Emlak Katılım Portföy Yönetimi A.Ş. consolidated financial statements with full consolidation method.

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

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

SECTION TWO

The 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 JUNE 30, 2025

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

ASSETS	Note (Fifth Section-I)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD (30/06/2025)			PRIOR PERIOD (31/12/2024)		
		TL	FC	Total	TL	FC	Total
I. FINANCIAL ASSETS (NET)		17.241.703	86.233.928	103.475.631	21.383.040	66.606.163	87.989.203
1.1 Cash And Cash Equivalents		8.420.972	75.254.707	83.675.679	12.938.156	58.860.909	71.799.065
1.1.1 Cash and Balances with Central Bank	(1)	8.392.911	58.569.642	66.962.553	12.906.549	40.354.160	53.260.709
1.1.2 Banks	(2)	29.375	16.720.446	16.749.821	33.684	18.549.373	18.583.057
1.1.3 Money Market Placements		-	-	-	-	-	-
1.1.4 Expected Loss Provisions (-)		1.314	35.381	36.695	2.077	42.624	44.701
1.2 Financial Assets Measured at Fair Value Through Profit/Loss (FVTPL)	(3)	158.876	3.796.328	3.955.204	1.778	2.433.176	2.434.954
1.2.1 Government Debt Securities		2.126	3.540.836	3.542.962	1.778	2.208.759	2.210.537
1.2.2 Equity Securities		-	-	-	-	-	-
1.2.3 Other Financial Assets		156.750	255.492	412.242	-	224.417	224.417
1.3 Financial Assets Measured at Fair Value Through Other Comprehensive Income (FVOCI)	(4)	8.635.182	7.163.614	15.798.796	8.441.914	5.232.150	13.674.064
1.3.1 Government Debt Securities		8.627.523	7.157.106	15.784.629	8.434.255	5.227.022	13.661.277
1.3.2 Equity Securities		7.659	6.508	14.167	7.659	5.128	12.787
1.3.3 Other Financial Assets		-	-	-	-	-	-
1.4 Derivative Financial Assets	(5)	26.673	19.279	45.952	1.192	79.928	81.120
1.4.1 Derivative Financial Assets Measured at FVTPL		26.673	19.279	45.952	1.192	79.928	81.120
1.4.2 Derivative Financial Assets Measured at FVOCI		-	-	-	-	-	-
II. FINANCIAL ASSETS MEASURED AT AMORTIZED COST (NET)		103.533.962	76.096.900	179.630.862	80.833.282	49.102.259	129.935.541
2.1 Loans	(6)	92.438.251	70.239.691	162.677.942	70.581.089	44.993.683	115.574.772
2.2 Lease Receivables	(8)	1.255.906	1.287.477	2.543.383	109.763	324.754	434.517
2.3 Other Financial Assets Measured at Amortized Cost	(7)	11.538.969	5.250.202	16.789.171	11.009.290	4.079.829	15.089.119
2.3.1 Government Debt Securities		11.538.969	5.250.202	16.789.171	11.009.290	4.079.829	15.089.119
2.3.2 Other Financial Assets		-	-	-	-	-	-
2.4 Expected Loss Provisions(-)	(6)	1.699.164	680.470	2.379.634	866.860	296.007	1.162.867
III. ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	257.980	-	257.980	166.063	-	166.063
3.1 Asset Held for Sale		257.980	-	257.980	166.063	-	166.063
3.2 Assets of Discontinued Operations		-	-	-	-	-	-
IV. PARTNERSHIP INVESTMENTS		90.000	-	90.000	67.500	-	67.500
4.1 Associates (Net)	(10)	90.000	-	90.000	67.500	-	67.500
4.1.1 Associates Consolidated Under Equity Accounting		-	-	-	-	-	-
4.1.2 Unconsolidated Associates		90.000	-	90.000	67.500	-	67.500
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)	4.964.852	-	4.964.852	1.146.340	-	1.146.340
VI. INTANGIBLE ASSETS (NET)	(12)	566.514	-	566.514	548.057	-	548.057
6.1 Goodwill		-	-	-	-	-	-
6.2 Other		566.514	-	566.514	548.057	-	548.057
VII. INVESTMENT PROPERTY (NET)	(13)	-	-	-	-	-	-
VIII. CURRENT TAX ASSET		-	-	-	-	-	-
IX. DEFERRED TAX ASSETS	(14)	5.247.587	-	5.247.587	4.487.028	-	4.487.028
X. OTHER ASSETS	(15)	2.290.639	102.740	2.393.379	3.033.779	71.937	3.105.716
TOTAL ASSETS		134.193.237	162.433.568	296.626.805	111.665.089	115.780.359	227.445.448

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 JUNE 30, 2025

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

LIABILITIES	Note (Fifth Section-II)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD			PRIOR PERIOD		
		(30/06/2025)			(31/12/2024)		
		TL	FC	Total	TL	FC	Total
I. FUNDS COLLECTED	(1)	80.448.396	144.081.028	224.529.424	63.254.192	103.382.306	166.636.498
II. FUNDS BORROWED	(2)	126.835	6.338.421	6.465.256	188.750	2.223.080	2.411.830
III. MONEY MARKET FUNDS			-	-	-	-	-
IV. SECURITIES ISSUED (Net)		10.583.127	-	10.583.127	15.432.580	-	15.432.580
V. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS		-	-	-	-	-	-
VI. DERIVATIVE FINANCIAL LIABILITIES		24.652	15.407	40.059	13.085	17.487	30.572
6.1 Derivative Financial Liabilities at Fair Value Through Profit or Loss	(3)	24.652	15.407	40.059	13.085	17.487	30.572
6.2 Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income		-	-	-	-	-	-
VII. LEASE PAYABLES (NET)	(4)	1.018.320	-	1.018.320	739.965	-	739.965
VIII. PROVISIONS	(6)	11.336.227	1.172.170	12.508.397	9.460.439	661.743	10.122.182
8.1 General Provisions		-	-	-	-	-	-
8.2 Reserve for Employee Benefits		854.496	-	854.496	1.416.000	-	1.416.000
8.3 Insurance Technical Provisions (Net)		-	-	-	-	-	-
8.4 Other Provisions		10.481.731	1.172.170	11.653.901	8.044.439	661.743	8.706.182
IX. CURRENT TAX LIABILITY	(7)	1.660.905	-	1.660.905	2.185.238	-	2.185.238
X. DEFERRED TAX LIABILITY		-	-	-	-	-	-
XI. LIABILITIES FOR ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(8)	-	-	-	-	-	-
11.1 Held for Sale Purpose		-	-	-	-	-	-
11.2 Related to Discontinued Operations		-	-	-	-	-	-
XII. SUBORDINATED DEBT INSTRUMENTS	(9)	-	9.808.692	9.808.692	-	7.664.460	7.664.460
12.1 Loans		-	9.808.692	9.808.692	-	7.664.460	7.664.460
12.2 Other Debt Instruments		-	-	-	-	-	-
XIII. OTHER LIABILITIES	(10)	4.251.974	71.905	4.323.879	3.857.577	134.470	3.992.047
XIV. SHAREHOLDERS' EQUITY	(11)	25.620.381	68.365	25.688.746	18.152.474	77.602	18.230.076
14.1 Paid-in capital		1.026.915	-	1.026.915	1.026.915	-	1.026.915
14.2 Capital Reserves		59.673	-	59.673	113.906	-	113.906
14.2.1 Share Premium		-	-	-	-	-	-
14.2.2 Share Cancellation Profits		-	-	-	-	-	-
14.2.3 Other Capital Reserve		59.673	-	59.673	113.906	-	113.906
14.3 Other Accumulated Comprehensive Income or Loss That Will Not Be Reclassified Through Profit or Loss		(6.850)	-	(6.850)	(12.722)	-	(12.722)
14.4 Other Accumulated Comprehensive Income or Loss That Will Be Reclassified Through Profit or Loss		(449.480)	68.365	(381.115)	(285.545)	77.602	(207.943)
14.5 Profit Reserves		17.287.805	-	17.287.805	8.563.985	-	8.563.985
14.5.1 Legal Reserves		1.119.799	-	1.119.799	684.762	-	684.762
14.5.2 Status Reserves		-	-	-	-	-	-
14.5.3 Extraordinary Reserves		16.168.006	-	16.168.006	7.879.223	-	7.879.223
14.5.4 Other Profit Reserves		-	-	-	-	-	-
14.6 Income or (Loss)		7.702.318	-	7.702.318	8.745.935	-	8.745.935
14.6.1 Prior Periods' Income or (Loss)		45.204	-	45.204	18.454	-	18.454
14.6.2 Current Period Income or (Loss)		7.657.114	-	7.657.114	8.727.481	-	8.727.481
TOTAL LIABILITIES		135.070.817	161.555.988	296.626.805	113.284.300	114.161.148	227.445.448

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 JUNE 30, 2025

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

STATEMENT OF OFF BALANCE SHEET	Note (Fifth Section-III)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD			PRIOR PERIOD		
		(30/06/2025)			(31/12/2024)		
		TL	FC	Total	TL	FC	Total
A. OFF BALANCE SHEET COMMITMENTS (I+II+III)		29.612.251	37.225.430	66.837.681	51.881.877	25.695.365	77.577.242
I. GUARANTEES AND SURETIES	(1)	25.929.431	15.040.123	40.969.554	22.828.675	9.710.404	32.539.079
1.1 Letters of Guarantees		25.913.308	10.269.108	36.182.416	22.820.009	7.252.127	30.072.136
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		25.913.308	10.269.108	36.182.416	22.820.009	7.252.127	30.072.136
1.2 Bank Loans		6.428	232.689	239.117	4.847	168.863	173.710
1.2.1 Import Letter of Acceptances		6.428	232.689	239.117	4.847	168.863	173.710
1.2.2 Other Bank Acceptances		-	-	-	-	-	-
1.3 Letter of Credits		9.695	4.538.326	4.548.021	3.819	2.289.414	2.293.233
1.3.1 Documentary Letter of Credits		9.695	4.538.326	4.548.021	3.819	2.289.414	2.293.233
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)	2.496.142	10.388.940	12.885.082	27.667.206	1.778.522	29.445.728
2.1 Irrevocable Commitments		2.496.142	10.388.940	12.885.082	27.667.206	1.778.522	29.445.728
2.1.1 Asset Purchase and Sale Commitments		425.970	9.682.565	10.108.535	257.030	1.151.923	1.408.953
2.1.2 Share Capital Commitment to Associates and Subsidiaries		1.300.000	-	1.300.000	22.500	-	22.500
2.1.3 Loan Granting Commitments		87.319	-	87.319	26.858.081	-	26.858.081
2.1.4 Securities Underwriting Commitments		-	-	-	-	-	-
2.1.5 Commitments for Reserve Deposit Requirements		-	-	-	-	-	-
2.1.6 Payment Commitment for Cheques		607.985	-	607.985	457.605	-	457.605
2.1.7 Tax And Fund Liabilities from Export Commitments		-	-	-	-	-	-
2.1.8 Commitments for Credit Card Expenditure Limits		74.868	-	74.868	71.990	-	71.990
2.1.9 Commitments for Promotions Related with Credit Cards and Banking Activities		-	-	-	-	-	-
2.1.10 Receivables From Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.11 Payables for Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.12 Other Irrevocable Commitments		-	706.375	706.375	-	626.599	626.599
2.2 Revocable Commitments		-	-	-	-	-	-
2.2.1 Revocable Loan Granting Commitments		-	-	-	-	-	-
2.2.2 Other Revocable Commitments		-	-	-	-	-	-
III. DERIVATIVE FINANCIAL INSTRUMENTS		1.186.678	11.796.367	12.983.045	1.385.996	14.206.439	15.592.435
3.1 Derivative Financial Instruments for Hedging Purposes		-	-	-	-	-	-
3.1.1 Fair Value Hedge		-	-	-	-	-	-
3.1.2 Cash Flow Hedge		-	-	-	-	-	-
3.1.3 Hedge of Net Investment in Foreign Operations		-	-	-	-	-	-
3.2 Held for Trading Transactions	(3)	1.186.678	11.796.367	12.983.045	1.385.996	14.206.439	15.592.435
3.2.1 Forward Foreign Currency Buy/Sell Transactions		1.186.678	914.642	2.101.320	44.101	5.138.970	5.183.071
3.2.1.1 Forward Foreign Currency Transactions-Buy		595.269	457.321	1.052.590	22.043	2.595.364	2.617.407
3.2.1.2 Forward Foreign Currency Transactions-Sell		591.409	457.321	1.048.730	22.058	2.543.606	2.565.664
3.2.2 Other Forward Buy/Sell Transactions		-	10.881.725	10.881.725	1.341.895	9.067.469	10.409.364
3.3 Other		-	-	-	-	-	-
B. CUSTODY AND PLEDGED ITEMS (IV+V+VI)		1.586.930.045	116.044.217	1.702.974.262	1.192.003.347	87.120.421	1.279.123.768
IV. ITEMS HELD IN CUSTODY		40.208.973	20.981.804	61.190.777	37.467.026	14.628.132	52.095.158
4.1 Assets Under Management		-	-	-	-	-	-
4.2 Investment Securities Held in Custody		12.587.548	3.500.471	16.088.019	14.674.350	2.065.950	16.740.300
4.3 Cheques Received for Collection		13.718.116	402.915	14.121.031	10.185.548	218.873	10.404.421
4.4 Commercial Notes Received for Collection		1.326.068	-	1.326.068	1.180.631	-	1.180.631
4.5 Other Assets Received for Collection		-	-	-	-	-	-
4.6 Assets Received for Public Offering		-	-	-	-	-	-
4.7 Other Items Under Custody		27.688	132.225	159.913	51.748	-	51.748
4.8 Custodians		12.549.553	16.946.193	29.495.746	11.374.749	12.343.309	23.718.058
V. PLEDGED ITEMS		1.546.721.072	95.062.413	1.641.783.485	1.154.536.321	72.492.289	1.227.028.610
5.1 Marketable Securities		9.901.607	-	9.901.607	9.570.400	-	9.570.400
5.2 Guarantee Notes		-	-	-	-	-	-
5.3 Commodity		15.324.098	3.960.386	19.284.484	11.905.088	3.152.112	15.057.200
5.4 Warranty		-	-	-	-	-	-
5.5 Properties		179.356.806	-	179.356.806	161.965.468	-	161.965.468
5.6 Other Pledged Items		1.342.138.561	91.102.027	1.433.240.588	971.095.365	69.340.177	1.040.435.542
5.7 Pledged Items-Depository		-	-	-	-	-	-
VI. ACCEPTED INDEPENDENT GUARANTEES AND WARRANTIES		-	-	-	-	-	-
TOTAL OFF BALANCE SHEET ACCOUNTS (A+B)		1.616.542.296	153.269.647	1.769.811.943	1.243.885.224	112.815.786	1.356.701.010

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 JUNE 30, 2025

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

STATEMENT OF PROFIT AND LOSS	Note (Fifth Section- IV)	THOUSAND TL	THOUSAND TL	THOUSAND TL	THOUSAND TL
		CURRENT PERIOD (01/01/2025- 30/06/2025)	PRIOR PERIOD (01/01/2024- 30/06/2024)	CURRENT PERIOD (For 3 Months) (01/04/2025- 30/06/2025)	PRIOR PERIOD (For 3 Months) (01/04/2024- 30/06/2024)
I. PROFIT SHARE INCOME	(1)	28.748.039	15.263.152	19.174.285	7.845.918
1.1 Profit Share on Loans		18.193.738	11.330.270	10.650.834	5.680.166
1.2 Income Received from Reserve Deposits		784.890	859.615	371.600	696.611
1.3 Income Received from Banks		2.971	11.125	1.918	2.556
1.4 Income Received from Money Market Placements		116.308	-	47.383	-
1.5 Income Received from Marketable Securities Portfolio		9.486.045	3.006.773	7.985.340	1.437.735
1.5.1 Financial Assets at Fair Value Through Profit and Loss		6.590.691	59.241	6.551.777	18.272
1.5.2 Financial Assets at Fair Value through Other Comprehensive Income		1.643.938	1.723.023	803.589	835.412
1.5.3 Financial Assets Measured at Amortised Cost		1.251.416	1.224.509	629.974	584.051
1.6 Finance Lease Income		108.774	38.187	89.769	19.625
1.7 Other Profit Share Income		55.313	17.182	27.441	9.225
II. PROFIT SHARE EXPENSE (-)	(2)	20.802.497	11.403.026	14.323.151	5.733.263
2.1 Expense on Profit Sharing Accounts		11.795.914	8.989.609	6.648.167	4.433.240
2.2 Profit Share Expense on Funds Borrowed		220.271	255.052	130.432	70.948
2.3 Profit Share Expense on Money Market Borrowings		38.862	1.671	14.090	1.178
2.4 Expense on Securities Issued		8.665.196	2.118.220	7.496.030	1.207.765
2.5 Lease Profit Share Expense		62.266	38.474	34.432	20.132
2.6 Other Profit Share Expenses		19.988	-	-	-
III. NET PROFIT SHARE INCOME (I - II)		7.945.542	3.860.126	4.851.134	2.112.655
IV. NET FEES AND COMMISSIONS INCOME/EXPENSE		1.448.014	1.142.093	713.648	586.831
4.1 Fees and Commissions Received		1.535.030	1.216.583	766.122	641.248
4.1.1 Non-Cash Loans		187.024	134.242	97.808	71.289
4.1.2 Other	(3)	1.348.006	1.082.341	668.314	569.959
4.2 Fees and Commissions Paid (-)		87.016	74.490	52.474	54.417
4.2.1 Non-Cash Loans		406	182	189	109
4.2.2 Other	(3)	86.610	74.308	52.285	54.308
V. DIVIDEND INCOME	(4)	-	-	-	-
VI. NET TRADING INCOME	(5)	7.484.905	4.389.606	3.404.126	2.754.098
6.1 Capital Market Transaction Gains / (Losses)		1.869	1.810	879	506
6.2 Gains/ (Losses) from Derivative Financial Instruments		267.045	(147.884)	(121.119)	46.837
6.3 Foreign Exchange Gains / (Losses)		7.215.991	4.535.680	3.524.366	2.706.755
VII. OTHER OPERATING INCOME	(6)	2.595.239	846.825	47.714	408.210
VIII. TOTAL OPERATING PROFIT (III+IV+V+VI+VII)		19.473.700	10.238.650	9.016.622	5.861.794
IX. PROVISION FOR EXPECTED LOSS (-)	(7)	1.667.962	549.505	783.194	222.937
X. OTHER PROVISION EXPENSES (-)	(7)	2.842.724	186.814	2.670.437	54.073
XI. PERSONNEL EXPENSES (-)	(8)	2.276.305	1.551.479	1.329.936	754.666
XII. OTHER OPERATING EXPENSES (-)		1.844.466	851.662	911.912	406.956
XIII. NET OPERATING PROFIT/LOSS (VIII-IX-X-XI-XII)		10.842.243	7.099.190	3.321.143	4.423.162
XIV. INCOME RESULTED FROM MERGERS		-	-	-	-
XV. PROFIT/LOSS FROM PARTNERSHIPS USING THE EQUITY METHOD		-	-	-	-
XVI. GAIN/LOSS ON NET MONETARY POSITION		-	-	-	-
XVII. PROFIT/LOSS BEFORE TAXES (XVII±XVIII)		10.842.243	7.099.190	3.321.143	4.423.162
XVIII. TAX PROVISION FOR CONTINUING OPERATIONS (±)	(9)	3.185.129	1.901.317	899.963	1.246.123
18.1 Current Tax Provision		3.884.277	2.552.896	995.438	1.047.875
18.2 Deferred Tax Expense (+)		4.762.330	1.900.324	1.344.435	504.992
18.3 Deferred Tax Income (-)		5.461.478	2.551.903	1.439.910	306.744
XIX. NET OPERATING PROFIT/LOSS AFTER TAXES (XIII+...+XVI)		7.657.114	5.197.873	2.421.180	3.177.039
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 (XX-XXI)		-	-	-	-
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 (XXII±XXIII)		-	-	-	-
XXV. NET PROFIT/LOSS (XIX+XXIV)		7.657.114	5.197.873	2.421.180	3.177.039
25.1 Group's Income/Loss		7.657.114	5.197.873	2.421.180	3.177.039
25.2 Minority Interest Income/Loss (-)		-	-	-	-
Earnings Per Share Income/Loss		0,07456	0,05062	0,02358	0,03094

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 JUNE 30, 2025**

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

		THOUSAND TL	THOUSAND TL
		CURRENT PERIOD	PRIOR PERIOD
		(01/01/2025-30/06/2025)	(01/01/2024-30/06/2024)
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME			
I.	CURRENT PERIOD PROFIT/LOSS	7.657.114	5.197.873
II.	OTHER COMPREHENSIVE INCOME	(198.445)	(403.491)
2.1	Other Income/Expense Items not to be Recycled to Profit or Loss	5.872	-
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	5.872	-
2.2	Other Income/Expense Items to be Recycled to Profit or Loss	(204.317)	(403.491)
2.2.1	Translation Differences	-	-
2.2.2	Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at FVOCI	(249.993)	(550.449)
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	(12.822)	-
2.2.6	Deferred Taxes on Other Comprehensive Income to be Recycled to Profit or Loss	58.498	146.958
III.	TOTAL COMPREHENSIVE INCOME (I+II)	7.458.669	4.794.382

