

Türkiye Emlak Katılım Bankası Anonim Şirketi

**Publicly Announced Unconsolidated Financial
Statements and Related Disclosures at
September 30, 2021 together with Independent
Auditor's Limited Review Report**

*(Convenience translation of publicly announced unconsolidated
financial statements, related disclosures and audit report originally
issued in Turkish – see section three Note I.a)*

Convenience translation of the auditor's report originally issued in Turkish, See Note I of Section three)

Review Report on Interim Unconsolidated Financial Information

To the Board of Directors of Türkiye Emlak Katılım Bankası A.Ş.

Introduction

We have reviewed the unconsolidated statement of financial position of Türkiye Emlak Katılım Bankası A.Ş. ("the Bank") at September 30, 2021 and the related unconsolidated statement of profit or loss, unconsolidated statement of profit or loss and other comprehensive income, unconsolidated statement of changes in shareholders' equity, unconsolidated statement of cash flows and a summary of significant accounting policies and other explanatory notes to the unconsolidated financial statements for the nine-month-period then ended. The Bank Management is responsible for the preparation and fair presentation of these unconsolidated of interim financial information in accordance with the "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 ("BRSA") and circulars and interpretations published by Banking Regulation and Supervision Authority (together referred as BRSA Accounting and Financial Reporting Legislation) and Turkish Accounting Standard 34 "Interim Financial Reporting" principles for those matters not regulated by BRSA Legislation; together referred as "BRSA Accounting and Financial Reporting Legislation". Our responsibility is to express a conclusion on this unconsolidated interim 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 of Turkey and the objective of which is to express an opinion on the financial statements. Consequently, a review of the interim financial information does not provide assurance that the audit firm will be aware of all significant matters which would have been identified in an audit. Accordingly, we do not express an opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying unconsolidated financial statements do not give a true view of the unconsolidated financial position of Türkiye Emlak Katılım Bankası A.Ş. at September 30, 2021, and the results of its operations and its unconsolidated cash flows for the nine-month-period then ended in all material aspects 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 VII, are not consistent, in all material respects, with the reviewed unconsolidated financial statements and disclosures.

Additional paragraph for convenience translation to English:

As explained in detail in Note I.a. of Section Three, the effects of differences between accounting principles and standards set out by regulations in conformity with BRSA Accounting and Financial Reporting Legislation and the accounting principles generally accepted in countries in which the accompanying unconsolidated financial statements are to be distributed and International Financial Reporting Standards ("IFRS") have not been quantified in the accompanying unconsolidated financial statements. Accordingly, the accompanying unconsolidated financial statements are not intended to present the financial position, results of operations and changes in financial position and cash flows in accordance with the accounting principles generally accepted in such countries and IFRS.

Güney Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi
A member firm of Ernst & Young Global Limited



Emre Çelik, SMMM
Partner

November 05, 2021
Istanbul, Turkey

**UNCONSOLIDATED FINANCIAL REPORT OF TÜRKİYE EMLAK KATILIM BANKASI
A.Ş. AS OF SEPTEMBER 30, 2021**

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

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


- GENERAL INFORMATION ABOUT THE BANK
- UNCONSOLIDATED INTERIM FINANCIAL STATEMENTS OF THE BANK
- EXPLANATIONS ON THE ACCOUNTING PRINCIPLES APPLIED IN THE RELATED PERIOD
- INFORMATION ON FINANCIAL STRUCTURE AND RISK MANAGEMENT
- EXPLANATORY DISCLOSURES AND FOOTNOTES ON UNCONSOLIDATED FINANCIAL STATEMENTS
- AUDITORS' INTERIM REPORT
- INTERIM ACTIVITY REPORT

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


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


Nevzat BAYRAKTAR
General Manager


Mesut AK
Financial Affairs Director


Abdullah Erdem CANTİMUR
Chairman of the Audit
Committee


Mehmet Nuri YAZICI
Member of the Audit
Committee

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

SECTION ONE

General information

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

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

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

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

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

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

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

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

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

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

The Bank's head office is located in İstanbul and there are 70 branches of the Bank as of September 30, 2021. (December 31, 2020: 50). The Bank is operating with 1.073 staff as of 30 September 2021 (December 31, 2020: 814).

II. Shareholding structure, shareholders having direct or indirect, joint or individual control over the management of the Bank and disclosures on related changes in the current year, if any:

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

TL 1.026.915 portion of the capital amounting to TL 1.026.915 has been paid and TL 2.82 (full) portion has not been paid by the 33 real person.

The part of the capital belonging to the Ministry of Treasury and Finance is represented by the Ministry of Environment and Urbanization.

III. Explanation on the chairman and members of board of directors, members of audit committee, general manager and assistant general managers, their areas of responsibility and their shares in the Bank, if any:

Name and Surname	Administrative Function and Responsibility	Educational Degree	Ownership Percentage(%)
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate	-
Abdullah Erdem CANTİMUR	Vice Chairman of the Board of Directors and Chairman of the Audit Committee	Master	-
Mehmet Ali KAHRAMAN	Member of BOD	Master	-
Mustafa GÜLEN	Member of BOD	Bachelor	-
Mehmet Nuri YAZICI	Member of BOD and Audit Committee	Bachelor	-
Prof. Dr. Murat BALCI	Member of BOD	Doctorate	-
Nevzat BAYRAKTAR	Member of BOD / General Manager	Bachelor	-
Nihat BULUT	Assistant General Manager Responsible for Credits	Bachelor	-
Yusuf OKUR	Assistant General Manager Responsible for Operations	Bachelor	-
Uğur KARA	Assistant General Manager Responsible for Human Resources	Master	-

IV. Information on the Bank's qualified shareholders:

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

Name/commercial name	Share amount	Share ratio	Paid shares	Unpaid shares
Ministry of Treasury and Finance	1.026.915	%99,99999	1.026.915	-
Other	-	%0,00001	-	-

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,

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

V. Summary on the Bank's service activities and field of operations (continued):

- To make financial leasing transactions, to make operational leasing transactions,
- To make all kinds of payment and collection transactions, payment such as travel checks, credit cards the activities of the vehicles, to provide merchant services (POS), consultancy and advising, providing safe deposit services,
- Buying, acquiring, building any kind of real estate and transferring, renting them to other people when necessary and making all kinds of savings on them,
- For Companies and organizations (including insurance companies); giving services of representation, substitution and being agentship,
- To support Agricultural Credit Cooperatives and SMEs, to carry out activities to support urban transformation,
- To carry out portfolio management and management operations,
- Providing custody services,
- The Bank, extends non-cash funds in the type of letter of guarantee, loan of acceptance, letter of credit.

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

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

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

VII. The existing or potential, actual or legal obstacles on immediate transfer of equity or reimbursement of liabilities between the Bank and its subsidiaries:

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

SECTION TWO

The unconsolidated financial statements

- I. Balance sheet (Statement of financial position)
- II. Statement of off-balance sheet
- III. Statement of profit or loss
- IV. Statement of profit or loss and other comprehensive income
- V. Statement of changes in shareholders' equity
- VI. Statement of cash flows

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION)