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 JUNE 30, 2025

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

CHANGES IN EQUITY (01/01/2025-30/06/2025)						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									
		Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6	Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority Interests	Minority Share	Total Shareholders' Equity
I.	Balances at Beginning Period	1.026.915	-	-	10.016	-	(12.722)	-	-	(207.943)	80.802	8.563.985	41.543	8.727.481	18.230.077	-	18.230.077
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	-	-	10.016	-	(12.722)	-	-	(207.943)	80.802	8.563.985	41.543	8.727.481	18.230.077	-	18.230.077
IV.	Total Comprehensive Income	-	-	-	-	-	5.872	-	-	(173.172)	(31.145)	-	-	7.657.114	7.458.669	-	7.458.669
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	-	-	-	-	-	-	-	-	-	-	8.723.820	3.661	(8.727.481)	-	-	-
11.1	Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2	Transfers to Reserves	-	-	-	-	-	-	-	-	-	-	8.723.820	(23.089)	(8.700.731)	-	-	-
11.3	Others	-	-	-	-	-	-	-	-	-	-	-	26.750	(26.750)	-	-	-
	Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	10.016	-	(6.850)	-	-	(381.115)	49.657	17.287.805	45.204	7.657.114	25.688.746	-	25.688.746

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 JUNE 30, 2025

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

CHANGES IN EQUITY (01/01/2024-30/06/2024)					Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss			Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss			Profit Reserves		Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority Interests	Minority Share	Total Shareholders' Equity
	Paid-in Capital	Share Premium	Share Cancellation Profits	Other Capital Reserves	1	2	3	4	5	6							
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	-	-	-	-	-	-	-	-	(403.491)	-	-	-	5.197.873	4.794.382	-	-	4.794.382
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	-	-	377.008	-	8.563.985	18.454	5.197.873	15.226.627	-	-	15.226.627

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 STATEMENT OF CASH FLOWS
AS OF JUNE 30, 2025

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

	THOUSAND TL CURRENT PERIOD (01/01/2025- 30/06/2025)	THOUSAND TL PRIOR PERIOD (01/01/2024- 30/06/2024)
STATEMENT OF CASH FLOWS		
A. CASH FLOWS FROM BANKING OPERATIONS	21.843.561	7.359.773
I.1 Operating Profit Before Changes in Assets and Liabilities from Banking Operations		
1.1.1 Profit Share Income Received	26.776.118	14.348.647
1.1.2 Profit Share Expense Paid	(7.789.349)	(10.543.995)
1.1.3 Dividend Received	-	-
1.1.4 Fees and Commissions Received	1.535.030	1.216.583
1.1.5 Other Income	552.860	669.883
1.1.6 Collections from Previously Written off Loans	186.054	103.254
1.1.7 Payments to Personnel and Service Suppliers	(2.831.884)	(1.989.937)
1.1.8 Taxes Paid	(4.565.733)	(2.089.519)
1.1.9 Others	7.980.465	5.644.857
I.2 Changes in Assets and Liabilities from Banking Operations	(9.375.995)	(21.752.749)
1.2.1 Net (Increase) Decrease in Financial Assets at Fair Value Through Profit or Loss	(3.249.096)	2.295.734
1.2.2 Net (Increase) Decrease in Due From Banks and Other Financial Institutions	(9.034.426)	(5.748.138)
1.2.3 Net (Increase) Decrease in Loans	(38.401.282)	(12.350.723)
1.2.4 Net (Increase) Decrease in Other Assets	(624.382)	952.196
1.2.5 Net Increase (Decrease) in Bank Deposits	3.335.603	(669.301)
1.2.6 Net Increase (Decrease) in Other Deposits	33.046.197	(419.166)
1.2.7 Net Increase (Decrease) in Financial Liabilities Measured at Financial Assets at Fair Value Through Profit or Loss	-	-
1.2.8 Net Increase (Decrease) in Funds Borrowed	250.567	(304.786)
1.2.9 Net Increase (Decrease) in Matured Payables	-	-
1.2.10 Net Increase (Decrease) in Other Liabilities	5.300.824	(5.508.565)
I. Net Cash Flows from Banking Operations	12.467.566	(14.392.976)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
II. Net Cash Flow From Investing Activities	(2.880.196)	6.027.708
2.1 Cash Paid For Acquisition of Investments, Associates and Subsidiaries	(597.500)	(22.500)
2.2 Cash Obtained From Disposal of Investments, Associates and Subsidiaries	-	-
2.3 Purchases of Property and Equipment	(365.058)	(119.849)
2.4 Disposals of Property and Equipment	23.500	1.374
2.5 Purchase of Financial Assets at Fair Value Through Other Comprehensive Income	(1.195.432)	(86.306)
2.6 Sale of Financial Assets at Fair Value Through Other Comprehensive Income	(150.017)	491.364
2.7 Purchase of Financial Assets Measured at Amortised Cost	(601.913)	(983.259)
2.8 Sale of Financial Assets Measured at Amortised Cost	-	6.936.398
2.9 Other	6.224	(189.514)
C. CASH FLOWS FROM FINANCING ACTIVITIES		
III. Net Cash Flows from Financing Activities	(13.875.666)	2.059.217
3.1 Cash Obtained from Funds Borrowed and Securities Issued	3.984.216	126.852.179
3.2 Cash Used for Repayment of Funds Borrowed and Securities Issued	(17.762.273)	(124.730.016)
3.3 Issued Capital Instruments	-	-
3.4 Dividends Paid	-	-
3.5 Payments for Finance Leases	(97.609)	(62.946)
3.6 Other	-	-
IV. Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents	7.122.477	2.398.598
V. Net Increase/(Decrease) In Cash and Cash Equivalents	2.834.181	(3.907.453)
VI. Cash and Cash Equivalents at the Beginnig of the Period	39.337.605	53.215.879
VII. Cash and Cash Equivalents at the End of the period	42.171.786	49.308.426

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.

NOTED RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF JUNE 30, 2025

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

SECTION THREE

Accounting Policies

I. Explanations on Basis of Presentation

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

The Bank prepares its consolidated financial statements according to the "Regulation on the Procedures and Principles Regarding the Accounting Practices of Banks and Storage of Documents" published in the Official Gazette dated 1 November 2006 and numbered 26333 and other regulations published by the Banking Regulation and Supervision Board regarding the accounts and records of banks and the Banking Regulation and Supervision Agency. Turkish Accounting Standard 34 (TAS 34) Interim Financial Reporting Standard and Turkish Financial Reporting Standards (TFRS 34), which were put into effect by the Public Oversight Accounting and Auditing Standards Authority (“KGK”) in the circulars and statements of the Auditing Authority (“BRSA”) and on matters not regulated by them. It is regulated in accordance with the "BRSA Accounting and Financial Reporting Legislation", which includes the provisions of "TFRS". In addition, TMS29 “Financial Reporting in Hyperinflationary Economies” as outlined in TFRS, does not apply to banks, financial leasing, factoring, savings financing, and asset management companies, as explained below.

The format and contents of the consolidated financial statements to be disclosed to the public and their explanations and footnotes are in accordance with the "Communiqué on Financial Statements to be Announced to the Public by Banks and Related Disclosures and Footnotes" published in the Official Gazette dated June 28, 2012 and numbered 28337, and the communiqués that make additions and amendments to this communiqué has been prepared appropriately. The Bank keeps its accounting records in Turkish currency, in accordance with the Banking Law, Turkish Commercial Code and Turkish tax legislation.

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

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.

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 Bank in accordance with IFRS.

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 accounting and financial reporting principles, and in matters not regulated by these, within the scope of TFRS put into effect by the KGK (all "BRSA Accounting and Financial Reporting Legislation") determined according to the principles set out herein. With its announcement dated November 23, 2023, KGK stated that the financial statements of businesses applying Turkish Financial Reporting Standards for the annual reporting period ending on or after December 31, 2023 should be prepared in accordance with the Financial Reporting Standard in High Inflation Economies (“TAS 29”). He explained that institutions or organizations authorized to regulate and supervise in their own fields may determine different transition dates for the implementation of TAS 29 provisions. Based on this announcement of the KGK, BRSA, with its decision numbered 10744 dated December 12, 2023 decided that the financial statements of banks and financial leasing, factoring, financing, savings financing and asset management companies dated March 31, 2025 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 March 31, 2025 within the scope of TAS 29 Financial Reporting Standard in Highly Inflationary Economies.

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTED RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF JUNE 30, 2025

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

Accounting Policies (Continued)

I. Explanations on Basis of Presentation (Continued)

c) Comparative information and classifications:

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

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

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

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

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

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

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

III. Information on Consolidated Subsidiaries

The Parent Bank and its subsidiaries, Emlak Varlık Kiralama A.Ş., Emlak Katılım Varlık Kiralama A.Ş., and Emlak Katılım Tasarruf Finansman A.Ş., have been included in the accompanying consolidated financial statements by using the full consolidation method. In the preparation of the consolidated financial statements, the procedures and principles set forth in the "Regulation on the Preparation of Consolidated Financial Statements of Banks" published in the Official Gazette dated November 8, 2006 and numbered 26340, as well as in the "Turkish Financial Reporting Standard 10 – Consolidated Financial Statements" ("TFRS 10"), have been complied with.

a) Principles of Consolidation for Subsidiaries

Subsidiaries are entities over which the Parent Bank has control, either (a) through the power to exercise more than 50% of the voting rights directly and/or indirectly held by the Parent Bank, or (b) despite not having such voting power, through the ability to exercise de facto control over the financial and operating policies of the entity so as to obtain benefits from its activities.

Control is considered to exist when the Parent Bank, either directly or indirectly, holds the majority of the capital of an entity, or, without holding such majority, possesses privileged shares, exercises the majority of voting rights based on agreements made with other shareholders, or otherwise has the power to appoint or remove the majority of the members of the board of directors.

Subsidiaries are consolidated using the full consolidation method based on the principle of materiality, considering their operating results, asset size, and equity size.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTED RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF JUNE 30, 2025

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

Accounting Policies (Continued)

III. Information on Consolidated Subsidiaries (Continued)

a) Principles of Consolidation for Subsidiaries (Continued):

Subsidiaries are consolidated from the date on which control over their operations is transferred to the Group and are derecognized from the consolidation scope as of the date when control ceases. Where necessary, the accounting policies applied to subsidiaries may be adjusted to ensure consistency with the accounting policies adopted by the Group.

Under the full consolidation method, 100% of the subsidiaries’ assets, liabilities, income, expenses, and off-balance sheet items have been combined with those of the Parent Bank. The carrying amount of the Group’s investment in each subsidiary has been offset against the Group’s share in the respective subsidiary’s equity. Intra-group balances and unrealized profits or losses arising from transactions among the consolidated entities have been eliminated. There are no non-controlling interests in the net income of the consolidated subsidiaries.

The Parent Bank’s subsidiary, Emlak Varlık Kiralama A.Ş., was established on August 5, 2019, upon obtaining the required approvals from the Banking Regulation and Supervision Agency (BRSA) and the Capital Markets Board of Türkiye (CMB), and registered with the trade registry. Pursuant to the CMB’s Communiqué on Lease Certificates (III-61.1) published in the Official Gazette dated June 7, 2013 and numbered 28760, the company was established with a capital of TL 50 fully paid by the Parent Bank, solely for the purpose of issuing lease certificates.

The Parent Bank’s subsidiary, Emlak Katılım Varlık Kiralama A.Ş., was established on January 20, 2020, upon obtaining the required approvals from the BRSA and the CMB, and was registered with the trade registry. In line with the same Communiqué (III-61.1) on Lease Certificates, the company was founded on December 16, 2019 with a capital of TL 50 fully paid by the Parent Bank, exclusively for the purpose of issuing lease certificates.

The Parent Bank’s subsidiary, Emlak Katılım Tasarruf Finansman A.Ş., was established and registered with the trade registry on March 3, 2025, upon receiving the necessary approval from the BRSA, as a subsidiary of the Bank. The company was established to engage in savings financing activities in accordance with the provisions of the Turkish Commercial Code No. 6012, the Financial Leasing, Factoring, Financing and Savings Financing Companies Law No. 6361, and relevant regulations, and in compliance with the principles of interest-free finance. The company’s capital is TL 500.000 all of which was paid by the Parent Bank on February 27, 2025.

The Parent Bank’s subsidiary, Emlak Katılım Portföy Yönetimi A.Ş., was established and registered with the trade registry on May 27, 2025. The company's main activity is the establishment and management of investment funds within the framework of the provisions of the Capital Markets Board and related legislation. In addition, the management of portfolios of investment partnerships, pension investment funds established under the Individual Pension Savings and Investment System Law No. 4632 dated March 28, 2001, and their equivalent foreign collective investment institutions established abroad is also included in the scope of its main activity. The company's capital is TL 75.000, and the entire capital was paid by the Parent Bank on May 26, 2025.

The titles, headquarters, fields of activity, and effective direct and indirect ownership rates of the subsidiaries included in the scope of consolidation are as follows:

Title	Operation Center (City/Country)	Main Activity	Effective Rate (%)	Direct and Indirect Rates (%)
Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Sukuk	100	100
Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Sukuk	100	100
Emlak Katılım Tasarruf Finansman A.Ş.	İstanbul/Türkiye	Saving Finance	100	100
Emlak Katılım Portföy Yönetimi A.Ş.	İstanbul/Türkiye	Investment Funds	100	100

b) Presentation of Non-Consolidated Associates, Subsidiaries, and Joint Ventures:

Investments in associates and subsidiaries denominated in Turkish Lira are accounted for at cost in accordance with the “Turkish Accounting Standard 27 – Separate Financial Statements” (“TAS 27”) and are reflected in the consolidated financial statements after deducting any impairment provision, if applicable. Emlak Menkul Değerler A.Ş., in which the Group holds a 50% interest, was reported as bankrupt in the Court of Accounts Audit Report dated October 31, 2018. The Bank has become a shareholder of Katılım Finans Kefalet A.Ş., which was established for the purpose of developing a guarantee system in line with the principles and fundamentals of participation banking, through a capital contribution of TL 90.000.

Subsidiaries that are not credit institutions or financial institutions not included in the consolidation, are accounted for at cost value and reflected in the consolidated financial statements after deducting any impairment allowance, if applicable.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTED RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF JUNE 30, 2025

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

Accounting Policies (Continued)

III. Information on Consolidated Subsidiaries (Continued)

b) Presentation of Non-Consolidated Associates, Subsidiaries, and Joint Ventures (Continued):

If the cost price exceeds the recoverable amount (the higher of fair value less costs to sell and the value in use), the value of the relevant associates and subsidiaries is adjusted to the recoverable amount.

As of June 30, 2025, Katılım Finans Kefalet A.Ş., a subsidiary of the Parent Bank, has not been consolidated and has been accounted for at cost value as it is a non-financial institution.

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.

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 IFRS 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 IFRS 15 Revenue from Contracts With Customer Standard.

In accordance with provisions of IFRS 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.

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.

NOTED RELATED TO CONSOLIDATED FINANCIAL STATEMENTS AS OF JUNE 30, 2025

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

Accounting Policies (Continued)

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 is made to earnings, losses or profit share that were previously recorded in the financial statements.

Financial assets at fair value through profit or loss:

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

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

Financial assets valued at fair value through other comprehensive income:

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

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

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

Financial assets and liabilities measured at amortized cost:

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

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Accounting Policies (Continued)

VII. Explanations on Financial Assets and Liabilities (Continued)

Credits:

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

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

Parameters used in calculating expected loss provisions:

Probability of Default (PD):

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

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

Loss Given Default (LGD):

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

Exposure at Default (EAD):

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

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Accounting Policies (Continued)

VIII. Explanations on Expected Credit Losses (Continued)

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

12-Month Expected Loss Provision (Stage 1):

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

Significant Increase in Credit Risk (Stage 2):

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

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

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

Default (3rd Stage / Special Provision):

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

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

IX. Explanations on Offsetting of Financial Instruments

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

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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’s 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’s 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 June 30, 2025, there is no goodwill in the financial statements of the Group. (December 31, 2024: 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.

The annual rates used are as follows:

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

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

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

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

XIV. Explanation 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 35,31% for leasing agreements denominated in Turkish liras.

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Accounting Policies (Continued)

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

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

A liability is recognized as a contingent liability where a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of more than one events not wholly within the control of the 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 November 30, 2006. However, the 1st paragraph of the 1st article of the 23rd provisional clause of Banking Law numbered 5411 allowing pension funds to be transferred to Social Security Institution ("SSI") is annulled following the resolution of Constitutional Court declared in the Official Gazette dated March 31, 2007 numbered 26479 E.2005/139, K.2007/13 and K.2007/33

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

As of August 16, 2002, employees who started working at T.C. Ziraat Bankası A.Ş. and Türkiye Halk Bankası A.Ş. were registered as members of the Fund. Employees of Ziraat Katılım Bankası A.Ş. have been fund members since February 1, 2016 and employees of Türkiye Emlak Katılım Bankası A.Ş. have been fund members since April 1, 2016, following amendments to the foundation charter, allowing them to benefit from fund services. Since Türkiye Halk Bankası A.Ş. established its own fund in 2004, employees hired after this date have been registered in its own fund.

As of February 15, 2024 Ziraat Katılım Katılım Bankası and Türkiye Emlak Katılım Bankası A.Ş. have joined the T.C. Ziraat Bankası ve T. Halk Bankası Members Pension and Relief Fund (TZHEMSAN) as founding members alongside T.C. Ziraat Bankası A.Ş. and T. Halk Bankası A.Ş. Bank employees constitute 6% of the active members of the fund.

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

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

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Accounting Policies (Continued)

XVI. Explanations on Liabilities Regarding Employee Rights (Continued)

Liability of T.C. Ziraat Bankası and T.Halk Bankası Members Pension and Relief Fund (TZHEMSAN) (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 March 8, 2012. Based on the Council of Ministers’ decree numbered 2014/6042 and issued in the Official Gazette numbered 28987 dated April, 30 2014, the participants of the funds that were founded for the personnel constituting these entities and the ones having salary or income and the right holders of them to Social Security Institution has been extended for one year.

Lastly, 51st article of Law No.6645 dated April 31, 2015, published on Official Gazette and the first paragraph of the transient 20th article of Law No.5510 related to the transfer of Bank and Insurance Funds to Social Security Institution; “Council of Ministers is the authority to determine the date of transfer of banks, insurance and reinsurance companies, boards of trade, chambers of industry and stock markets or the participants of funds established for their constitute union personnel and the ones that were endowed salary or income and their beneficiaries within the scope of transient 20th article of Law No.506. As from the transfer date, the participants are considered as insured within the scope of clause (a), first paragraph and 4th article of this Law.

Based on the decision of the Council of Ministers dated February 24, 2014; May 2015 was determined as the transfer period. As a result of the last amendment made in the first paragraph of the provisional article 20 of the Law No. 5510 and the Occupational Health and Safety Law No. 6645 published in the Official Gazette dated April 23, 2015 and numbered 29335; The Council of Ministers has been authorized to determine the transfer date and the President has been authorized to determine the transfer date in the repeated Official Gazette numbered 30473 on July 9, 2018.

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

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 January 1, 2023 – September 30, 2023. There is no withholding tax on dividends paid to institutions resident in Türkiye. Dividend payments made to individuals and institutions other than these are subject to 10% withholding tax. Addition of profit to capital is not considered profit distribution and withholding tax is not applied.

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

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

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Accounting Policies (Continued)

XVII. Explanations on Taxation (Continued)

Current tax (Continued):

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 cannot 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, besides it has become law that the financial statements dated December 31, 2023 will be subject to inflation adjustment regardless of whether the conditions for inflation adjustment are met or not, and the profit/loss differences arising from the inflation adjustment will be shown in the previous years' profit/loss account. Based on the Tax Procedural Law General Communiqué No. 560 published in the Official Gazette dated April 30, 2024; There will be no inflation adjustment for the 1st provisional tax period of 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 2024 accounting period, inflation adjustment will continue to be applied if the conditions in Article 298/A of the TPL are met.

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

On July, 16, 2024, Türkiye began adopting the OECD's Global Minimum Tax (Pillar 2) regulations through a bill submitted to the Grand National Assembly of Türkiye (TBMM). These regulations came into effect with Law No. 7524, published in the Official Gazette No.32620 on August 2, 2024. The implementation in Türkiye largely aligns with OECD's Pillar 2 Model Rules, showing similarities in scope, exemptions, consolidation, tax calculations, and reporting timelines. However, secondary regulations detailing calculation methods and implementation have not yet been published. Specific issues, such as Türkiye's unique circumstances and existing incentives, are expected to be clarified through the Ministry's secondary legislation. These changes have not had a significant impact on the Bank's financial position or performance.