AS OF SEPTEMBER 30, 2021

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

ASSETS	Note (Fifth Section-I)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD (30/09/2021)			PRIOR PERIOD (31/12/2020)		
		TL	FC	TOTAL	TL	FC	TOTAL
I. FINANCIAL ASSETS (NET)		2.421.226	5.733.502	8.154.728	1.496.116	3.465.407	4.961.523
1.1 Cash and cash equivalents		598.660	4.228.252	4.826.912	259.407	2.917.315	3.176.722
1.1.1 Cash and Balances with Central Bank	(1)	592.278	3.289.942	3.882.220	255.369	2.011.728	2.267.097
1.1.2 Banks	(2)	6.489	939.166	945.655	4.130	906.712	910.842
1.1.3 Money Market Placements		-	-	-	-	-	-
1.1.4 Expected Loss Provisions (-)		107	856	963	92	1.125	1.217
1.2 Financial Assets Measured at Fair Value Through Profit/Loss (FVTPL)	(3)	74.382	559.699	634.081	312.473	306.207	618.680
1.2.1 Government Debt Securities		51.165	559.699	610.864	216.844	306.207	523.051
1.2.2 Equity Securities		-	-	-	-	-	-
1.2.3 Other Financial Assets		23.217	-	23.217	95.629	-	95.629
1.3 Financial Assets Measured at Fair Value Through Other Comprehensive Income (FVOCI)	(4)	1.745.430	942.098	2.687.528	922.824	241.566	1.164.390
1.3.1 Government Debt Securities		1.735.362	942.098	2.677.460	915.165	241.566	1.156.731
1.3.2 Equity Securities		7.659	-	7.659	7.659	-	7.659
1.3.3 Other Financial Assets		2.409	-	2.409	-	-	-
1.4 Derivative Financial Assets	(5)	2.754	3.453	6.207	1.412	319	1.731
1.4.1 Derivative Financial Assets Measured at FVTPL		2.754	3.453	6.207	1.412	319	1.731
1.4.2 Derivative Financial Assets Measured at FVOCI		-	-	-	-	-	-
II. FINANCIAL ASSETS MEASURED AT AMORTIZED COST (NET)		9.881.852	6.578.406	16.460.258	9.939.118	4.963.488	14.902.606
2.1 Loans	(6)	10.041.165	4.756.176	14.797.341	10.148.747	3.421.877	13.570.624
2.2 Lease Receivables	(8)	75.200	19.975	95.175	25.623	2.786	28.409
Other Financial Assets Measured at Amortized Cost	(7)	-	1.837.547	1.837.547	-	1.568.929	1.568.929
2.3.1 Government Debt Securities		-	1.837.547	1.837.547	-	1.568.929	1.568.929
2.3.2 Other Financial Assets		-	-	-	-	-	-
2.4 Expected Loss Provisions(-)	(6)	234.513	35.292	269.805	235.252	30.104	265.356
III. ASSETS HELD FOR SALE AND ASSETS OF DISCONTINUED OPERATIONS (Net)	(9)	9.865	-	9.865	23.797	-	23.797
3.1 Asset Held for Sale		9.865	-	9.865	23.797	-	23.797
3.2 Assets of Discontinued Operations		-	-	-	-	-	-
IV. PARTNERSHIP INVESTMENTS		100	-	100	100	-	100
4.1 Associates (Net)	(10)	-	-	-	-	-	-
4.1.1 Associates Consolidated Under Equity Accounting		-	-	-	-	-	-
4.1.2 Unconsolidated Associates		-	-	-	-	-	-
4.2 Subsidiaries (Net)		100	-	100	100	-	100
4.2.1 Unconsolidated Financial Investments in Subsidiaries		100	-	100	100	-	100
4.2.2 Unconsolidated Non-Financial Investments in Subsidiaries		-	-	-	-	-	-
4.3 Joint Ventures (Net)		-	-	-	-	-	-
4.3.1 Joint-Ventures Consolidated Under Equity Accounting		-	-	-	-	-	-
4.3.2 Unconsolidated Joint-Ventures		-	-	-	-	-	-
V. TANGIBLE ASSETS (NET)	(11)	325.217	-	325.217	251.229	-	251.229
VI. INTANGIBLE ASSETS (NET)	(12)	26.566	-	26.566	34.559	-	34.559
6.1 Goodwill		-	-	-	-	-	-
6.2 Other		26.566	-	26.566	34.559	-	34.559
VII. INVESTMENT PROPERTY (NET)	(13)	-	-	-	-	-	-
VIII. CURRENT TAX ASSET		-	-	-	-	-	-
IX. DEFERRED TAX ASSETS	(14)	68.988	-	68.988	73.853	-	73.853
X. OTHER ASSETS	(15)	225.226	357	225.583	142.437	73	142.510
TOTAL ASSETS		12.959.040	12.312.265	25.271.305	11.961.209	8.428.968	20.390.177