Additionally, Article 36 of Law No 7524 introduced Article 32/C, titled "Domestic Minimum Corporate Tax" into the Corporate Tax Law. According to this regulation, the corporate tax calculated under Articles 32 and 32/A cannot be less than 10% of the corporate income before the application of deductions and exemptions. This regulation came into effect upon its publication and will apply to corporate income for the 2025 tax period. Further guidance on the subject was provided in the Corporate Tax General Communiqué No. 23, published in the Official Gazette No: 32676 on September 28, 2024.

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.

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Accounting Policies (Continued)

XVII. Explanations on Taxation (Continued)

Deferred tax (Continued):

Deferred tax is calculated based on the tax rates that are valid or almost certain to come into force in the period when assets are created or liabilities are fulfilled and are recorded as expense or income in the statement of profit or loss. However, deferred tax is recognized directly in equity accounts if it relates to assets directly attributable to equity in the same or a different period. While preparing the financial statements dated December 31, 2024, the Bank used a 30% tax rate for temporary differences expected to be realized or closed.

Transfer pricing:

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

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

XVIII. Additional Explanations on Borrowings

The Bank generates funds from debt certificates issued by the asset leasing company and these funds have been presented under “Funds Borrowed”. Borrowings, except for funds collected, are recognized at amortized cost using the effective internal rate of return method in the following periods after the initial recognition.

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

Segment reporting is disclosed in Section Four, Note IX.

XXIII. Explanations on Other Issues

None.

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SECTION FOUR

Information on Financial Structure and Risk Management on Consolidated Basis

I. Explanations on Consolidated 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 June 30, 2025 is TL 32.368.169 and the capital adequacy standard ratio is 22,12%. The equity amount for December 31, 2024 is TL 22.742.022 and the capital adequacy standard rate is 23,38%. The Group's capital adequacy standard ratio is above the minimum ratio determined by the relevant legislation.

a) Information about total capital items:

	Current Period 30 June 2025	Prior Period 31 December 2024
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	17.287.805	8.563.985
Gains recognized in equity as per TAS	10.016	10.016
Profit	7.702.318	8.745.935
Current Period Profit	7.657.114	8.727.481
Prior Period Profit	45.204	18.454
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	26.027.054	18.346.851
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 (-)	430.291	256.912
Leasehold improvements(-)	144.962	118.914
Goodwill (net of related tax liability)	-	-
Other intangibles other than mortgage-servicing rights (net of related tax liability)	556.928	543.412
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	2.758.100	2.744.267
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	3.890.281	3.663.505
Total Common Equity Tier 1 Capital	22.136.773	14.683.346

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

I. Explanations on Consolidated Capital Adequacy Standard Ratio (Continued)

a) Information about Consolidated total capital items (Continued):

	Current Period 30 June 2025	Prior Period 31 December 2024
ADDITIONAL TIER I CAPITAL		
Preferred Stock not Included in Common Equity and the Related Share Premiums	-	-
Debt instruments and premiums approved by BRSA	9.629.546	7.652.085
Debt instruments and premiums approved by BRSA (Temporary Article 4)	-	-
Additional Tier I Capital before Deductions	9.629.546	7.652.085
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	9.629.546	7.652.085
Total Tier I Capital (Tier I Capital=Common Equity+Additional Tier I Capital)	31.766.319	22.335.431
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)	608.914	408.818
Contribution Capital Before Discounts	608.914	408.818
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	608.914	408.818
Total Capital (The sum of Tier I Capital and Tier II Capital)	32.374.193	22.744.249
Deductions from Capital	32.375.233	22.744.249
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	7.064	2.227
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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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

I. Explanations on Consolidated Capital Adequacy Standard Ratio (Continued)

a) Information about Consolidated total capital items (Continued):

	Current Period 30 June 2025	Prior Period 31 December 2024
SHAREHOLDER'S EQUITY		
Total Capital (The sum of Tier I Capital and Tier II Capital and After The Deductions from Total Capital)	32.368.169	22.742.022
Total Risk Weighted Amounts	146.353.483	97.286.237
CAPITAL ADEQUACY RATIOS		
Core Capital Adequacy Ratio (%)	15,13	15,09
Tier I Capital Adequacy Ratio (%)	21,71	22,96
Capital Adequacy Ratio (%)	22,12	23,38
BUFFERS		
Total buffer requirement (a+b+c)	2,5	2,5
a) Capital conservation buffer requirement (%)	2,5	2,5
b) Bank specific counter-cyclical buffer requirement (%)	-	-
c) Systemic important bank buffer ratio (%)	-	-
The ratio of Additional Common Equity Tier 1 capital which will be calculated by the first paragraph of the Article 4 of Regulation on Capital Conservation and Countercyclical Capital buffers to Risk Weighted Assets(%)	10,63	10,59
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	2.489.487	1.742.761
Limits Related To Provisions Considered In Tier II Calculation		
General provisions for standard based receivables (before tenthousandtwentyfive limitation)	608.914	408.818
Up to 1.25% of total risk-weighted amount of general reserves for receivables where the standard approach used	608.914	408.818
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	-	-

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

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

As of June 30, 2025, the Parent Bank utilized these instruments in the calculation of capital adequacy. The related board resolutions have an impact of 4,75% on the standard capital adequacy ratio.

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

I. Explanations on Consolidated Capital Adequacy Standard Ratio (Continued)

b) Information on debt instruments to be included in the consolidated equity calculation:

Issuer	Türkiye Wealth Fund Market Stability and Balance Fund
Unique Identifier (CUSIP, ISIN etc.)	TRT240424F22
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
Special Consideration in the Calculation of Equity	
As Of 1 January 2015 Consideration To Be Subject To A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized In Regulatory Capital (As Of Most Recent Reporting Date)	4.682.332
Par Value Of Instrument	4.659.244
Accounting Classification	Subordinated Loan
Original Date Of Issuance	24.04.2019
Perpetual Or Dated	Undated
Maturity Date	24.04.2019
Issuer Call Subject To Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates And Redemption Amount	Repayment Option Date: The amount of 100.000 EUR will be repaid no earlier than five years from the loan disbursement date.
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 Financial Structure and Risk Management on Consolidated Basis (Continued)

I. Explanations on Consolidated Capital Adequacy Standard Ratio (Continued)

b) Information on debt instruments to be included in the consolidated equity calculation (Continued):

Issuer	Türkiye Wealth Fund Market Stability and Balance Fund
Unique Identifier (CUSIP, ISIN etc.)	TRT250232F15
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
Special Consideration in the Calculation of Equity	
As Of 1 January 2015 Consideration To Be Subject To A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized In Regulatory Capital (As Of Most Recent Reporting Date)	832.057
Par Value Of Instrument	1.476.444
Accounting Classification	Subordinated Loan
Original Date Of Issuance	09.03.2022
Perpetual Or Dated	Undated
Maturity Date	09.03.2022
Issuer Call Subject To Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates And Redemption Amount	Repayment Option Date: The amount equivalent to TL 500.000 in EUR will be repaid no earlier than five years from the loan disbursement date.
Subsequent Call Dates	
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 Financial Structure and Risk Management on Consolidated Basis (Continued)

I. Explanations on Consolidated Capital Adequacy Standard Ratio (Continued)

b) Information on debt instruments to be included in the consolidated equity calculation (Continued):

Issuer	Türkiye Wealth Fund Market Stability and Balance Fund
Unique Identifier (CUSIP, ISIN etc.)	TRT211229F12
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
Special Consideration in the Calculation of Equity	
As Of 1 January 2015 Consideration To Be Subject To A 10% Reduction Application Status	No
Eligible At Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Government Domestic Debt Securities with Subordinated Loan (Additional Capital)
Amount Recognized In Regulatory Capital (As Of Most Recent Reporting Date)	4.169.390
Par Value Of Instrument	4.659.244
Accounting Classification	Subordinated Loan
Original Date Of Issuance	27.12.2024
Perpetual Or Dated	Undated
Maturity Date	30.12.2024
Issuer Call Subject To Prior Supervisory (BRSA) Approval	Yes
Optional Call Date, Contingent Call Dates And Redemption Amount	Repayment Option Date: The amount of TL 100.000 in EUR will be repaid no earlier than five years from the loan disbursement date
Subsequent Call Dates	-
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 Financial Structure and Risk Management on Consolidated Basis (Continued)

I. Explanations on Consolidated Capital Adequacy Standard Ratio (Continued)

c) Explanations on reconciliation of consolidated 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

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

III. Explanations on Consolidated Currency Risk

Foreign currency risk arises from the Bank’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 Bank calculates the Value at Risk for the foreign currency position on a daily basis. All foreign currency assets, liabilities and foreign currency forward transactions are taken into consideration while capital requirement to be employed for foreign currency risk is calculated. Standard Method used in legal reporting and value at market risk is calculated on a monthly basis.
- b) The Group’s 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) The Group’s has disclosed the foreign exchange buying rates announced to the public on the last five business days prior to and including the financial statement date, as follows:

	USD	EUR
As of June 30, 2025 - Balance sheet evaluation rate	37,9690	40,9161
As of June 27, 2025	39,7433	46,5463
As of June 26, 2025	39,7289	46,4571
As of June 25, 2025	39,6675	46,0046
As of June 24, 2025	39,5865	45,9016
As of June 23, 2025	39,6814	45,5382

- e) The simple arithmetical average of the major foreign exchange buying rates of the Bank for the thirty days before the balance sheet date is full TL 39,3193 for 1 USD (December 2024: full TL 34,9290), full TL 45,1548 for 1 Euro (December 2024: full TL 36,5819).

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

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

III. Explanations on Consolidated Currency Risk (Continued)

Information on the Group's Currency Risk:

	EURO	USD	Other FC	Total
Current Period				
Assets				
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Türkiye ^(*)	25.485.099	29.169.729	3.914.814	58.569.642
Banks ^(*)	734.348	3.805.699	12.180.399	16.720.446
Financial assets at fair value through profit and loss	-	2.489.277	1.307.051	3.796.328
Money market placements	-	-	-	-
Financial Assets Valued At Fair Value Through Profit And Loss	716.531	6.447.083	-	7.163.614
Loans and financial lease receivable ^(**)	33.801.423	37.725.745	-	71.527.168
Subsidiaries, associates and joint ventures	-	-	-	-
Financial Assets Measured at Amortized Cost	5.250.202	-	-	5.250.202
Derivative financial assets for hedging purposes	-	-	-	-
Tangible assets	-	-	-	-
Intangible assets	-	-	-	-
Other assets ^(***)	4.949	96.711	20.359	122.019
Total Assets	65.992.552	79.734.244	17.422.623	163.149.419
Liabilities				
Current account and funds collected from banks via participation accounts	2.406.963	870.468	199.122	3.476.553
Other current and profit sharing accounts	49.545.477	68.294.689	22.764.309	140.604.475
Money market borrowings	-	-	-	-
Funds provided from other financial institutions and subordinated loans	11.217.473	4.929.640	-	16.147.113
Marketable securities issued	-	-	-	-
Miscellaneous payables	-	-	-	-
Derivative financial liabilities for hedging purposes	-	-	-	-
Other liabilities ^(****)	642.872	661.170	23.805	1.327.847
Total Liabilities	63.812.785	74.755.967	22.987.236	161.555.988
Net Balance Sheet Position	2.179.767	4.978.277	(5.564.613)	1.593.431
Net Off-Balance Sheet Position	(1.863.698)	(124.081)	1.990.344	2.565
Derivative financial instruments assets	-	3.123.126	2.776.340	5.899.466
Derivative financial instruments liabilities	1.863.698	3.247.207	785.996	5.896.901
Non-cash loans ^(**)	7.034.623	7.893.985	111.515	15.040.123
Prior Period				
Total assets	46.488.308	50.463.443	19.167.239	116.118.990
Total liabilities	42.491.882	56.086.745	15.582.521	114.161.148
Net Balance Sheet Position	3.996.426	(5.623.302)	3.584.718	1.957.842
Net Off-Balance Sheet Position	(3.854.672)	5.751.430	(3.184.125)	(1.287.367)
Derivative financial instruments assets	-	6.124.008	335.528	6.459.536
Derivative financial instruments liabilities	3.854.672	372.578	3.519.653	7.746.903
Non-cash loans	5.617.901	3.943.089	149.414	9.710.404

^(*) The currency risk calculation does not include an expected loss provision of TL 16.067 for Cash and the Central Bank and TL 19.314 for banks.

^(**) The currency risk calculation excludes an expected loss provision of TL 680.470 for loans and financial lease receivables.

^(***) Derivative financial assets are presented under other assets.

^(****) Provisions and equity are presented under other liabilities.

Explanations regarding stock position risk arising from banking accounts:

None (December 31, 2024: None).

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

IV. Explanations on Consolidated Liquidity Risk

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

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

ALCO takes necessary decisions which will be executed by related departments by assessing the liquidity risk that the 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 Bank's portfolio, strategic plans and policies and legal limits, and informs and coordinates the relevant parties on time. In accordance with the market conditions and the Group structure, the relevant liquidity risk measurement methods establish, assumptions and parameters used in liquidity risk analyzes are reviewed. Liquidity risk analyzes and important liquidity indicators are regularly reported to senior management. In the stress conditions are carried out in the framework of “Emergency Funding Plan”.

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

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

Market conditions are continuously follow and access problems for the group'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 Financial Structure and Risk Management on Consolidated Basis (Continued)

IV. Explanations on Consolidated Liquidity Risk (Continued)

Consolidated Liquidity Coverage Ratio:

	Current Period	Rate of "Percentage to be taken into account " not Implemented Total value ^(*)		Rate of "Percentage to be taken into account " Implemented Total value ^(*)	
		TL+FC	FC	TL+FC	FC
1	HIGH QUALITY LIQUID ASSETS (HQLA)				
	High Quality Liquid Assets			70.125.146	49.636.920
	CASH OUTFLOWS				
2	Retail And Real Person Funds Collected	35.824.927	30.457.352	3.531.734	3.045.735
3	Stable Funds Collected	1.015.166	-	50.758	-
4	Less Stable Funds Collected	34.809.761	30.457.352	3.480.976	3.045.735
5	Unsecured Funding Other Than Retail And Real Person	63.356.037	51.237.716	29.822.488	22.170.635
6	Customers Deposits	-	-	-	-
7	Operational Funds Collected	60.461.073	51.115.269	26.927.524	22.048.188
8	Non-Operational Funds Collected	2.894.964	122.447	2.894.964	122.447
9	Secured Funding			-	-
10	Other Cash Outflows	8.169.429	6.185.425	8.169.429	6.185.425
11	Liquidity Needs Related To Derivatives And Market Valuation Changes				
	On Derivatives Transactions	6.506.130	6.185.425	6.506.130	6.185.425
12	Debts Related To The Structured Financial Products	1.663.299	-	1.663.299	-
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	40.828.822	11.530.967	7.893.893	881.938
16	TOTAL CASH OUTFLOWS			49.417.544	32.283.733
	CASH INFLOWS				
17	Secured Lending Transactions	-	-	-	-
18	Unsecured Lending Transactions	44.790.768	25.842.192	38.623.899	24.080.397
19	Other Contractual Cash Inflows	6.711.868	5.378.282	6.711.868	5.378.282
20	TOTAL CASH INFLOWS	51.502.636	31.220.474	45.335.767	29.458.679
				Upper limit applied amounts	
21	TOTAL HQLA			77.088.512	56.000.171
22	TOTAL NET CASH OUTFLOWS			12.354.386	8.070.933
23	LIQUIDITY COVERAGE RATIO (%)			623,98	693,85

(*) 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 – 30.06.2025	
	TL+FC	FC
Lowest (%)	316,91	489,89
Date	June 10, 2025	May 21, 2025
Highest (%)	812,98	732,86
Date	April 21, 2025	May 10, 2025
Average	475,16	471,42

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

IV. Explanations on Consolidated Liquidity Risk (Continued)

Consolidated Liquidity Coverage Ratio (Continued):

	Current Period	Rate of "Percentage to be taken into account " not Implemented Total value ^(*)		Rate of "Percentage to be taken into account " Implemented Total value ^(*)	
		TL+FC	FC	TL+FC	FC
1	HIGH QUALITY LIQUID ASSETS (HQLA)				
	High Quality Liquid Assets			75.415.497	54.824.562
	CASH OUTFLOWS				
2	Retail And Real Person Funds Collected	28.867.211	24.288.402	2.845.576	2.428.840
3	Stable Funds Collected	822.900	-	41.145	-
4	Less Stable Funds Collected	28.044.311	24.288.402	2.804.431	2.428.840
5	Unsecured Funding Other Than Retail And Real Person	59.448.583	49.394.398	27.486.460	21.257.689
6	Customers Deposits	-	-	-	-
7	Operational Funds Collected	58.045.362	49.305.996	26.083.239	21.169.287
8	Non-Operational Funds Collected	1.403.221	88.402	1.403.221	88.402
9	Secured Funding			-	-
10	Other Cash Outflows	14.713.143	11.902.789	14.713.143	11.902.789
11	Liquidity Needs Related To Derivatives And Market Valuation Changes On Derivatives Transactions	12.132.868	11.902.789	12.132.868	11.902.789
12	Debts Related To The Structured Financial Products	2.580.275	-	2.580.275	-
13	Commitment Related To The Structured Financial Markets And Other Off Balance Sheet Liabilities	-	-	-	-
14	Commitments That Are Unconditionally Revocable At Any Time By The Bank And Other Contractual Commitments	-	-	-	-
15	Other Irrevocable Or Conditionally Revocable Commitments	57.712.342	8.801.237	27.596.431	731.108
16	TOTAL CASH OUTFLOWS			72.641.610	36.320.426
	CASH INFLOWS				
17	Secured Lending Transactions	-	-	-	-
18	Unsecured Lending Transactions	44.000.586	22.277.990	37.077.265	20.614.493
19	Other Contractual Cash Inflows	12.304.635	7.187.658	12.304.635	7.187.658
20	TOTAL CASH INFLOWS	56.305.221	29.465.648	49.381.900	27.802.151
				Upper limit applied amounts	
21	TOTAL HQLA			75.415.497	54.824.562
22	TOTAL NET CASH OUTFLOWS			23.259.710	9.080.197
23	LIQUIDITY COVERAGE RATIO (%)			324,23	603,79

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

Liquidity Coverage Ratio (%) (%)	Prior Period – 31.12.2024	
	TL+FC	FC
Lowest (%)	220,26	353,18
Date	November 5, 2024	December 6, 2024
Highest (%)	489,18	732,55
Date	October 31, 2024	October 2, 2024
Average	322,28	565,02

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

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

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

IV. Explanations on Consolidated Liquidity Risk (Continued)

Consolidated Liquidity Coverage Ratio (Continued):

The Group's high quality liquid assets are composed of 4,10% cash, 66,30% deposits in central banks and 29,60% 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 89% funds collected 7% subordinated debt instruments and 4% funds borrowed.

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	25.421.966	41.540.587	-	-	-	-	-	66.962.553
Banks	16.749.821	-	-	-	-	-	-	16.749.821
Financial Assets At Fair Value Through Profit And Loss	-	-	156.750	2.849.537	948.917	-	-	3.955.204
Money Market Placements	-	-	-	-	-	-	-	-
Financial Assets Valued At Fair Value Through Other Comprehensive Income	-	816.187	1.366.324	6.218.279	6.275.645	1.108.194	14.167	15.798.796
Loans	-	24.204.663	15.650.238	66.922.816	52.115.581	4.577.648	1.750.379	165.221.325
Financial Assets Valued At Amortised Cost	-	-	-	-	11.019.326	5.769.845	-	16.789.171
Other Assets (*)	-	-	-	-	-	-	13.566.264	13.566.264
Total Assets	42.171.787	66.561.437	17.173.312	75.990.632	70.359.469	11.455.687	15.330.810	299.043.134
Liabilities								
Current Account And Funds Collected From Banks Via Participation Accounts	3.129.801	1.065.569	4.014.567	2.217.690	-	-	-	10.427.627
Other Current And Profit Sharing Accounts	82.903.920	51.974.298	50.510.895	28.712.647	37	-	-	214.101.797
Funds Provided From Other Financial Institutions And Subordinated Loans	-	1.647.296	24.473	4.355.744	437.743	-	9.808.692	16.273.948
Money Market Borrowings	-	-	-	-	-	-	-	-
Marketable Securities Issued	-	2.935.457	5.340.822	1.380.138	926.710	-	-	10.583.127
Other Liabilities (**)	-	2.719.284	-	-	-	-	42.521.022	45.240.306
Total Liabilities	86.033.721	60.341.904	59.890.757	36.666.219	1.364.490	-	52.329.714	296.626.805
Liquidity Gap	(43.861.934)	6.219.533	(42.717.445)	39.324.413	68.994.979	11.455.687	(36.998.904)	2.416.329
Net Off-Balance Sheet Position								
Financial Derivative Assets	-	2.568	399	3.462	-	-	-	6.429
Financial Derivative Liabilities	-	5.442.147	81.544	971.046	-	-	-	6.494.737
Financial Derivative Liabilities	-	5.439.579	81.145	967.584	-	-	-	6.488.308
Non-cash Loans	-	1.011.829	1.876.864	13.708.640	8.221.139	1.342.987	10.020.957	36.182.416
Prior Period								
Total Assets	39.337.605	67.274.507	13.269.771	49.483.533	39.844.315	8.732.033	10.711.252	228.653.016
Total Liabilities	71.042.102	64.129.873	37.040.185	13.174.190	2.050.333	-	40.008.765	227.445.448
Liquidity Gap	(31.704.497)	3.144.634	(23.770.414)	36.309.343	37.793.982	8.732.033	(29.297.513)	1.207.568
Net Off-Balance Sheet Position								
Financial Derivative Assets	-	54.575	-	(60)	-	-	-	54.515
Financial Derivative Assets	-	7.810.257	-	13.218	-	-	-	7.823.475
Financial Derivative Liabilities	-	7.755.682	-	13.278	-	-	-	7.768.960
Non-Cash Loans	-	621.123	1.876.866	9.089.936	7.489.127	1.353.275	9.641.809	30.072.136

(*) The undistributed other assets column consists of assets held for sale, equity investments, tangible and intangible fixed assets, current and deferred tax assets, derivative financial assets, and other assets.

(**) The undistributed other liabilities column consists of equity, derivative financial liabilities, and provision balances.

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

IV. Explanations on Consolidated Liquidity Risk (Continued)

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

Current Period 30.06.2025		a	b	c	ç	d
		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	36.265.514	-	-	-	36.265.514
2	Tier 1 Capital And Tier 2 Capital	36.265.514	-	-	-	36.265.514
3	Other Capital Instruments	-	-	-	-	-
4	Real-Person And Retail Customer Deposits	22.705.006	25.887.472	-	440	45.766.291
5	Stable Deposits	17.672.539	22.980.773	-	-	38.620.646
6	Less Stable Deposits	5.032.467	2.906.699	-	440	7.145.645
7	Other Obligations	-	161.590.490	4.524.271	1.317.209	84.374.590
8	Operational Deposits	-	-	-	-	-
9	Other Obligations	-	161.590.490	4.524.271	1.317.209	84.374.590
10	Liabilities Equivalent To Interconnected Assets					
11	Other Liabilities	23.249.789	-	-	-	-
12	Derivative Liabilities					
13	All Other Equity Not Included In The Above Categories	23.249.789	-	-	-	-
14	Available Stable Funding					166.406.395
Required Stable Funding						
15	High Quality Liquid Assets					894.994
16	Deposits Held At Financial Institutions For Operational Purposes	-	-	-	-	-
17	Performing Loans	-	83.584.305	36.889.796	59.261.527	104.915.305
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	-	15.687.907	-	-	2.353.186
20	Loans To Corporate Customers, Real Persons And Or Retail Customers, Central Banks, Other Than Credit Agencies And/Or Financial Institutions	-	67.896.398	36.889.796	58.252.028	101.905.945
21	Loans With A Risk Weight Of Less Than Or Equal To %35	-	-	-	58.252.028	49.512.848
22	Residential Mortgages	-	-	-	1.009.499	656.174
23	Residential Mortgages With A Risk Weight Of Less Than Or Equal To %35	-	-	-	1.009.499	656.174
24	Securities That Are Not In Default And Do Not Qualify As HQLA And Exchange-Traded Equities	-	-	-	-	-
25	Assets Equivalent To Interconnected Liabilities					
26	Other Assets	1.476.018	5.892	-	28.535.480	30.017.390
27	Physical Traded Commodities, Including Gold	-				-
28	Initial Margin Posted Or Given Guarantee Fund To Central Counterparty		-	-	-	-
29	Derivative Assets		5.892	-	-	5.892
30	Derivative Liabilities Before The Deduction Of The Variation Margin		-	-	-	-
31	Other Assets Not Included Above	1.476.018	-	-	28.535.480	30.011.498
32	Off-Balance Sheet Commitments		52.622.597	-	-	2.631.130
33	Total Required Stable Funding					138.621.019
34	Net Stable Funding Ratio (%)					120,04

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

IV. Explanations on Consolidated Liquidity Risk (Continued)

Prior Period 31.12.2024	a	b	c	ç	d
	Unweighted Non Maturity	Amount Residual maturity of less than 6 months	According to Residual maturity of six months and longer but less than one year	Residual maturity of one year or more	Total Amount with Consideration Applied
Current Stable Funding					
1 Capital Instruments	26.407.754	-	-	-	26.407.754
2 Tier 1 Capital And Tier 2 Capital	26.407.754	-	-	-	26.407.754
3 Other Capital Instruments	-	-	-	-	-
4 Real-Person And Retail Customer Deposits	20.983.332	25.172.178	-	79.583	43.437.396
5 Stable Deposits	15.393.518	21.090.213	-	32.511	34.690.430
6 Less Stable Deposits	5.589.814	4.081.965	-	47.072	8.746.966
7 Other Obligations	-	110.787.186	2.478.611	1.879.808	58.512.707
8 Operational Deposits	-	-	-	-	-
9 Other Obligations	-	10.787.186	2.478.611	1.879.808	58.512.707
10 Liabilities Equivalent To Interconnected Assets					
11 Other Liabilities	21.150.973	-	-	-	-
12 Derivative Liabilities					
13 All Other Equity Not Included In The Above Categories	21.150.973	-	-	-	-
14 Available Stable Funding					128.357.857
Required Stable Funding					
15 High Quality Liquid Assets					910.324
16 Deposits Held At Financial Institutions For Operational Purposes	-	-	-	-	-
17 Performing Loans	-	69.312.878	23.024.854	22.910.581	56.405.501
18 Encumbered Loans To Financial Institutions, Where The Loan Is Secured Against Level 1 Assets	-	-	-	-	-
19 Unencumbered Loans To Financial Institutions Or Encumbered Loans That Are Not Secured Against Level 1 Assets	-	25.983.064	-	-	3.897.460
20 Loans To Corporate Customers, Real Persons And Or Retail Customers, Central Banks, Other Than Credit Agencies And/Or Financial Institutions	-	43.329.814	23.024.854	22.195.824	52.043.449
21 Loans With A Risk Weight Of Less Than Or Equal To 35%	-	-	-	22.195.824	18.866.115
22 Residential Mortgages	-	-	-	714.757	464.592
23 Residential Mortgages With A Risk Weight Of Less Than Or Equal To 35%	-	-	-	714.757	464.592
24 Securities That Are Not In Default And Do Not Qualify As HQLA And Exchange-Traded Equities	-	-	-	-	-
25 Assets Equivalent To Interconnected Liabilities					
26 Other Assets	939.376	8.513.876	-	40.839.076	50.292.328
27 Physical Traded Commodities, Including Gold	-	-	-	-	-
28 Initial Margin Posted Or Given Guarantee Fund To Central Counterparty		-	-	-	-
29 Derivative Assets		8.513.876	-	-	8.513.876
30 Derivative Liabilities Before The Deduction Of The Variation Margin		-	-	-	-
31 Other Assets Not Included Above	939.376	-	-	40.839.076	41.778.452
32 Off-Balance Sheet Commitments		67.506.104	-	-	3.375.305
33 Total Required Stable Funding					110.983.458
34 Net Stable Funding Ratio (%)					115,65

As of June 30, 2025, the Net Stable Funding Rate was 120,04% (prior period: 115,65%). 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 22% of the Current Stable Fund amount (prior period: 21%) and the Real Person and Retail Customer Participation Fund is the amount of the Current Stable Fund. It constitutes 28% (prior period: 34%). The item with the largest share in the Required Stable Fund is the Performing Loans item with 76% (previous period: 51%). 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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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

V. Explanations Regarding On Consolidated Leverage Ratio

As of June 30, 2025, leverage ratio of the Group calculated from the arithmetic average of the last 3 months is 8,90% (December 31, 2024: 7,07%). Leverage ratio is required to remain minimum 3% as per “Communiqué on Measurement and Evaluation for Leverage Ratios of Banks”.

Disclosure Template for Leverage Ratio:

	Current Period June 30, 2025 (*)	Prior Period December 31, 2024 (*)
Balance sheet assets		
1 Balance sheet assets (excluding derivative financial assets and credit derivatives, including collaterals)	284.668.930	220.852.318
2 (Assets deducted from Core capital)	(1.139.620)	(867.189)
3 Total risk amount of balance sheet assets (sum of lines 1 and 2)	283.529.310	219.985.129
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	192.340	218.958
6 Total risk amount of derivative financial assets and credit derivatives (sum of lines 4 and 5)	192.340	218.958
Financing transactions secured by marketable security or commodity		
7 Risk amount of financing transactions secured by marketable security or commodity (excluding Balance sheet)	9.593.386	4.926.224
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)	9.593.386	4.926.224
Off-balance sheet transactions		
10 Gross notional amount of off-balance sheet transactions	51.957.759	67.236.646
11 (Correction amount due to multiplication with credit conversion rates)	-	-
12 Total risk of off-balance sheet transactions (sum of lines 10 and 11)	51.957.759	67.236.646
Capital and total risk		
13 Core Capital	30.740.834	20.656.656
14 Total risk amount (sum of lines 3, 6, 9 and 12)	345.272.795	292.366.957
Leverage ratio		
15 Leverage ratio (%)	8,90	7,07

(*) Amounts in the table show quarterly averages.

VI. Explanations Regarding On Consolidated The Fair Value Of Financial Assets And Liabilities:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

VII. Explanations Regarding On Consolidated the Activities Carried Out on Behalf and Account of Other Persons:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding 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 June 30, 2016. The tables related to 'Internal Rating-Based (IRB) Approach' are not presented due to the usage of standard approach for the calculation of capital adequacy.

General Overview of Risk Weighted Amounts:

		Risk weighted assets		Minimum Capital Requirements
		Current Period	Prior Period	Current Period
1	Credit Risk (Excluding Counterparty Credit Risk) (CCR)	111.528.997	80.307.291	8.922.320
2	Of Which Standardised Approach (SA)	111.528.997	80.307.291	8.922.320
3	Of Which Internal Rating-Based (IRB) Approach	-	-	-
4	Counterparty Credit Risk	84.164	38.575	6.733
5	Of Which Standardised Approach For Counterparty Credit Risk (SA-CCR)	84.164	38.575	6.733
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	6.297.765	3.816.691	503.821
17	Of Which Standardised Approach (SA)	6.297.765	3.816.691	503.821
18	Of Which Internal Model Approaches (IMM)	-	-	-
19	Operational Risk	28.442.557	13.123.680	2.275.405
20	Of Which Basic Indicator Approach	28.442.557	13.123.680	2.275.405
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)	146.353.483	97.286.237	11.708.279

a) Links between financial statements and risk amounts:

The Communiqué on Changeable Disclosures to the Public Regarding Risk Management by Banks has not been prepared.

b) Credit risk:

c.1) General information on credit risk:

c.1.1) General qualitative information on credit risk:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

c.1.2) Credit quality of assets:

Current Period		Gross carrying values of (according to TAS)		Allowances/ impairments	Net values
		Defaulted exposures	Non-defaulted exposures		
1	Loans	1.693.339	163.527.991	1.465.579	163.755.751
2	Debt Securities	-	36.543.166	-	36.543.166
3	Off-balance sheet exposures	44.285	41.620.573	-	41.664.858
4	Total	1.737.624	241.691.731	1.465.579	241.963.775

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

Prior Period	Gross carrying values of (according to TAS)		Allowances/ impairments	Net values
	Defaulted exposures	Non-defaulted exposures		
1 Loans	1.066.850	114.942.439	1.140.573	114.868.716
2 Debt Securities	-	31.198.137	66.995	31.131.142
3 Off-balance sheet exposures	62.701	59.792.067	279.732	59.575.036
4 Total	1.129.551	205.932.643	1.487.300	205.574.894

c.1.3) Changes in stock of defaulted loans and debt securities:

	Current Period	Prior Period
1 Defaulted loans and debt securities at end of the previous reporting period	1.066.850	242.876
2 Loans and debt securities that have defaulted since the last reporting period	925.039	1.119.943
3 Returned to non-defaulted status	-	-
4 Amounts written off	-	-
5 Other changes	(298.550)	(295.969)
6 Defaulted loans and debt securities at end of the reporting period (1+2-3-4+5)	1.693.339	1.066.850

c.1.4) Additional information on credit quality of assets:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

c.2) Credit risk mitigation:

c.2.1) Qualitative disclosure on credit risk mitigation techniques:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

c.2.2) Credit risk mitigation techniques:

Overview

Current Period	Exposures unsecured: carrying amount (According to TAS)	Exposures secured by collateral	Exposures secured by collateral, of which: secured amount	Exposures secured by financial guarantees	Collateralized amount of exposures secured by financial guarantees	Exposures secured by credit derivatives	Collateralize amount of exposures secured by credit derivatives
1 Loans	152.821.408	12.399.922	2.740.420	530.497	522.557	-	-
2 Debt Securities	36.543.166	-	-	-	-	-	-
3 Total	189.364.574	12.399.922	2.740.420	530.497	522.557	-	-
4 Of which defaulted	1.693.339	-	-	-	-	-	-

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

c.2.2) Credit risk mitigation techniques (Continued):

Prior Period	Exposures unsecured: carrying amount (According to TAS)	Exposures secured by collateral	Exposures secured by collateral, of which: secured amount	Exposures secured by financial guarantees	Collateralized amount of exposures secured by financial guarantees	Exposures secured by credit derivatives	Collateralized amount of exposures secured by credit derivatives
1 Loans	104.922.279	11.087.010	2.779.214	979.358	972.205	-	-
2 Debt Securities	31.198.137	-	-	-	-	-	-
3 Total	136.120.416	11.087.010	2.779.214	979.358	972.205	-	-
4 Of which defaulted	1.066.850	-	-	-	-	-	-

c.3) Credit risk under standardised approach:

c.3.1) Qualitative disclosures on banks' use of external credit ratings under the standardised approach for credit risk:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

c.3.2) Standardised approach - exposures by asset classes and risk weights:

Current Period	Risk Classes	Exposures before Credit Conversion Rate and Credit Risk Mitigation		Credit Risk Mitigation and Exposures post-Credit Conversion Rate		Risk Weighted Average and Risk Weighted Average Density	
		On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
1	Exposures to central governments or central banks	89.610.631	-	89.625.321	-	-	-
2	Exposures to regional governments or local authorities	85.978	4.186	82.329	2.093	82.329	97,52%
3	Exposures to public sector entities	16.267.760	39.129	16.267.760	19.416	16.287.176	100%
4	Exposures to multilateral development banks	-	-	-	-	-	-
5	Exposures to international organisations	-	-	-	-	-	-
6	Exposures to institutions	15.317.344	36.885	15.587.801	108.299	3.424.928	21,82%
7	Exposures to corporates	55.895.342	31.621.393	55.614.069	17.543.167	69.604.127	95,14%
8	Retail exposures	4.977.561	5.841.725	4.977.337	2.929.793	5.742.176	72,62%
9	Exposures secured by residential property	965.205	117.072	965.205	54.749	359.825	35,28%
10	Exposures secured by commercial real estate	2.464.990	939.973	2.464.990	573.987	2.200.686	72,42%
11	Past-due loans	341.729	-	341.729	-	216.551	63,37%
12	Higher-risk categories by the Agency Board	3.883.741	-	3.883.741	-	5.825.612	150%
13	Exposures in the form of covered bonds	-	-	-	-	-	-
14	Exposures to institutions and corporates with a short-term credit assessment	-	-	-	-	-	-
15	Exposures in the form of units or shares in collective investment undertakings	-	-	-	-	-	-
16	Other assets	10.442.108	-	10.442.108	-	7.859.275	75,27%
17	Investments in equities	-	-	-	-	-	-
18	Total	200.252.389	38.600.363	200.252.390	21.231.504	111.602.685	50,39%

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

c.3.2) Standardised approach - exposures by asset classes and risk weights (Continued):

Prior Period	Risk Classes	Exposures before Credit Conversion Rate and Credit Risk Mitigation		Credit Risk Mitigation and Exposures post-Credit Conversion Rate		Risk Weighted Average and Risk Weighted Average Density	
		On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
1	Exposures to central governments or central banks	72.253.230	-	72.271.436	-	-	-
2	Exposures to regional governments or local authorities	114.131	3.501	100.545	1.751	99.757	97,52%
3	Exposures to public sector entities	3.114	6.529	3.114	3.131	6.245	100,00%
4	Exposures to multilateral development banks	-	-	-	-	-	-
5	Exposures to international organisations	-	-	-	-	-	-
6	Exposures to institutions	17.323.427	-	17.721.661	90.254	3.958.679	22,22%
7	Exposures to corporates	35.465.128	50.347.053	35.065.563	18.635.500	51.436.681	95,78%
8	Retail exposures	4.498.791	5.890.501	4.495.502	2.983.647	5.447.070	72,83%
9	Exposures secured by residential property	1.207.972	136.671	1.207.972	65.882	445.849	35,00%
10	Exposures secured by commercial real estate	2.492.231	1.123.697	2.492.231	584.246	2.212.653	71,92%
11	Past-due loans	162.941	-	162.941	-	110.320	67,71%
12	Higher-risk categories by the Agency Board	6.956.606	-	6.956.606	-	11.927.508	171,46%
13	Exposures in the form of covered bonds	-	-	-	-	-	-
14	Exposures to institutions and corporates with a short-term credit assessment	-	-	-	-	-	-
15	Exposures in the form of units or shares in collective investment undertakings	-	-	-	-	-	-
16	Other assets	8.138.131	-	8.138.131	-	4.661.791	57,28%
17	Investments in equities	-	-	-	-	-	-
18	Total	148.615.702	57.507.952	148.615.702	22.364.411	80.306.553	46,97%

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

c.3.3) Exposures by risk classes and risk weights:

Current Period											Total credit risk exposure amount (after CCF and CRM)
Risk classes/ Risk weight	0%	10%	20%	35% Secured by Real Estate Mortgage	50%	75%	100%	150%	250%	Others	
1 Exposures to central governments or central banks	89.625.321	-	-	-	-	-	-	-	-	-	89.625.321
2 Exposures to regional governments or local authorities	2.093	-	-	-	-	-	82.329	-	-	-	84.422
3 Exposures to public sector entities	-	-	-	-	-	-	16.287.176	-	-	-	16.287.176
4 Exposures to multilateral development banks	-	-	-	-	-	-	-	-	-	-	-
5 Exposures to international organisations	-	-	-	-	-	-	-	-	-	-	-
6 Exposures to institutions	-	-	14.942.464	-	634.402	-	119.234	-	-	-	15.696.100
7 Exposures to corporates	728.381	-	874.676	-	4.249.971	-	67.304.208	-	-	-	73.157.236
8 Retail exposures	147.489	-	141.011	-	-	7.618.630	-	-	-	-	7.907.130
9 Exposures secured by residential property	-	-	-	1.001.017	18.937	-	-	-	-	-	1.019.954
10 Exposures secured by commercial real estate	-	-	-	-	1.676.581	-	1.362.396	-	-	-	3.038.977
11 Past-due loans	-	-	-	-	250.356	-	91.373	-	-	-	341.729
12 Higher-risk categories by the Agency Board	-	-	-	-	-	-	-	3.883.741	-	-	3.883.741
13 Exposures in the form of covered bonds	-	-	-	-	-	-	-	-	-	-	-
14 Exposures to institutions and corporates with a short-term credit assessment	-	-	-	-	-	-	-	-	-	-	-
15 Exposures in the form of units or shares in collective investment undertakings	-	-	-	-	-	-	-	-	-	-	-
16 Other assets	1.570.153	-	1.265.844	-	-	24	7.606.087	-	-	-	10.442.108
17 Investments in equities	-	-	-	-	-	-	-	-	-	-	-
18 Total	92.073.437	-	17.223.995	1.001.017	6.830.247	7.618.654	92.852.803	3.883.741	-	-	221.483.894

(*) Represents 200% and 500% risk weight.

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VIII. Explanations Regarding on Consolidated Risk Management (Continued)

c.3.3) Exposures by risk classes and risk weights (Continued):

Prior Period												Total credit risk exposure amount (after CCF and CRM)
Risk classes/ Risk weight		0%	10%	20%	35% Secured by Real Estate Mortgage	50%	75%	100%	150%	250%	Others	
1	Exposures to central governments or central banks	72.271.436	-	-	-	-	-	-	-	-	-	72.271.436
2	Exposures to regional governments or local authorities	2.538	-	-	-	-	-	99.758	-	-	-	102.296
3	Exposures to public sector entities	-	-	-	-	-	-	6.245	-	-	-	6.245
4	Exposures to multilateral development banks	-	-	-	-	-	-	-	-	-	-	-
5	Exposures to international organisations	-	-	-	-	-	-	-	-	-	-	-
6	Exposures to institutions	-	-	16.598.830	-	1.148.344	-	64.741	-	-	-	17.811.915
7	Exposures to corporates	521.375	-	830.759	-	2.156.800	-	50.192.127	-	-	-	53.701.061
8	Retail exposures	147.135	-	94.437	-	-	7.237.578	-	-	-	-	7.479.150
9	Exposures secured by residential property	-	-	-	1.273.854	-	-	-	-	-	-	1.273.854
10	Exposures secured by commercial real estate	-	-	-	-	1.727.648	-	1.348.830	-	-	-	3.076.478
11	Past-due loans	-	-	-	-	105.242	-	57.699	-	-	-	162.941
12	Higher-risk categories by the Agency Board	-	-	-	-	-	-	-	6.530.149	-	426.457	6.956.606
13	Exposures in the form of covered bonds	-	-	-	-	-	-	-	-	-	-	-
14	Exposures to institutions and corporates with a short-term credit assessment	-	-	-	-	-	-	-	-	-	-	-
15	Exposures in the form of units or shares in collective investment undertakings	-	-	-	-	-	-	-	-	-	-	-
16	Other assets	-	-	-	-	-	-	-	-	-	-	-
17	Investments in equities	2.200.076	-	1.594.757	-	-	21	4.343.277	-	-	-	8.138.131
18	Total	75.142.560	-	19.118.783	1.273.854	5.138.034	7.237.599	56.112.677	6.530.149	-	426.457	170.980.113

(*) Represents 200% and 500% risk weight.

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations on Risk Management (Continued)

d) Counterparty credit risk:

d.1) Qualitative disclosure on counterparty credit risk:

Not prepared in compliance with the “Regulation on Calculation of Risk Management Disclosures”.

d.2) Counterparty credit risk (CCR) approach analysis:

	Revaluation cost	Potential credit risk exposure	EEPE (*)	Alpha	Exposure after credit risk mitigation	Risk Weighted Amounts
Current Period						
1 Standardised Approach (for derivatives)	45.952	120.876		1,4	233.559	84.164
2 Internal Model Method (for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit)			-	-	-	-
3 Simple Approach for credit risk mitigation (for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit)					-	-
4 Comprehensive Approach for credit risk mitigation (for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit)					-	-
5 VaR for for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit					-	-
6 Total						84.164

(*) Effective expected positive risk amount

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

d) Counterparty credit risk (Continued):

d.2) Counterparty credit risk (CCR) approach analysis (Continued):

Prior Period	Revaluation cost	Potential credit risk exposure	EEPE ^(*)	Alpha	Exposure after credit risk mitigation	Risk Weighted Amounts
1 Standardised Approach (for derivatives)	81.124	59.008		1,4	196.185	38.575
2 Internal Model Method (for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit)			-	-	-	-
3 Simple Approach for credit risk mitigation (for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit)					-	-
4 Comprehensive Approach for credit risk mitigation (for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit)					-	-
5 VaR for for derivatives, Repo Transactions, Marketable Securities or EMTIA lending or borrowing transactions, transactions with a long settlement time, Marketable Security transactions with credit					-	-
6 Total						38.575

(*) Effective expected positive risk amount

d.3) Capital requirement for credit valuation adjustment (CVA):

	Current Period		Prior Period	
	Exposure (After credit risk mitigation methods)	Risk Weighted Amounts	Exposure (After credit risk mitigation methods)	Risk Weighted Amounts
Total portfolio value with comprehensive approach CVA capital adequacy	-	-	-	-
1 (i) Value at risk component (3*multiplier included)		-		-
2 (ii) Stressed Value at Risk (3*multiplier included)		-		-
3 Total portfolio value with simplified approach CVA capital adequacy	233.559	1.849	196.185	284
4 Total amount of CVA capital adequacy	233.559	1.849	196.185	284

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

d) Counterparty credit risk (Continued):

d.4) Standardised approach of CCR exposures by regulatory portfolio and risk weights:

Current Period										
Risk Classes	Risk Weights									Total Credit Risk (*)
	%0	%10	%20	%50	%75	%100	%150	Other		
Central governments and central banks receivables	-	-	-	-	-	-	-	-	-	-
Local governments and municipalities receivables	-	-	-	-	-	-	-	-	-	-
Administrative and non commercial receivables	-	-	-	-	-	-	-	-	-	-
Multilateral Development Bank receivables	-	-	-	-	-	-	-	-	-	-
International Organisations receivables	-	-	-	-	-	-	-	-	-	-
Banks and Intermediary Institutions receivables	-	-	152.468	58.031	-	-	3.193	-	-	213.692
Corporate receivables	-	-	-	-	-	19.867	-	-	-	19.867
Retail receivables	-	-	-	-	-	-	-	-	-	-
Non performing receivables	-	-	-	-	-	-	-	-	-	-
High risk defined receivables	-	-	-	-	-	-	-	-	-	-
Mortgage backed securities	-	-	-	-	-	-	-	-	-	-
Securitisation Positions	-	-	-	-	-	-	-	-	-	-
Short term credit rated banks and Intermediary Institutions receivables	-	-	-	-	-	-	-	-	-	-
Collective investment undertaking investments	-	-	-	-	-	-	-	-	-	-
Equity investments	-	-	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-	-
Total	-	-	152.468	58.031	-	19.867	3.193	-	-	233.559

(*) Total credit risk: Represents the amount relating to CAR calculation after application of counterparty risk measurement techniques.

Prior Period										
Risk Classes	Risk Weights									Total Credit Risk (*)
	%0	%10	%20	%50	%75	%100	%150	Other		
Central governments and central banks receivables	12.500	-	-	-	-	-	-	-	-	12.500
Local governments and municipalities receivables	-	-	-	-	-	-	-	-	-	-
Administrative and non commercial receivables	-	-	-	-	-	-	-	-	-	-
Multilateral Development Bank receivables	-	-	-	-	-	-	-	-	-	-
International Organisations receivables	-	-	-	-	-	-	-	-	-	-
Banks and Intermediary Institutions receivables	-	-	177.936	5.522	-	-	-	-	-	183.458
Corporate receivables	-	-	-	-	-	227	-	-	-	227
Retail receivables	-	-	-	-	-	-	-	-	-	-
Non performing receivables	-	-	-	-	-	-	-	-	-	-
High risk defined receivables	-	-	-	-	-	-	-	-	-	-
Mortgage backed securities	-	-	-	-	-	-	-	-	-	-
Securitisation Positions	-	-	-	-	-	-	-	-	-	-
Short term credit rated banks and Intermediary Institutions receivables	-	-	-	-	-	-	-	-	-	-
Collective investment undertaking investments	-	-	-	-	-	-	-	-	-	-
Equity investments	-	-	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-	-
Total	12.500	-	177.936	5.522	-	227	-	-	-	196.185

(*) Total credit risk: Represents the amount relating to CAR calculation after application of counterparty risk measurement techniques.

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

VIII. Explanations Regarding on Consolidated Risk Management (Continued)

d.5) Collaterals for CCR:

The Bank does not have any collaterals used for CCR (December 31, 2024: None).

d.6) Information on the risks of the Bank arising from purchased or sold credit derivatives:

The Bank does not have any risks arising from purchased or sold credit derivatives (December 31, 2024: None).

d.7) Information on risks of the Bank arising from central counterparty:

The Bank does not have any risks arising from central counterparty (December 31, 2024: None).

e) Securitization explanations:

There is not any information to be announced to public on securitization (December 31, 2024: None).

f) Market risk:

f.1) Qualitative disclosure on market risk:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

f.2) Market risk explanations-standardised approach:

		Current Period	Prior Period
		RWA	RWA
Outright products			
1	Interest rate risk (general and specific)	2.847.180	1.631.286
2	Equity risk (general and specific)	-	-
3	Foreign exchange risk	2.543.367	1.554.425
4	Commodity risk	907.218	630.981
Options			
5	Simplified approach	-	-
6	Delta-plus method	-	-
7	Scenario approach	-	-
8	Securitisation	-	-
9	Total	6.297.765	3.816.692

g) Operational risk:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

h) Matters to be disclosed to the public regarding the profit rate risk in banking accounts:

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

IX. The Relationship Between Financial Statements and Risk Amounts

Not prepared in compliance with the "Regulation on Calculation of Risk Management Disclosures".

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Information on Financial Structure and Risk Management on Consolidated Basis (Continued)

IX. Explanations on Consolidated Business Segments

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

Current Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	4.532.595	146.698.943	131.630.302	13.764.965	296.626.805
Total Liabilities	48.783.513	197.008.448	18.874.985	31.959.859	296.626.805
Net profit share income/(expense) (*)	1.201.501	9.638.072	(3.397.891)	503.860	7.945.542
Net fees and commissions income/(expense)	314.706	1.175.879	(33.643)	(8.928)	1.448.014
Other operating income/(expense)	630.217	4.349.951	(768.244)	(1.095.275)	3.116.649
Provision expenses	(175.739)	(1.436.137)	(24.106)	(31.980)	(1.667.962)
Profit/(loss) before tax	1.970.685	13.727.765	(4.223.884)	(632.323)	10.842.243
Provision for tax	-	-	-	(3.185.129)	(3.185.129)
Net profit / (loss) for the period	1.970.685	13.727.765	(4.223.884)	(3.817.452)	7.657.114

(*) 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	3.724.777	93.013.570	122.003.834	8.703.267	227.445.448
Total Liabilities	46.332.352	156.384.732	16.479.340	8.249.024	227.445.448
Net profit share income/(expense) (*)	508.813	2.656.428	(1.153.106)	(264.664)	1.747.471
Net fees and commissions income/(expense)	116.772	427.668	(1.761)	12.500	555.179
Other operating income/(expense)	535.763	782.748	291.472	(910.120)	699.863
Provision expenses	(52.210)	(251.670)	(22.688)	-	(326.568)
Profit/(loss) before tax	1.109.138	3.615.174	(886.083)	(1.162.284)	2.675.945
Provision for tax	-	-	-	(655.169)	(655.169)
Net profit / (loss) for the period	1.109.138	3.615.174	(886.083)	(1.817.453)	2.020.776

(*) 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. a) Cash and balances with the Central Bank of Republic of Türkiye (CBRT):

	Current Period		Prior Period	
	TL	FC	TL	FC
Cash / Foreign currency	179.032	597.080	132.420	774.423
CBRT	8.129.499	54.928.369	12.667.593	34.769.819
Other (*)	84.380	3.044.193	106.536	4.809.918
Total	8.392.911	58.569.642	12.906.549	40.354.160

(*) As of 30 June 2025, it includes the precious metal deposit account amounting to TL 1.555.701 TL (December 31, 2024: 2.827.751 TL) and the money in transit account amounting to TL 1.572.871 TL (December 31, 2024: 2.088.704 TL).

b) Information related to CBRT:

	Current Period		Prior Period	
	TL	FC	TL	FC
Unrestricted demand deposit	2.846.944	18.670.337	8.077.543	6.853.708
Unrestricted time deposit	-	-	-	-
Restricted time deposit	-	-	-	-
Reserve requirements	5.282.555	36.258.032	4.590.050	27.916.111
Total	8.129.499	54.928.369	12.667.593	34.769.819

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 June 30, 2025, the Bank's applicable rates for Turkish lira required reserves are between 3% and %33, depending on the maturity structure for participation funds and other liabilities and the applicable rates for FX required reserves are between 5% and %30 and the required reserves for precious metal deposit accounts are %22 and %26 depending on the maturity structure. The reserve requirement ratio for participation funds in FX (excluding participation funds of banks abroad and precious metal deposit accounts) is 4%.

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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	29.375	314.416	33.684	325.256
Foreign	-	16.406.030	-	18.224.117
Total	29.375	16.720.446	33.684	18.549.373

b) Information on foreign bank accounts:

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

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

As of June 30, 2025, there is no repurchase agreements in financial assets at fair value through profit and loss is not available (December 31, 2024: None).

Amount subject to guaranteed/blocked is TL 542.362 TL (December 31, 2024: TL 575.648).

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

	Current Period	Prior Period
Debt securities	3.960.904	2.438.606
Quoted on a stock exchange	1.309.227	938.028
Unquoted on a stock exchange (*)	2.651.677	1.500.578
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted on a stock exchange (*)	-	-
Impairment provision (-)	5.700	3.652
Total	3.955.204	2.434.954

(*) 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. Konsolide Explanations and Notes Related to Consolidated Assets(Continued)

4. Information on financial assets at fair value through other comprehensive income:

a) Information on financial assets valued at fair value through other comprehensive income subject to repurchase transactions, given as a guarantee or blocked:

As of 30 June 2025, there is no amount subject to sale transactions with promises of repurchase in assets reflected in other comprehensive income financial statements. (December 31, 2024: None). The amount of those blocked given as collateral is TL 3.419.490 (December 31, 2024: TL 2.862.451).

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

	Current Period	Prior Period
Debt securities	15.819.356	13.676.046
Quoted on a stock exchange	12.586.972	8.627.852
Unquoted on a stock exchange (*)	3.232.384	5.048.194
Share certificates	7.659	7.659
Quoted on a stock exchange(*)	-	-
Unquoted on a stock exchange (**)	7.659	7.659
Impairment provision (-)	28.219	9.641
Total	15.798.796	13.674.064

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

(**)Within the financial assets at fair value through other comprehensive income line item, securities amounting to TL 7.659 have been measured at acquisition cost in the financial statements, as they are not traded in active market.

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	-	14.519	-	9.228
Forward Transactions	26.673	4.760	1.192	70.700
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	26.673	19.279	1.192	79.928

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	2.997	-	3.637	-
Loans to Bank Members	2.997	-	3.637	-
Total	2.997	-	3.637	-

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Explanations and Notes on The Consolidated Financial Statements (Continued)

I. Konsolide 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:

b.1) Detailed table for standard loans and loans under close monitoring including restructured or rescheduled loans:

Current Period Cash Loans	Standard loans	Loans Under Close Monitoring		
		Restructured Loans		
		Loans Not subject to restructured loans	Loans with Revised Contract Terms	Refinance
Loans	157.133.146	1.730.384	2.121.073	-
Export loans	-	-	-	-
Import loans	12.938.462	14.804	-	-
Business loans	109.861.639	1.653.906	2.121.073	-
Consumer loans	2.436.621	4.787	-	-
Credit cards	12.826	70	-	-
Loans given to financial sector (*)	22.447.664	-	-	-
Other (**)	9.435.934	56.817	-	-
Other receivables	-	-	-	-
Total	157.133.146	1.730.384	2.121.073	-

(*) The related balance of TL 276.805 consists of funds provided through profit-and-loss participation investments as of June 30, 2025. The income sharing from profit-and-loss participation investment project occurs upon project completion or at the end of phases/segments, after the relevant cost accountns are finalized and net profit is calculated, in accordance with the profit-and-loss participation investment agreement signed between the parties. As of June 30, 2025, there is no fair value increase on the profit-and-loss participation investments (December 31, 2024: None).

(**) Details of other loans are provided below:

Installment Commercial Loans	8.263.580
Loans Extended Abroad	20.544
Other Investment Loans	1.202.539
Other	6.088
Total	9.492.751

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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 (Continued):

b.1) Detailed table for standard loans and loans under close monitoring including restructured or rescheduled loans (Continued):

Prior Period Cash Loans	Standard loans	Restructured Loans		
		Loans Not subject to restructured loans	Loans with Revised Contract Terms	Refinance
Loans	113.534.200	596.089	377.633	-
Export loans	-	-	-	-
Import loans	8.114.028	17.943	-	-
Business loans	66.567.599	422.379	377.633	-
Consumer loans	2.511.474	4.319	-	-
Credit cards	7.950	1.050	-	-
Loans given to financial sector (*)	24.059.897	-	-	-
Other (**)	12.273.252	150.398	-	-
Other receivables	-	-	-	-
Total	113.534.200	596.089	377.633	-

(**) Details of other loans are provided below:

Installment Commercial Loans	10.049.638
Loans Extended Abroad	17.315
Other Investment Loans	2.307.906
Other	48.791
Total	12.423.650

b.2) Explanations on expected loss provisions for standard and closely monitored loans:

Current Period	Standard Loans	Loans Under Close Monitoring
Expected loss of provision for 12 Months	914.055	-
Substantial increase in credit risk	-	390.200
Prior Period	Standard Loans	Loans Under Close Monitoring
Expected loss of provision for 12 Months	490.436	-
Substantial increase in credit risk	-	23.400

c) Maturity analysis of cash loans:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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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	2.423	2.436.500	2.438.923
Housing loans	-	2.403.484	2.403.484
Vehicle loans	2.321	18.731	21.052
Consumer loans	102	14.285	14.387
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	12.384	-	12.384
With installment	-	-	-
Without installment	12.384	-	12.384
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	29	2.456	2.485
Housing loans	-	2.128	2.128
Vehicle loans	29	321	350
Consumer loans	-	7	7
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	512	-	512
With installment	-	-	-
Without installment	512	-	512
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL(Real Person)	-	-	-
Overdraft account-FC(Real Person)	-	-	-
Total	15.348	2.438.956	2.454.304

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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	Short-term	Medium and long-term	Total
Consumer loans-TL	750	2.511.864	2.512.614
Housing loans	160	2.457.721	2.457.881
Vehicle loans	553	42.820	43.373
Consumer loans	37	11.323	11.360
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	8.294	-	8.294
With installment	-	-	-
Without installment	8.294	-	8.294
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	264	2.915	3.179
Housing loans	-	2.185	2.185
Vehicle loans	264	640	904
Consumer loans	-	90	90
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	706	-	706
With installment	-	-	-
Without installment	706	-	706
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL(Real Person)	-	-	-
Overdraft account-FC(Real Person)	-	-	-
Total	10.014	2.514.779	2.524.793

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.

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

Explanations and Notes on The Consolidated Financial Statements (Continued)

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

6. Information on loans (Continued):

e) Explanation commercial loans with installments and corporate credit cards:

Current Period	Short-term	Medium and long-term	Total
Commercial installment loans-TL	2.108.987	5.336.037	7.445.024
Business loans	39.257	169.026	208.283
Vehicle loans	1.623.838	3.413.391	5.037.229
Consumer loans	445.892	1.753.620	2.199.512
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	250.558	567.998	818.556
Business loans	-	10.862	10.862
Vehicle loans	235.967	317.984	553.951
Consumer loans	14.591	239.152	253.743
Other	-	-	-
Corporate credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Corporate credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Overdraft account-TL (Legal Entity)	-	-	-
Overdraft account-FC(Legal Entity)	-	-	-
Total	2.359.545	5.904.035	8.263.580

Prior Period	Short-term	Medium and long-term	Total
Commercial installment loans-TL	2.408.376	2.661.620	5.069.996
Business loans	36.983	93.069	130.052
Vehicle loans	1.562.217	1.283.272	2.845.489
Consumer loans	809.176	1.285.279	2.094.455
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	53.758	385.768	439.526
Business loans	-	15.445	15.445
Vehicle loans	46.020	275.599	321.619
Consumer loans	7.738	94.724	102.462
Other	-	-	-
Corporate credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Corporate credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Overdraft account-TL (Legal Entity)	869.000	-	869.000
Overdraft account-FC(Legal Entity)	3.671.116	-	3.671.116
Total	7.002.250	3.047.388	10.049.638

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.

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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:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

g) Breakdown of domestic and foreign loans:

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

	Current Period	Prior Period
Domestic Loans	159.782.064	112.200.016
Foreign Loans	1.202.539	2.307.906
Total	160.984.603	114.507.922

h) Loans granted to subsidiaries and associates:

	Current Period	Prior Period
Direct loans to subsidiaries and affiliates	1.345.329	304.831
Indirect loans given to subsidiaries and affiliates	-	-
Total	1.345.329	304.831

i) Default provisions for loans (Third Stage) provisions:

	Current Period	Prior Period
Loans and Receivables with Limited Collectability	131.124	132.456
Doubtful Loans and Other Receivables	432.366	265.244
Uncollectible Loans and Receivables	511.889	251.331
Total	1.075.379	649.031

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

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

None (December 31, 2024: None).

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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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) Information on non-performing loans and receivables (Net) (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	283.693	480.848	302.309
Additions In The Current Period (+)	714.767	81.339	128.933
Transfers From Other Categories Of Non-Performing Loans (+)	-	619.253	344.429
Transfers To Other Categories Of Non-Performing Loans (-)	619.253	344.429	-
Collections In The Current Period (-)	96.537	71.368	130.645
Write Offs (-)	-	-	-
Sale (-)	-	-	-
Corporate And Commercial Loans	-	-	-
Retail Loans	-	-	-
Credit Cards	-	-	-
Other	-	-	-
Closing Balance Of The Current Period	282.670	765.643	645.026
Provision (-)	131.124	432.366	511.889
Net balance at the balance sheet	151.546	333.277	133.137

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	42.980	39.959	159.937
Additions In The Current Period (+)	983.342	107.323	29.278
Transfers From Other Categories Of Non-Performing Loans (+)	-	578.091	178.456
Transfers To Other Categories Of Non-Performing Loans (-)	578.091	178.456	-
Collections In The Current Period (-)	164.538	66.069	65.362
Write Offs (-)	-	-	-
Sale (-)	-	-	-
Corporate And Commercial Loans	-	-	-
Retail Loans	-	-	-
Credit Cards	-	-	-
Other	-	-	-
Closing Balance Of The Current Period	283.693	480.848	302.309
Provision (-)	132.456	265.244	251.331
Net balance at the balance sheet	151.237	215.604	50.978

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

Current Period	III. Group	IV. Group	V. Group
	Loans with Limited Collectability	Doubtful Loans	Loss Loans
End Of Period Balance	106.014	61.794	16.869
Provision Amount (-)	50.021	32.514	15.688
Total	55.993	29.280	1.181
Prior Period	III. Group	IV. Group	V. Group
	Loans with Limited Collectability	Doubtful Loans	Loss Loans
End Of Period Balance	5.310	3.509	16.948
Provision Amount (-)	2.503	2.074	15.850
Total	2.807	1.435	1.098

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

Explanations and Notes on The Consolidated Financial Statements (Continued)

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

6. Information on loans (Continued):

j) Information on non-performing loans and receivables (Net)) (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)	151.546	333.277	133.137
Loans To Individuals And Corporates (Gross)	282.670	765.643	645.026
Provision (-)	131.124	432.366	511.889
Loans To Individuals And Corporates (Net)	151.546	333.277	133.137
Banks (Gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
Other Loans (Net)	-	-	-
Prior Period (Net)	151.237	215.604	50.978
Loans To Real Persons And Legal Entities (Gross)	283.693	480.848	302.309
Specific Provision (-)	132.456	265.244	251.331
Loans To Real Persons And Legal Entities (Net)	151.237	215.604	50.978
Banks (Gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans And Receivables (Gross)	-	-	-
Provision (-)	-	-	-
Other Loans And Receivables (Net)	-	-	-

j.5) Information on profit share accrual accruals and valuation differences calculated for non-performing loans by banks allocating expected credit losses according to TFRS 9 and their equivalents:

	III. Group	IV. Group	V. Group
	Limited Collection Loans	Doubtful Loans	Loss Loans
Current Period (Net)	10.732	49.415	17.293
Profit Share Accruals And Valuation Differences	20.018	113.521	83.780
Provisions (-)	9.286	64.106	66.487
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

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.

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

Explanations and Notes on The Consolidated Financial Statements (Continued)

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

6. Information on loans (Continued):

k) Liquidation policy for uncollectible loans and other receivables:

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

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 2025. (December 31, 2024: 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	16.789.171	15.089.119
Total	16.789.171	15.089.119

b) Information on investment securities measured at amortized cost

	Current Period	Prior Period
Debt Securities	16.789.171	15.089.119
Quoted on a stock Exchange	10.829.748	10.403.523
Unquoted	5.959.423	4.685.596
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted	-	-
Impairment Provision (-)	-	-
Total	16.789.171	15.089.119

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.

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

Explanations and Notes on The Consolidated Financial Statements (Continued)

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

7. Information on financial assets measured at amortized cost (Continued):

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

	Current Period	Prior Period
Balance at beginning of period	15.089.119	16.692.053
Foreign currency differences on monetary assets (*)	1.098.139	875.820
Purchases during period	601.913	4.759.960
Disposals through sales and redemptions	-	(7.238.714)
Impairment provision (-)	-	-
Closing Balance	16.789.171	15.089.119

(*) This amount includes TL 13.053 income accrual. (December 31, 2024: TL 159.293)

8. Information lease receivables (Net):

a) Presentation of remaining maturities of funds lent under finance lease method:

	Current Period		Prior Period	
	Gross	Net	Gross	Net
Less than a year	624.749	593.262	68.216	65.599
1 to 4 years	431.848	393.367	391.109	368.918
More than 4 years	3.101.965	1.556.754	-	-
Total	4.158.562	2.543.383	459.325	434.517

b) Information on net investments through finance lease:

	Current Period	Prior Period
Finance Lease Receivables (Gross)	4.158.562	459.325
Unearned Finance Lease Receivable (-)	1.615.179	24.808
Receivable from finance leases (net)	2.543.383	434.517

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:

		Leasing Receivables Under Close Monitoring		
		Leasing receivables not subject to restructured loans	Restructured or rescheduled	
Finance Lease	Standard Loans		Leasing Receivables with Revised Contract Terms	Refinance
Current Period				
Finance lease receivables (Net)	2.543.383	-	-	-
Prior Period				
Finance lease receivables (Net)	424.659	-	9.858	-

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.

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

Explanations and Notes on The Consolidated Financial Statements (Continued)

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

9. Information on assets held for sale and assets of discontinued operations:

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

	Current Period	Prior Period
Opening balance	166.063	8.283
Additions	112.496	176.062
Disposals	20.579	18.282
Transfers	-	-
Impairment (-)	-	-
Closing balance (*)	257.980	166.063

* The Group's assets held for sale amounting to TL 206.474 are subject to a right of repurchase (December 31, 2024: 141.950). The Group's assets held for sale are not subject to a right of preemption (December 31, 2024: None).

10. Information on associates:

a) Associates (Net):

a.1) Information on consolidated associates:

The Group became a shareholder of Katılım Finans Kefalet A.Ş., which was established with the aim of creating a guarantee system in accordance with the principles and principles of Participation Banking, with a participation fee of TL 90.000 (December 31, 2024: 67.500). The total capital of the company is TL 600.000 and the Bank's total participation amount is TL 90.000, which corresponds to 15%. There is a member of the board of directors in the company to represent the Bank's shares.

Title	Address (City/Country)	If the Parent Bank's Share Ratio is Different Voting Rate (%)	Share Ratio of Other Partners (%)
Katılım Finans Kefalet A.Ş.	İstanbul/Türkiye	%15	%85

	Current Period	Prior Period
Balance at the beginning of the year	67.500	22.500
Movements during the year	22.500	-
Capital Increment	22.500	45.000
Purchasing / New Company Establishment	-	-
Bonus Shares Received	-	-
Dividends from current year income	-	-
Sales	-	-
Reveluation increase	-	-
Impairment provision (-)	-	-
Balance at the end of the year	90.000	67.500
Capital commitments	-	22.500
Share percentage at the end of the year (%)	15	15

a.2) Information on consolidated associates:

None (December 31, 2024: None).

b) Information on subsidiaries (Net):

b.1) Information on the unconsolidated non-financial subsidiaries:

Emlak Menkul Değerler A.Ş., which is owned by the Group 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 June 30, 2025 and December 31, 2024.

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

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

10. Information on associates (Continued):

b) Information on subsidiaries (Net) (Continued):

b.2) Information on consolidated subsidiaries:

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

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

Emlak Katılım Tasarruf Finansman A.Ş., a wholly owned subsidiary of the Bank, was established as an affiliate of the Bank in accordance with the permission obtained from the Banking Regulation and Supervision Agency and was registered with the trade registry on March 3, 2025. The company was established to operate in the field of savings financing, in compliance with the provisions of the Turkish Commercial Code No. 6012, the Financial Leasing, Factoring, Financing and Savings Financing Companies Law No. 6361, relevant legislation, and the principles of interest-free financing. The company has a capital of TL 500.000 al of which was paid by the Parent Bank on February 27, 2025.

Emlak Katılım Portföy Yönetimi A.Ş., a wholly owned subsidiary of the Bank, was established as an affiliate of the Bank in accordance with the permission obtained from the Banking Regulation and Supervision Agency and was registered with the trade registry on March 3, 2025. The company was established to operate in the field of savings financing, in compliance with the provisions of the Turkish Commercial Code No. 6012, the Financial Leasing, Factoring, Financing and Savings Financing Companies Law No. 6361, relevant legislation, and the principles of interest-free financing. The company has a capital of TL 500.000 al of which was paid by the Parent Bank on February 27, 2025.

The Parent Bank’s subsidiary, Emlak Katılım Portföy Yönetimi A.Ş., was established and registered with the trade registry on May 27, 2025. The company's main activity is the establishment and management of investment funds within the framework of the provisions of the Capital Markets Board and related legislation. In addition, the management of portfolios of investment partnerships, pension investment funds established under the Individual Pension Savings and Investment System Law No. 4632 dated March 28, 2001, and their equivalent foreign collective investment institutions established abroad is also included in the scope of its main activity. The company's capital is TL 75.000, and the entire capital was paid by the Parent Bank on May 26, 2025.

Name	Address (City/Country)	Operating Subject	Bank’s share percentage (%)	Direct and Indirect Share Percentages (%)
Emlak Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Sukuk	100	100
Emlak Katılım Varlık Kiralama A.Ş.	İstanbul/Türkiye	Issuance of Sukuk	100	100
Emlak Katılım Tasarruf Finansman A.Ş.	İstanbul/Türkiye	Saving Finance	100	100
Emlak Katılım Portföy Yönetimi A.Ş.	İstanbul/Türkiye	Investment Funds	100	100

The values stated in the table respectively below are taken from the unaudited financial statements of Emlak Varlık Kiralama A.Ş., Emlak Katılım Varlık Kiralama A.Ş., Emlak Katılım Tasarruf Finansman A.Ş., and Emlak Katılım Portföy Yönetimi A.Ş.’s dated June 30, 2025, which have not been subjected to inflation accounting.

	Total Assets	Shareholder’s equity	Total fixed assets	Dividend or profit share income	Income from marketable securities	Current period income/loss	Prior period income/loss	Fair Value
1	10.260.093	79.612	-	2.151.497	-	34.349	45.204	-
2	11.934.758	166	-	2.433.311	-	45	72	-
3	549.242	548.984	-	-	-	48.984	-	-
4	78.421	76.040	-	2.732	-	1.040	-	-

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Explanations and Notes on The Consolidated Financial Statements (Continued)

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

10. Information on associates (Continued):

b) Information on subsidiaries (Net) (Continued):

b.2) Information on consolidated subsidiaries (Continued):

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 / capital increases	-	-
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, 2024: None).

11. Information on tangible assets:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

12. Information on intangible property:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

13. Information on investment property:

None (December 31, 2024: None).

14. Information related to deferred tax asset:

	Current Period	Prior Period
Lease certificates rediscount income	4.344.887	2.606.403
Free provisions allocated for possible losses	2.955.000	2.250.000
Expected Loss Provisions	466.796	239.329
Securities valuation differences	256.454	153.623
Prepaid wages and commissions and unearned income	259.625	108.001
Provisions for retirement premium and vacation pay liabilities	5.565	351.444
Derivative financial instruments	43.122	13.986
TFRS 16 allowance	23.603	19.656
Other debt and expense provisions	495.275	731.452
Deferred Tax Asset	8.850.327	6.473.894
Securities valuation differences	-	-
Derivative instruments	64.488	28.815
Profit share rediscount	3.428.833	1.875.146
Difference between book value and tax value of tangible fixed assets	109.419	82.905
Other	-	-
Deferred Tax Liability	3.602.740	1.986.866
Deferred Tax Asset (Net)	5.247.587	4.487.028

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 TL 2.290.639 (December 31, 2024: TL 3.105.263) and do not exceed 10% of the total assets. The group has derecognized the asset under construction included in other assets by returning it. This matter is disclosed under Section Five, Note IV 6.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities

1. Information on funds collected:

a) Information on maturity structure of funds collected:

Current Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
I. Real Persons Current Accounts									
Non-Trade TL	1.022.694	-	-	-	-	-	-	-	1.022.694
II. Real Persons Participation									
Accounts Non-Trade TL (*)	-	3.964.411	797.950	239.458	193.912	28.796	-	37	5.224.564
III. Current Account Other-TL	6.048.405	-	-	-	-	-	-	-	6.048.405
Public Sector	988.802	-	-	-	-	-	-	-	988.802
Commercial Institutions	4.575.014	-	-	-	-	-	-	-	4.575.014
Other Institutions	39	-	-	-	-	-	-	-	39
Commercial And Other Institutions	115.494	-	-	-	-	-	-	-	115.494
Banks And Participation Banks	369.056	-	-	-	-	-	-	-	369.056
Central Bank Of Türkiye	2	-	-	-	-	-	-	-	2
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	369.054	-	-	-	-	-	-	-	369.054
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	22.985.439	31.915.790	3.915.030	5.785.040	2.580.077	-	-	67.181.376
Public Sector	-	7.961.498	2.763.326	162.663	74.209	-	-	-	10.961.696
Commercial Institutions	-	6.137.700	2.778.823	90.306	1.047.538	-	-	-	10.054.367
Other Institutions	-	7.593.458	22.332.550	2.160.429	4.663.293	2.580.077	-	-	39.329.807
Commercial And Other Institutions	-	227.214	26.524	-	-	-	-	-	253.738
Banks And Participation Banks	-	1.065.569	4.014.567	1.501.632	-	-	-	-	6.581.768
V. Real Persons Current									
Accounts Non- Trade FC	16.431.202	-	-	-	-	-	-	-	16.431.202
VI. Real Persons Participation									
Accounts Non-Trade FC	-	5.058.870	10.675.278	56.535	17.106	308.326	-	-	16.116.115
VII. Other Current Accounts FC	57.980.246	-	-	-	-	-	-	-	57.980.246
Residents In Türkiye- Corporate	25.958.040	-	-	-	-	-	-	-	25.958.040
Residents Abroad-Corporate	29.266.436	-	-	-	-	-	-	-	29.266.436
Banks And Participation Banks	2.755.770	-	-	-	-	-	-	-	2.755.770
Central Bank Of Türkiye	194.843	-	-	-	-	-	-	-	194.843
Domestic Banks	2.358.091	-	-	-	-	-	-	-	2.358.091
Foreign Banks	202.836	-	-	-	-	-	-	-	202.836
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts									
Other-FC	-	17.446.643	9.729.666	12.415.727	4.691.960	600.903	-	-	44.884.899
Public Sector	-	518.443	474.631	-	-	-	-	-	993.074
Commercial Institutions	-	13.526.543	5.467.587	11.699.669	4.691.960	600.903	-	-	35.986.662
Other Institutions	-	62.864	3.340	-	-	-	-	-	66.204
Commercial And Other Institutions	-	3.338.793	3.784.108	-	-	-	-	-	7.122.901
Banks And Participation Banks	-	-	-	716.058	-	-	-	-	716.058
IX. Precious Metals Deposits	4.551.174	3.270.093	769.577	52.486	8.006	17.229	-	-	8.668.565
X. Participation Accounts Special									
Fund Pools TL	-	314.411	637.201	7.635	12.111	-	-	-	971.358
Residents In Türkiye	-	314.411	637.201	7.635	12.111	-	-	-	971.358
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts									
Special Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents In Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	86.033.721	53.039.867	54.525.462	16.686.871	10.708.135	3.535.331	-	37	224.529.424

(*) The Participation account balance includes TL 319.152 opened under the “Yuvam Accounts” scheme, published in the Official Gazette No.31737 on February 1, 2022.

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II. Explanations and Notes Related to Liabilities (Continued)

1. Information on funds collected (Continued):

a) Information on maturity structure of funds collected (Continued):

Prior Period	Demand	Up to 1 month	Up to 3 months	Up to 6 months	Up to 9 months	Up to 1 year	Over 1 year	Accumulated participation accounts	Total
I. Real Persons Current Accounts Non-Trade TL	951.719	-	-	-	-	-	-	-	951.719
II. Real Persons Participation Accounts Non-Trade TL(*)	-	2.929.355	1.002.487	386.374	163.446	188.545	107.816	-	4.778.023
III. Current Account other-TL	6.044.875	-	-	-	-	-	-	-	6.044.875
Public Sector	418.333	-	-	-	-	-	-	-	418.333
Commercial Institutions	5.309.843	-	-	-	-	-	-	-	5.309.843
Other Institutions	27	-	-	-	-	-	-	-	27
Commercial and Other Institutions	107.652	-	-	-	-	-	-	-	107.652
Banks and Participation Banks	209.020	-	-	-	-	-	-	-	209.020
Central Bank of Türkiye	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	209.020	-	-	-	-	-	-	-	209.020
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	29.426.145	16.082.586	2.243.890	673.890	2.226.611	-	-	50.653.122
Public Sector	-	13.361.213	6.721.826	1.000.838	370.258	1.205.427	-	-	22.659.562
Commercial Institutions	-	11.865.782	3.211.772	1.142.403	303.632	6.105	-	-	16.529.694
Other Institutions	-	2.213.350	3.239.027	-	-	1.015.079	-	-	6.467.456
Commercial and Other Institutions	-	399.521	839.408	-	-	-	-	-	1.238.929
Banks and Participation Banks	-	1.586.279	2.070.553	100.649	-	-	-	-	3.757.481
V. Real Persons Current Accounts Non-Trade FC	15.708.669	-	-	-	-	-	-	-	15.708.669
VI. Real Persons Participation Accounts Non-Trade FC	-	5.721.741	10.014.021	40.648	30.395	10.781	-	-	15.817.586
VII. Other Current Accounts FC	45.494.664	-	-	-	-	-	-	-	45.494.664
Residents in Türkiye-Corporate	20.499.045	-	-	-	-	-	-	-	20.499.045
Residents Abroad-Corporate	22.689.645	-	-	-	-	-	-	-	22.689.645
Banks and Participation Banks	2.305.974	-	-	-	-	-	-	-	2.305.974
Central Bank of Türkiye	141.412	-	-	-	-	-	-	-	141.412
Domestic Banks	1.737.651	-	-	-	-	-	-	-	1.737.651
Foreign Banks	426.911	-	-	-	-	-	-	-	426.911
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	-	16.560.953	3.468.445	369.121	115.981	-	-	-	20.514.500
Public sector	-	445.478	226.592	-	-	-	-	-	672.070
Commercial institutions	-	11.243.396	2.770.363	369.121	115.981	-	-	-	14.498.861
Other institutions	-	675.541	3.169	-	-	-	-	-	678.710
Commercial and Other Institutions	-	4.136.475	468.321	-	-	-	-	-	4.604.796
Banks and Participation Banks	-	60.063	-	-	-	-	-	-	60.063
IX. Precious Metals Deposits	2.842.175	2.264.043	667.257	66.226	1.568	5.472	145	-	5.846.886
X. Participation Accounts Special Fund Pools TL	-	358.625	461.816	6.013	-	-	-	-	826.454
Residents in Türkiye	-	358.625	461.816	6.013	-	-	-	-	826.454
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Türkiye	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	71.042.102	57.260.862	31.696.612	3.112.272	985.280	2.431.409	107.961	-	66.636.498

(*) The Participation account balance includes TL 892.480 opened under the “Foreign Exchange-Protected Turkish Lira Time Deposit” scheme, published by the CBRT in the Official Gazette No.31696 on December 21, 2021, and TL 1.696.124 opened under the “Yuvam Accounts” scheme, published in the Official Gazette No.31737 on February 1, 2022.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities (Continued)

1. Information on funds collected (Continued):

b) Saving deposits and other deposits accounts insured by Saving Deposit Insurance Fund:

b.1) Exceeding the limit of Insurance Fund:

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

	Under The Quarantee Of Insurance		Exceeding The Quarantee Of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Real persons' current and participation accounts not subject to trading transactions	7.165.244	5.310.927	39.286.207	37.415.268
Turkish Lira accounts	2.836.748	2.150.599	4.354.220	4.394.603
Foreign currency accounts	4.328.496	3.160.328	34.931.987	33.020.665
Foreign branches' deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities' insurance	-	-	-	-

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

	Under The Quarantee Of Insurance		Exceeding The Quarantee Of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Legal persons' current and participation accounts not subject to trading transactions	4.579.395	3.708.942	150.528.770	90.131.749
Turkish Lira accounts	1.810.617	1.598.473	53.079.880	28.034.415
Foreign currency accounts	2.768.778	2.110.469	97.448.890	62.097.334
Foreign branches' deposits subject to foreign authorities insurance	-	-	-	-
Off-shore deposits under foreign authorities' insurance	-	-	-	-

Funds collected by Participation Banks (except foreign branches) from current and participation accounts denominated in Turkish Lira or foreign currency up to a limit of maximum TL 950 (including both capital and profit shares) for each real person is under the guarantee of Saving Deposit Insurance Fund in accordance with the Banking Law numbered 5411.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities (Continued)

1. Information on funds collected (Continued):

b) Saving deposits and other deposits accounts insured by Saving Deposit Insurance Fund (Continued):

b.2) Funds collected which are not under the guarantee of insurance fund:

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

	Current Period	Prior Period
Foreign Branches' Profit Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board Of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	11.903	11.421
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	823.290	37.732
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 Liabilities (Continued)

2. Information on loans:

a.1) Information on the type of loan received:

	Current Period		Prior Period	
	TL	FC	TL	FC
Syndication loans	-	-	-	-
Wakale loans	126.835	4.151.232	188.750	812.046
Loans obtained from Issued Lease certificates (Sukuk)	-	-	-	-
Other	-	2.187.189	-	1.411.034
Total	126.835	6.338.421	188.750	2.223.080

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	46.835	1.207.734	47.750	463.290
Loans from foreign banks, institutions and funds	80.000	5.130.687	141.000	1.759.790
Total	126.835	6.338.421	188.750	2.223.080

a.3) Maturity analysis of funds borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Short-Term	110.607	1.740.165	173.646	469.511
Medium and Long-Term	16.228	4.598.256	15.104	1.753.569
Total	126.835	6.338.421	188.750	2.223.080

b) Additional disclosures on concentration areas of Bank’s liabilities:

The Parent Bank does not have concentration on customer or sector group providing funds (December 31, 2024: None).

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities (Continued)

3. Information on issued securities:

The Group conducted lease certificate (Sukuk) issuances through its subsidiary Emlak Katılım Varlık Kiralama A.Ş. for the purpose of raising funds from various investors. The details of these issuances are presented below:

Issuance Date	Issuance Amount	Currency	Maturity Date	Profit Share Type
May 16, 2024 Thursday	300.000	TL	May 16, 2026 Thursday	Fixed Rate
June 28, 2024 Friday	200.000	TL	July 18, 2025 Friday	Floating 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
August 5, 2024 Monday	300.000	TL	August 3, 2026 Monday	Fixed Rate
September 23, 2024 Monday	300.000	TL	September 21, 2026 Monday	Fixed Rate
December 3, 2024 Tuesday	350.000	TL	January 27, 2026 Tuesday	Fixed Rate
December 6, 2024 Friday	101.000	TL	January 30, 2026 Friday	Fixed Rate
December 9, 2024 Monday	210.000	TL	February 2, 2026 Monday	Fixed Rate
January 6, 2025 Monday	92.000	TL	January 5, 2026 Monday	Fixed Rate
January 31, 2025 Friday	100.000	TL	February 4, 2026 Wednesday	Fixed Rate
March 11, 2025 Tuesday	250.000	TL	March 10, 2026 Tuesday	Fixed Rate
March 11, 2025 Tuesday	250.000	TL	March 16, 2027 Tuesday	Fixed Rate
March 27, 2025 Thursday	300.000	TL	July 2, 2025 Wednesday	Fixed Rate
April 8, 2025 Tuesday	300.000	TL	August 1, 2025 Friday	Fixed Rate
April 10, 2025 Thursday	250.000	TL	August 7, 2025 Thursday	Fixed Rate
April 15, 2025 Tuesday	200.000	TL	August 13, 2025 Wednesday	Fixed Rate
April 16, 2025 Wednesday	85.000	TL	August 1, 2025 Friday	Fixed Rate
May 8, 2025 Thursday	325.000	TL	August 13, 2025 Wednesday	Fixed Rate
May 9, 2025 Friday	500.000	TL	May 15, 2026 Friday	Fixed Rate
May 23, 2025 Friday	155.000	TL	August 28, 2025 Thursday	Fixed Rate
May 26, 2025 Monday	842.500	TL	August 27, 2025 Wednesday	Fixed Rate
May 28, 2025 Wednesday	1.500.000	TL	August 28, 2025 Thursday	Fixed Rate
June 12, 2025 Thursday	1.250.000	TL	September 17, 2025 Wednesday	Fixed Rate
June 27, 2025 Friday	51.000	TL	July 17, 2026 Friday	Fixed Rate
June 27, 2025 Friday	200.000	TL	September 26, 2025 Friday	Fixed Rate
March 14, 2025 Friday	1.500.000	TL	July 3, 2025 Thursday	Fixed Rate
March 27, 2025 Thursday	500.000	TL	July 9, 2025 Wednesday	Fixed Rate

a) Information on issued securities:

	Current Period		Prior Period	
	TL	FC	TL	FC
Lease Certificates	10.583.127	-	15.432.580	-
Total	10.583.127	-	15.432.580	-

4. Information on derivative financial liabilities:

	Current Period		Prior Period	
	TL	FC	TL	FC
Forward Transactions	24.652	-	1.090	17.487
Swap Transactions	-	15.407	11.995	-
Future Transactions	-	-	-	-
Options	-	-	-	-
Others	-	-	-	-
Total	24.652	15.407	13.085	17.487

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities (Continued)

5. Information on lease liabilities (Net) :

	Current Period		Prior Period	
	TL	FC	TL	FC
Less than 1 year	175.051	-	129.855	-
Between 1-5 years	723.505	-	524.888	-
Over 5 years	119.764	-	85.222	-
Total	1.018.320	-	739.965	-

6. Information on derivative financial liabilities for hedging purposes:

None (December 31, 2024:None).

7. Information on provisions:

a) Information on provisions for employee rights:

As of the balance sheet date, the Group's employment termination benefits provision amounting to TL 76.511 (December 31, 2024: TL 60.565), vacation pay provision amounting to TL 77.985 (December 31, 2024: 55.435 TL), performance premium provision of TL 900.000 (December 31, 2024: TL 1.300.000). There is a total provision for employee rights of TL 854.496 (December 31, 2024: TL 1.416.000).

The Group reflected the employee termination benefits provision in the financial statements using the actuarial valuation method specified in TAS 19. In this context, the following actuarial assumptions were used in calculating total liabilities.

	Current Period	Prior Period
Discount Rate (%)	26,67	26,67
Estimated Increase Rate Of Salary Ceiling (%)	23,49	23,49
Reel discount rate	2,25	2,25

Movement of the provision for employment termination benefits in the balance sheet:

	Current Period	Prior Period
Prior period ending balance	60.565	32.146
Change in the period	15.946	14.366
Actuarial (gain) / loss	-	14.053
Balance at the end of the period	76.511	60.565

b) Retirement benefits:

According to the technical balance sheet reports prepared using the technical interest rate of 9,80% specified in Law No. 5754, published in the Official Gazette No. 26870 on May 8, 2008, no technical deficit was reported for the Fund as of June 30, 2025, and December 31, 2024.

As of the balance sheet date, the Group's liability related to benefits to be transferred to the Social Security Institution (SGK) corresponds to the estimated payment amount required at the time of transfer. The actuarial parameters and results used in measuring this amount reflect the provisions of Law No. 5754, published in the Official Gazette No. 26870 on May 8, 2008, regarding retirement and healthcare benefits to be transferred to SGK (such as a 9,80% real discount rate).

The liability amount for transfer-related benefits is calculated based on largely fixed and predetermined assumptions under the new law. However, the final amount of the Bank's liability at the time of transfer may vary depending on factors such as the discount rate, inflation, salary increases, number of participants, and attrition rates

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities (Continued)

7. Information on Provisions (Continued):

c) Other Provisions:

	Current Period	Prior Period
Free provisions allocated for possible losses (*)	9.850.000	7.500.000
Provisions allocated from profit shares to be distributed to profit sharing accounts	1.547.230	914.340
Non-cash loans first and second stage expected loss provisions	11.375	279.732
Provisions for cases on trial	659	9.644
Impairment provision	244.637	2.466
Total	11.653.901	8.706.182

(*)An amount of TL 9.850.000, previously set aside by Bank management as discretionary provision, is included in the total, although it is not required under BRSA Accounting and Financial Reporting Standards. (December 31, 2024 : TL 7.500.000).

d) Information on provisions for foreign exchange losses on foreign currency indexed loans and financial lease receivables:

None (December 31, 2024: None).

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to Liabilities (Continued)

8. Information on taxes payable:

a) Explanations on current tax liability:

a.1) Explanations on tax provision:

As of June 30, 2025, the Bank's remaining tax liability after deducting the provisional taxes paid from the corporate tax is TL 980.926. (December 31, 2024: TL 1.664.243).

a.2) Information on taxes payable:

	Current Period	Prior Period
Corporate Tax Payable	980.926	1.664.243
BSMV	174.458	151.699
Income Tax Deducted From Wages	68.163	58.575
Income Tax On Securities	266.503	14.701
Foreign Exchange Transaction Tax	34.586	39.631
Value Added Tax Payable	27.894	26.534
Real Estate Capital Gains Tax	3.477	2.337
Other	2.656	21.593
Total	1.558.663	2.114.133

a.3) Information on premiums:

	Current Period	Prior Period
Social Security Premiums-Employee	-	39
Social Security Premiums-Employer	-	27
Unemployment Insurance-Employee	34.030	26.315
Unemployment Insurance-Employer	60.086	39.073
Bank Pension Fund Premium- Employees	-	-
Bank Pension Fund Premium- Employer	-	-
Pension Fund Membership Fees And Provisions-Employees	5.695	3.769
Pension Fund Membership Fees And Provisions- Employer	2.431	1.882
Other	-	-
Total	102.242	71.105

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

None (December 31, 2024: None).

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations And Notes Related to Liabilities (Continued)

- 10. Detailed explanations regarding the number of subordinated loans used by the Group, their maturity, dividend ratio, the institution from which the loan was obtained and the option to convert into shares, if any:**

Information on subordinated loans:

	Current Period		Prior Period	
	TL	FC	TL	FC
Borrowing Instruments to be Included in Additional Capital Calculation	-	9.808.692	-	7.664.460
Subordinated Loans(*)	-	9.808.692	-	7.664.460
Subordinated Debt Instruments	-	-	-	-
Debt Instruments to be Included in the Contribution Capital Calculation	-	-	-	-
Subordinated Loans	-	-	-	-
Subordinated Debt Instruments	-	-	-	-
Total	-	9.808.692	-	7.664.460

(*) As of June 30, 2025, the Bank holds three subordinated debt instruments, all issued by TVF Market Stability and Balance Sub-Fund: TRT240424F22 (ISIN Code): Issued on April 24, 2019, with an earliest repayment option of five years and a perpetual term, amounting to 100.000.000 Euros (full Euro value). TRT250232F15 (ISIN Code): Issued on March 9, 2022, with an earliest repayment option of ten years and a perpetual term, amounting to EUR 31.688.489 (full Euro value). TRT211229F12 (ISIN Code): Issued on December 30, 2024, with an earliest repayment option of five years and a perpetual term, amounting to EUR 100.000.000 (full Euro value). These debt instruments are zero-profit-sharing and do not include a conversion option into equity shares.

- 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 are TL4.323.879 (December 31, 2024: TL 3.992.047) 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:**

The Parent Bank's registered capital system did not apply as of March 31, 2025 and December 31, 2024.

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

None.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

II. Explanations and Notes Related to 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:

There are no capital commitments.

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's 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 (*)	(449.480)	68.365	(285.545)	77.602
Foreign exchange difference	-	-	-	-
Total	(449.480)	68.365	(285.545)	77.602

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

i) Information on other capital reserves:

As of June 30, 2025, the Group holds three subordinated debt instruments issued by TVF Market Stability and Balance Sub-Fund: TRT240424F22 (ISIN Code): Issued on April 24, 2019, with an earliest repayment option of five years and a perpetual term, amounting to EUR 100.000.000 (full Euro value). (TRT250232F15): Issued on March 9, 2022, with an earliest repayment option of ten years and a perpetual term, amounting to EUR 31.688.489 (full Euro value). TRT211229F12 (ISIN Code): Issued on December 30, 2024, with an earliest repayment option of five years and a perpetual term, amounting to EUR 100.000.000 (full Euro value). These financial liabilities have been recorded at fair value, and the difference between their cost value and fair value at initial recognition has been accounted for under 'Other Capital Reserves' in equity. Due to the partial redemption of the subordinated loan obtained in 2019, the TL 23.088 difference between the cost value and fair value, previously tracked under 'Other Capital Reserves,' has been reclassified to retained earnings. For the subordinated loan obtained in 2024, the difference between the cost value and fair value amounts to TL 74.501. This amount is tracked as an item subject to reclassification in profit or loss and will be amortized over the loan's lifetime through income and expense accounts.

Additionally, in line with the Bank Management's decision, the zero-yield, perpetual government securities related to this transaction have been classified as 'financial assets carried at amortized cost' and recognized in the balance sheet at their discounted value using government securities' yield rates. The difference between the initial acquisition cost and the discounted value has been accounted for under 'Other Capital Reserves' in equity.

Furthermore, due to the utilization of the real estate sale profit exemption, an amount of TL 9.883 has been classified under 'Other Capital Reserves' in accordance with Article 5, Clause 1/e of the Corporate Tax Law No. 5520.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

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

1. Explanations on liabilities related to off-balance sheet:

a) Type and amount of irrevocable loan commitments:

	Current Period	Prior Period
Guaranteed Loan Allocation Commitments	87.319	26.858.081
Forward Asset Value Purchase and Sale Commitments	10.108.535	1.408.953
Our Payment Commitments for Cheques	607.985	457.605
Tax and Fund Obligations Resulting from Export Commitments	-	-
Credit Card Spending Limit Commitments	74.868	71.990
Participation Capital Commitments	1.300.000	22.500
Other Irrevocable Commitments	706.375	626.599
Total	12.885.082	29.445.728

b) Type and amount of possible losses and commitments arising from off-balance sheet items:

b.1) Non-cash loans including guarantees, bank acceptances, collaterals and others that are accepted as financial commitments and other letters of credit:

	Current Period	Prior Period
Guarantees	36.182.416	30.072.136
Letters Of Credit	4.548.021	2.293.233
Bank Loans	239.117	173.710
Other Guaranties And Sureties	-	-
Total	40.969.554	32.539.079

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

	Current Period	Prior Period
Temporary letters of guarantees	2.796.254	1.400.644
Advance letters of guarantees	21.722.446	19.699.299
Letters of guarantees given to customs	4.267.560	3.447.602
Definitive Letters of Guarantee	883.954	865.130
Other	170.642	107.111
Letters of Guarantee Given for the Guarantee of Cash Loans	6.341.560	4.552.350
Total	36.182.416	30.072.136

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Explanations and Notes on The Consolidated Financial Statements (Continued)

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

1. Explanations on liabilities related to off-balance sheet (Continued):

c) Within the non-cash loans:

c.1) Total amount of non-cash loans:

	Current Period	Prior Period
Non-cash loans given against cash loans	6.341.560	4.552.350
With original maturity of 1 year or less	463.042	159.014
With original maturity of more than 1 year	5.878.518	4.393.336
Other non-cash loans	34.627.994	27.986.729
Total	40.969.554	32.539.079

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

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

2) Explanations on derivative transactions:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

3. Explanations on contingent assets and liabilities:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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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

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	9.893.266	1.068.752	2.912.057	315.457
Medium and Long Term Loans	6.044.331	1.127.268	2.167.661	250.063
Profit Share on Non-Performing Loans	58.873	1.248	4.806	60
Total	15.996.470	2.197.268	5.084.524	565.580

b) Information on profit share income received from banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
CBRT	784.890	-	163.004	-
Domestic Banks	2.971	-	8.569	-
Foreign Banks	-	-	-	-
Head Offices and Branches Abroad	-	-	-	-
Total	787.861	-	171.573	-

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)	6.517.312	73.379	18.138	22.831
Financial Assets Measured at Fair Value through Other Comprehensive Income (FVOCI)	1.444.861	199.077	813.242	74.369
Financial Assets Measured at Amortized Cost	1.186.643	64.773	555.428	85.030
Total	9.148.816	337.229	1.386.808	182.230

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

	Current Period		Prior Period	
	TL	FC	TL	FC
Dividends received from subsidiaries and affiliates	-	-	-	-
Total	-	-	-	-

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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. Information on profit share income:

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

Current Period		Profit Sharing Accounts						
Account Name	Up to 1 month	Up to 3 month	Up to 6 month	Up to 9 month	Up to 1 year	More than 1 year	Accumulated participation accounts	Total
TL								
Funds collected from banks through current and profit sharing accounts	108.315	785.167	101.316	-	-	-	-	994.798
Real persons' non-trading profit sharing accounts	162.605	599.324	119.604	-	21.579	164.822	7	1.067.941
Public sector profit sharing accounts	481.566	1.818.238	280.026	-	22.251	-	-	2.602.081
Commercial sector profit sharing accounts	727.437	946.374	293.601	-	134.050	89.170	-	2.190.632
Other institutions profit sharing accounts	202.930	1.951.523	861.307	-	139.178	1.038.930	-	4.193.868
Total	1.682.853	6.100.626	1.655.854	-	317.058	1.292.922	7	11.049.320
FC								
Banks	-	168	251	-	-	-	-	419
Real persons' non-trading profit sharing accounts	14.534	17.609	54.945	-	100.553	31	-	187.672
Public sector profit sharing accounts	331	17.476	1.136	-	-	-	-	18.943
Public sector profit sharing accounts	77.899	248.530	51.049	-	152.113	1.639	-	531.230
Other institutions profit sharing accounts	5.073	209	-	-	-	-	-	5.282
Precious metals deposits	3.048	-	-	-	-	-	-	3.048
Total	100.885	283.992	107.381	-	252.666	1.670	-	746.594
Grand Total	1.783.738	6.384.618	1.763.235	-	569.724	1.294.592	7	11.795.914

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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. Information on profit share income: (Continued):

a) Distribution of profit share expense on funds collected based on maturity of funds collected (Continued):

Current 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	-	6.019	152.709	-	-	-	-	-	158.728
Real persons' non-trading profit sharing accounts	45.519	594.177	94.170	-	2.270	148.066	-	-	884.202
Public sector profit sharing accounts	539.319	167.525	268.365	-	309	3.170	-	-	978.688
Commercial sector profit sharing accounts	295.534	1.459.191	386.601	-	8.147	185.367	-	-	2.334.840
Other institutions profit sharing accounts	3.470	136.180	4.275	-	-	-	-	-	143.925
Total	883.842	2.363.092	906.120	-	10.726	336.603	-	-	4.500.383
FC									
Banks	-	-	-	-	-	-	-	-	-
Real persons' non-trading profit sharing accounts	2.038	4.244	183	-	356	46	-	-	6.867
Public sector profit sharing accounts	-	1.200	-	-	-	-	-	-	1.200
Public sector profit sharing accounts	7.028	38.720	864	-	2	-	-	-	46.614
Other institutions profit sharing accounts	2	109	-	-	-	-	-	-	111
Precious metals deposits	1.194	-	-	-	-	-	-	-	1.194
Total	10.262	44.273	1.047	-	358	46	-	-	55.986
Grand Total	894.104	2.407.365	907.167	-	11.084	336.649	-	-	4.556.369

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

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks	31.084	116.332	87.990	41.715
CBRT	-	-	-	-
Domestic Banks	9.988	20.340	87.990	18.764
Foreign Banks	21.096	95.992	-	22.951
Head Offices And Branches Abroad	-	-	-	-
Other Institutions	-	72.855	-	125.347
Total	31.084	189.187	87.990	167.062

c) Profit share expense paid to associates and subsidiaries:

None (June 30, 2024: None).

d) Information on Profit Share Expenses Related to Issued Securities

	Current Period		Prior Period	
	TL	FC	TL	FC
Profit share expense given to associates and subsidiaries	8.665.196	-	2.118.220	-
Total	8.665.196	-	2.118.220	-

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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	741.231	270.813
Remittance Commissions	143.677	110.633
Insurance and brokerage commissions	238.492	52.420
Fees and commissions from correspondents	72.942	9.537
Import commissions	23.552	11.781
Appraisal fees	30.141	23.395
Fees and commissions from member merchant pos	8.521	2.790
Early closing commission income	7.103	1.199
Safe deposit box revenues	5.700	2.083
Limit allocation commission	12.478	1.462
Other commission and service income received	64.169	26.186
Total	1.348.006	512.299

Other Fees and Commissions Given	Current Period	Prior Period
Expenses and commissions given to correspondents	59.326	12.472
Fees and commissions for Swift, EFT and money transfer	5.851	2.043
Fees and commissions given for credit cards	3.128	952
Fees and commissions given for loans used	5.070	91
Other commissions and fees	13.235	4.442
Total	86.610	20.000

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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 (June 30, 2024: None).

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

	Current Period	Prior Period
Income	30.861.654	8.982.117
Income from capital market transactions	1.971	1.765
Income from derivative financial instruments	1.943.803	799.856
Foreign exchange income	28.915.880	8.180.496
Loss (-)	23.376.749	7.346.609
Loss on capital market transactions	102	461
Loss on derivative financial instruments	1.676.758	994.577
Foreign exchange losses	21.699.889	6.351.571
Trading income/loss (net)	7.484.905	1.635.508

6. Explanations related to other operating income:

	Current Period	Prior Period
Reversal of expected loss provisions for prior years	487.755	156.339
Income from sales of assets (**)	1.961.464	82
Income from provisions set aside in previous years	-	-
Cancellation of provision for communication expenses	149	136
Lease income	5	2
Other income (*)	145.866	282.056
Total	2.595.239	438.615

(*) Other income for the current period consists of TL 43.776 related to prior year expense adjustments and TL 51.762 from other income items.

(**) In 2025, the Group returned the asset under construction, which was included in other assets in 2024 and owned by the Bank, and in return, acquired the ownership of the real estate property currently used as its headquarters. As a result of this transaction, the Bank recognized a gain income of TL 1.955.000.

An income of TL 653 was generated from the sale of other assets. (December, 31 2024: TL 82)

7. Expected loss provision expenses and other provision expenses:

	Current Period	Prior Period
Expected Credit Loss	1.667.962	326.568
12 Month Expected Credit Loss (Stage 1)	726.291	172.843
Significant Increase In Credit Risk (Stage 2)	389.191	50.706
Non-Performing Loans (Stage 3)	552.480	103.019
Marketable Securities Impairment Expense	4.960	10.715
Financial Assets At Fair Value Through Profit Or Loss	4.960	10.715
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 (*)	2.837.764	122.026
Total	4.510.686	459.309

(*) Consists of TL 1.889 in litigation provision expenses, TL 2.350.000 in discretionary (free) provision expenses recognized in excess of the BRSA Accounting and Financial Reporting requirements, and TL 485.875 in provision expenses for profit shares to be distributed to participation accounts.

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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
Provision for retirement pay liability (*)	15.947	4.284
Accumulated allowance amount (*)	28.474	16.212
Deficit provision for pension fund	-	-
Impairment expenses of tangible assets	-	-
Depreciation expenses of tangible assets	157.538	47.748
Impairment expenses of intangible assets	-	-
Impairment expense of goodwill	-	-
Amortization expenses of intangible assets	45.251	12.060
Impairment provision for investments accounted for under equity method	-	-
Impairment expenses of assets to be disposed	-	-
Depreciation expenses of assets to be disposed	-	-
Impairment expenses of assets held for sale and assets of discontinued operations	-	-
Other operating expenses	1.023.956	233.658
Lease expenses related to TFRS 16 exemptions	26.479	2.695
Operating Maintenance expenses	52.713	16.300
Advertisement expenses	462.945	41.305
Other expenses ⁽¹⁾	481.819	173.358
Loss on sale of assets	-	-
Other ⁽²⁾	617.721	151.240
Total	1.888.887	465.202

(*) 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	82.789	24.437
Cleaning expenses	97.733	26.213
Heating, lighting and water expenses	22.801	10.050
Transportation vehicle expenses	23.442	6.157
Representation and hospitality expenses	19.752	11.808
Movable property insurance expenses	9.454	4.125
Stationery expenses	14.250	1.721
Aid and donations	4.204	58.000
Participation in common expenses	8.700	1.083
Litigation and court expenses	70.719	532
Other	127.975	29.232
Total	481.819	173.358

⁽²⁾ Other balance details are as below table:

	Current Period	Prior Period
Taxes, Duties, Charges and Funds	430.089	88.892
Audit and Consultancy Fees	71.441	22.816
Participation Share Expenses	9.078	1.932
Saving Deposit Insurance Fund	39.906	15.688
Other	67.207	21.912
Total	617.721	151.240

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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:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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

As of June 30, 2025, the Group has deferred tax income of TL 5.461.478 (June 30, 2024: TL 2.551.903) and deferred tax expense of TL 4.762.330 (June 30, 2024: TL 1.900.324). As of June 30, 2025, the Bank's current tax provision is TL 3.884.277 (June 30, 2024: TL 2.552.896).

Since the Group does not have any discontinued operations, there is no tax provision regarding this. (June 30, 2024: None).

11. Explanations on net income/loss from continued and discontinued operations:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

12. Explanations on net income/ loss:

a) The nature and amount of certain income and expense items from ordinary operations; if the disclosure for nature, amount and repetition rate of such items is required for a complete understanding of the Bank’s performance for the period:

None (June 30, 2024: None).

b) The effect of the change in accounting estimates to the net income/loss; including the effects on the future period:

None (June 30, 2024: None).

c) Profit / loss attributable to minority rights:

None (June 30, 2024: None).

V. Explanations and Footnotes Regarding The Statement of Changes in Equity:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

VI. Explanations and Footnotes Regarding The Cash Flow Statement:

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

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Explanations and Notes on The Consolidated Financial Statements (Continued)

VII. Explanations Related to The Risk Group of The Bank

1. The volume of transactions related to the risk group that The Bank belongs to, credit and fund transactions collected at the end of the period, income and expenses for the period:

a) Current Period

Risk Group of the Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Bank		Other real or legal persons included in the risk group	
	Cash	Non-Cash	Cash	Non-Cash	Cash	Non-Cash
Loans and Other Receivables						
Balance at the beginning of period	-	-	3.885	-	-	-
Balance at the end of period	-	-	2.997	-	-	-
Dividend and Commission Income Received (*)	-	-	223	-	-	-

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

b) Prior Period

Risk Group of the Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Bank		Other real or legal persons included in the risk group	
	Cash	Non-Cash	Cash	Non-Cash	Cash	Non-Cash
Loans and Other Receivables						
Balance at the beginning of period	-	-	3.637	-	-	-
Balance at the end of period	-	-	3.885	-	-	-
Dividend and Commission Income Received (*)	-	-	644	-	-	-

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

c) Information on current and profit sharing accounts of The Bank's risk group:

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

d) Information on forward and option agreements and other similar agreements with the risk group of the Bank:

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

e) Information on the benefits provided to the top management of The Parent Bank:

The total amount of the remuneration and benefits provided to the top management of The Bank for the accounting period ended June 30, 2025 is TL 72.239 (June 30, 2024: TL 43.671).

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Explanations and Notes on The Consolidated Financial Statements (Continued)

VII. Explanations Related to The Risk Group of The Bank (Continued)

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

In accordance with the Article 25 of the Communiqué on the Financial Statements to be Publicly Disclosed by Banks and the Related Explanations and Footnotes, it has not been prepared for the interim period.

IX. Explanations And Footnotes Regarding Post-Balance Sheet Matters:

An application was submitted to the Capital Markets Board of Türkiye (CMB) for the issuance of lease certificates, to be issued by Emlak Katılım Varlık Kiralama A.Ş., with the Parent Bank acting as the originator and fund user. The issuance, limited to TL 30,000,000, is planned to be conducted domestically, in tranches, in Turkish Lira, with maturities ranging between 1 and 60 months. It is based on the “Management Agreement-Based” lease certificate structure, as stipulated in the CMB’s Lease Certificates Communiqué (III-61.1), and is to be sold via private placement and/or to qualified investors. The application was approved by the CMB with its resolution dated July 11, 2024, and numbered 36/1003.

- TL 705.000 with a maturity of 98 days, issued to qualified investors in Türkiye, on August 13, 2025,
- TL 800.000 with a maturity of 98 days, issued to qualified investors in Türkiye, on August 13, 2025,
- TL 470.000 with a maturity of 120 days, issued to qualified investors in Türkiye, on August 13, 2025,
- TL 350.000 with a maturity of 98 days, issued to qualified investors in Türkiye, on August 13, 2025,
- TL 300.000 with a maturity of 120 days, issued to qualified investors in Türkiye, on August 7, 2025,
- TL 1.000.000 with a maturity of 94 days, issued to qualified investors in Türkiye, on August 1, 2025,
- TL 92.000 with a maturity of 97 days, issued to qualified investors in Türkiye, on August 1, 2025,
- TL 215.000 with a maturity of 99 days, issued to qualified investors in Türkiye, on July 24, 2025,
- TL 500.000 with a maturity of 99 days, issued to qualified investors in Türkiye, on July 24, 2025,
- TL 200.000 with a maturity of 98 days, issued to qualified investors in Türkiye, on July 11, 2025,
- TL 500.000 with a maturity of 93 days, issued to qualified investors in Türkiye, on July 9, 2025,
- TL 500.000 with a maturity of 105 days, issued to qualified investors in Türkiye, on July 3, 2025,
- TL 100.000 with a maturity of 92 days, issued to qualified investors in Türkiye, on July 3, 2025,
- TL 1.000.000 with a maturity of 105 days, issued to qualified investors in Türkiye, on July 3, 2025,
- TL 750.000 with a maturity of 92 days, issued to qualified investors in Türkiye, on July 2, 2025,
- TL 250.000 with a maturity of 121 days, issued to qualified investors in Türkiye, on July 2, 2025,
- TL 750.000 with a maturity of 92 days, issued to qualified investors in Türkiye, on July 2, 2025,
- TL 1.000.000 with a maturity of 92 days, issued to qualified investors in Türkiye, on July 2, 2025.

In all of these issuances, the Parent Bank acted as the authorized investment institution.

The Parent Bank's subsidiary, Emlak Katılım Tasarruf Finansman A.Ş., has obtained operating license by the Banking Regulation and Supervision Agency's decision No. 11248 dated July 24, 2025, in accordance with Article 7 of the Financial Leasing, Factoring, Financing, and Savings Financing Companies Law No. 6361 and the Savings Finance Companies Establishment and Operations Regulation, Article 5, Paragraph (2).

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SECTION SIX

Limited Audit Report

I. Matters to be Disclosed in the Limited Review Report

The Consolidated financial statements of the Group as of June 30, 2025, have been audited by PwC Bağımsız Denetim ve SMMM A.Ş. and the independent auditors’ report dated 15 August 2025, is presented before the accompanying financial statements.

II. Explanations and Notes Prepared By The Independent Auditors

None.

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SECTION SEVEN

Interim Activity Report

I. The Interim Activity Report, Included the Evaluations of the Chairman of the Board of Directors and CEO of the Parent Bank Regarding the Interim Operations

a) Message from the Chairman of the Board:

The first half of 2025 has been marked as a period when global monetary policies began to shift direction and economic balances started to reshape. The renewed focus on customs tariffs between the United States and China—particularly in the fields of technology and green energy—has heightened uncertainties surrounding the global trade system, creating a cautious atmosphere in international markets.

This strategic rivalry between the world’s two largest economies has strengthened restructuring trends in supply chains, accelerating the shift toward alternative markets in many economies, especially among emerging countries. Despite the constraining impact of trade tensions on global growth expectations, the predictable stance of central banks and their policies prioritizing financial stability have enabled markets to navigate this process in a controlled manner.

Within this framework, while expectations of modest yet sustainable growth have resurfaced in the global economy, the balanced course of energy and commodity prices has provided a more predictable environment for emerging markets. The increase in confidence within the financial system and the revival of investments have made the first half of 2025 a phase of transition and recovery.

Despite challenging global conditions—including the pandemic period—the Turkish economy has continued to maintain its growth momentum, recording 2% growth in the first quarter of 2025. Türkiye achieved growth rates of 1.9% in 2020, 11.4% in 2021, 5.5% in 2022, 5.1% in 2023, and 3.2% in 2024. These figures demonstrate the continuation of our country’s balanced and sustainable growth trend.

The 2025 assessments of international rating agencies confirm the resilience of the Turkish economy and the credibility of its policies. Moody’s upgraded Türkiye’s long-term credit rating from B1 to Ba3, while Fitch Ratings affirmed the country’s BB- rating.

In the first half of 2025, Türkiye made significant progress in combating inflation thanks to the decisive implementation of monetary policies and fiscal discipline. Annual CPI, which stood at 42.12% in January, declined to 35.05% by June, marking a decrease of approximately 7.1 percentage points within six months. With this downward trend continuing for 13 consecutive months, inflation has reached its lowest levels since late 2021. In its inflation report published on May 22, the Central Bank of the Republic of Türkiye (CBRT) maintained its year-end forecast at 24% and its end-2026 forecast at 12%.

The strong and determined economic stance displayed in the first half of 2025 has once again clearly demonstrated the resilience of the Turkish economy and its capacity for sustainable growth. The strengthening of macroeconomic stability, the improvement of the investment climate, and rising financial confidence all signal that this positive trend will continue in the coming periods.

Emlak Katılım, which creates added value for the participation finance sector, sustained the strong growth momentum it achieved in 2024 into the first half of 2025. The Bank increased its net profit by 46% compared to the same period of the previous year, reaching TL 7.6 billion. This solid financial performance reflects our effective balance sheet management, efficiency-focused strategies, and strong support for the real economy.

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Interim Activity Report (Continued)

I. Interim activity report including the Message from the Chairman of the Board of Directors and CEO related to the interim activities (Continued)

a) Message from the Chairman of the Board of Directors (Continued)

Emlak Katılım, operating under the assurance of a public bank, advances not only with a focus on financial growth but also by prioritizing the creation of social value and environmental responsibility. Through innovative and inclusive projects, our institution contributes to the national economy, supports eco-friendly financing models in line with sustainable development goals, and continuously enhances the customer experience with its digitalization vision.

By directly providing resources to trade, production, and the service sector, Emlak Katılım will continue to make long-term and high-quality contributions to the real economy. With its approach centered on social values, and policies developed around digitalization, customer experience, sustainability, and financial inclusion, our Bank reaffirms its commitment to value creation.

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 Chairman of the Board of Directors and CEO related to the interim activities (Continued):

b) Message from the General Manager:

Türkiye continues its steady progress in line with its goals of high value-added production, sustainable development, and inclusive prosperity—despite the tightening of international trade policies and global economic vulnerabilities. With policies that safeguard macroeconomic balances while prioritizing investment, employment, and technological transformation, the Turkish economy has achieved uninterrupted growth for 19 consecutive quarters.

The 2% growth recorded in the first quarter of 2025, beyond being a numerical indicator, is a concrete reflection of confidence in Türkiye’s production capacity, entrepreneurial potential, and dynamic domestic market. This strong stance, demonstrated across all components of the economy, reaffirms Türkiye’s determined journey to become a more competitive, more resilient, and more effective economic actor on the global stage.

In the first half of 2025, inflation in Türkiye continued its downward trend, supported by robust monetary policy measures and fiscal discipline. With 13 consecutive months of decline, inflation has fallen to its lowest levels since late 2021. Leading indicators suggest that this disinflationary trend will continue, with targets for year-end levels well within reach.

The fundamental mission of Türkiye’s banking sector—particularly participation banks—in providing resources to the real economy is not only a function of supporting the financial system, but also a strategic role that prioritizes production, fosters employment, and enables sustainable development.

At this point, participation banks play a vital role as strong supporters of economic policies shaped around investment, production, and exports—directly contributing to the enhancement of social welfare and the establishment of economic justice. At Emlak Katılım, we continue to make a difference in the sector through the support we provide to the real economy, our technology-driven service approach, and our value-oriented business model. The steps we have taken in the areas of sustainable finance, digitalization, and financial inclusion not only contribute to the transformation of our sector but also reinforce our commitment to the national economy.

At Emlak Katılım, with our strong capital structure and human resources, we are determined to further reinforce our solid and reliable position in the participation finance sector each passing day. As of the first half of 2025, our net profit increased by 46% compared to the same period of the previous year, reaching TL 7.6 billion, while our return on equity stood at 69%. Our total assets grew by 46% year-on-year to TL 298 billion; collected funds rose by 41% to TL 225 billion; and funds extended increased by 91% to TL 165 billion.

As one of the pioneers of participation-based capital markets, we delivered a strong performance in the first half of 2025 by transferring our knowledge and expertise to corporate firms across various sectors. During this period, we carried out TL 10.3 billion of lease certificate (sukuk) issuances as a fund user and TL 6.3 billion of corporate sukuk issuances as an arranger. With an outstanding sukuk balance of TL 8.4 billion, we hold a 24% market share. In addition, in the second quarter we acted as intermediary in a TL 1.2 billion sukuk issuance indexed to TLREFK (Turkish Lira Overnight Participation Reference Rate), continuing to provide long-term funding for corporate firms. In total, we realized sukuk issuances exceeding TL 127 billion, both on our own behalf and on behalf of third-party stakeholders.

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**TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
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AS OF JUNE 30, 2025**

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Interim Activity Report (Continued)

I. Interim activity report including the Message from the Chairman of the Board of Directors and CEO related to the interim activities (Continued):

b) Message from the General Manager (Continued):

At Emlak Katılım, we continue to stand by our customers with new products and financing packages. We became the first participation finance institution to provide clearing and custody services to farmers and investors trading in the Turkish Mercantile Exchange (TMEX) Electronic Warehouse Receipt market. In this process, our Bank is expanding its service network by collaborating with all commodity market intermediaries that offer a widespread transaction infrastructure across Türkiye.

Through our “Sell and Lease Back” product—a financial transaction in which businesses sell their depreciable assets to our Bank and lease back the same assets under a leasing contract—we enable companies to easily access the liquidity they need to achieve their growth and investment goals. This method not only helps businesses meet their liquidity requirements but also allows them to continue utilizing their assets. Sell and Lease Back is an advantageous tool for companies in terms of both balance sheet management and financing.

Through the Altuni Branch concept, which we designed to meet the physical gold demands of our customers—who deliver gold to our Bank via KADSİS (Jeweler’s Gold Valuation System)—in a reliable, transparent, and fast manner, we launched this initiative in the first stage across 20 of our branches. To support the cash flow of our exporter clients, we offer financing backed by receivables insurance under the Short-Term Export Credit Insurance (KVİKS) program organized by Eximbank. With our “Public Institutions Investment Agency-Based Financing” product, we provide an innovative financing solution for large-scale public projects, offering inflation-indexed terms that help prevent public losses.

As the first institution licensed as a participation-based portfolio custodian, our Bank increased the number of participation-based funds actively under custody to 34 in the first half of 2025—representing a 183% increase compared to the same period of the previous year. In addition to our collective custody services, we also launched the industry’s first participation-based individual custody service through our custody branch during this period, thereby broadening our service portfolio. Within this scope, we began offering individual custody services to two portfolio management companies.

In line with our Bank’s digital transformation strategy and roadmap, we continue to implement solutions that place the evolving needs and expectations of our customers at the center, continuously enhancing user experience and creating differentiation across digital channels. Thanks to the innovative solutions we provide, we have achieved strong momentum in our remote customer acquisition processes. Compared to the same period of the previous year, we increased new customer acquisition in this area by 32%. At the same time, we recorded 28% growth in the number of customers registered on our digital channels—an important achievement in line with our Bank’s digitalization vision.

At Emlak Katılım, we remain committed to further strengthening our economic and financial structure, expanding the reach of participation finance to broader audiences, accelerating technological transformation, and contributing to sustainable development.

Yours Sincerely,

Onur Gök
Chief Executive Officer

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Interim Activity Report (Continued)

I. Interim Activity Report Interim activity report including the Message from the Chairman of the Board of Directors and CEO related to the interim activities (Continued):

c) Capital and Shareholder Structure:

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

d) The amendments in the articles of association during period of January 1, 2025 – June 30, 2025

None.

e) Branch and personnel information

The Bank's total number of branches is 115 and the total number of personnel is 1.768 at 30 June 2025.

f) Branch and personnel information

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

g) Managers of units within the scope of internal systems

Name and Surname	Professional Experience	Seniority in the Field of Responsibility	Education	Area of Responsibility
Abdulkadir CEBECİ	20 years	19 years 1 month	Master	Head of Inspection Committee
Halil İbrahim ÖZER	19 years 1 months	12 years 1 month	Master	Head of Internal Control and Compliance
Erhan ŞANLI	18 years 6 months	4 years 6 months	Master	Head of Risk Management

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Interim Activity Report (Continued)

I. Interim activity report including the Message from the Chairman of the Board of Directors and CEO related to the interim activities (Continued):

h) 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

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Interim Activity Report (Continued)

I. Interim activity report including the Message from the Chairman of the Board of Directors and CEO related to the interim activities (Continued):

h) Türkiye Emlak Katılım Bankası A.Ş. Selected Financial Indicators as of June 30, 2025:

Assets	Current Period	Prior Period
Cash and Cash Equivalents	83.675.679	71.799.065
Loans and Financial Leasing Receivables	165.221.325	116.009.289
Debt Securities	36.543.171	31.198.137
Other Assets	11.186.630	8.438.957
Total of Selected Assets	296.626.805	227.445.448

Liabilities	Current Period	Prior Period
Funds Collected	224.529.424	166.636.498
Funds Borrowed	6.465.256	2.411.830
Other Liabilities	39.943.379	40.167.044
Shareholders' Equity	25.688.746	18.230.076
Total of Selected Liabilities	296.626.805	227.445.448

Income and Expense Items	Current Period	Prior Period
Profit Share Income	28.748.039	15.263.152
Profit Share Expense	(20.802.497)	11.403.026
Net Profit Share Income/Expenses	7.945.542	3.860.126
Net Fees and Commissions Income/Expenses	1.448.014	1.142.093
Personnel Expenses	(2.276.305)	1.551.479
Trading Income/Loss	7.484.905	4.389.606
Other Operating Income	2.595.239	846.825
Loans and Other Receivables from Provision for Losses	(4.510.686)	736.319
Other Operating Expenses	(1.844.466)	851.662
Profit Before Tax and Provisions	10.842.243	7.099.190
Tax Provisions	(3.185.129)	(1.901.317)
Net Profit/Losses	7.657.114	5.197.873

Ratios (%)	Current Period	Prior Period
Total Loans/Total Assets (*)	55,70	51,01
Total Loans/Total Deposits (*)	73,59	69,62
Capital Adequacy Ratio	22,12	23,38

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

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