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF BALANCE SHEET (FINANCIAL POSITION)

AS OF SEPTEMBER 30, 2021

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

LIABILITIES	Note (Fifth Section-II)	THOUSAND TL			THOUSAND TL		
		CURRENT PERIOD (30/09/2021)			PRIOR PERIOD (31/12/2020)		
		TL	FC	TOTAL	TL	FC	TOTAL
I. FUNDS COLLECTED	(1)	6.592.699	9.936.603	16.529.302	5.332.739	6.344.661	11.677.400
II. FUNDS BORROWED	(2)	4.054.950	621.425	4.676.375	3.146.199	926.868	4.073.067
III. MONEY MARKET FUNDS		18.890	-	18.890	1.069.349	-	1.069.349
IV. SECURITIES ISSUED (Net)		-	-	-	-	-	-
V. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS		-	-	-	-	-	-
VI. DERIVATIVE FINANCIAL LIABILITIES		147	13	160	43.279	7	43.286
6.1 Derivative Financial Liabilities at Fair Value Through Profit or Loss	(3)	147	13	160	43.279	7	43.286
6.2 Derivative Financial Liabilities at Fair Value Through Other Comprehensive Income	(5)	-	-	-	-	-	-
VII. LEASE PAYABLES (NET)	(4)	176.778	-	176.778	119.338	-	119.338
VIII. PROVISIONS	(6)	32.818	31.023	63.841	48.188	46.035	94.223
8.1 General Provisions		-	-	-	-	-	-
8.2 Reserve for Employee Benefits		10.786	-	10.786	14.482	-	14.482
8.3 Insurance Technical Provisions (Net)		-	-	-	-	-	-
8.4 Other Provisions		22.032	31.023	53.055	33.706	46.035	79.741
IX. CURRENT TAX LIABILITY	(7)	27.217	-	27.217	20.900	-	20.900
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)	-	1.814.896	1.814.896	-	1.545.981	1.545.981
12.1 Loans		-	1.814.896	1.814.896	-	1.545.981	1.545.981
12.2 Other Debt Instruments		-	-	-	-	-	-
XIII. OTHER LIABILITIES	(10)	339.360	25.993	365.353	205.782	1.585	207.367
XIV. SHAREHOLDERS' EQUITY	(11)	1.595.752	2.741	1.598.493	1.538.157	1.109	1.539.266
14.1 Paid-in capital		1.026.915	-	1.026.915	1.026.915	-	1.026.915
14.2 Capital Reserves		23.088	-	23.088	27.450	1.141	28.591
14.2.1 Share Premium		-	-	-	-	-	-
14.2.2 Share Cancellation Profits		-	-	-	-	-	-
14.2.3 Other Capital Reserve		23.088	-	23.088	27.450	1.141	28.591
14.3 Other Accumulated Comprehensive Income or Loss That Will Not Be Reclassified Through Profit or Loss		(1.255)	-	(1.255)	(1.255)	-	(1.255)
14.4 Other Accumulated Comprehensive Income or Loss That Will Be Reclassified Through Profit or Loss		4.776	2.741	7.517	(952)	(32)	(984)
14.5 Profit Reserves		485.999	-	485.999	396.085	-	396.085
14.5.1 Legal Reserves		280.353	-	280.353	275.857	-	275.857
14.5.2 Status Reserves		-	-	-	-	-	-
14.5.3 Extraordinary Reserves		205.646	-	205.646	120.228	-	120.228
14.5.4 Other Profit Reserves		-	-	-	-	-	-
14.6 Income or (Loss)		56.229	-	56.229	89.914	-	89.914
14.6.1 Prior Periods' Income or (Loss)		5.395	-	5.395	9.317	-	9.317
14.6.2 Current Period Income or (Loss)		50.834	-	50.834	80.597	-	80.597
TOTAL LIABILITIES		12.838.611	12.432.694	25.271.305	11.523.931	8.866.246	20.390.177

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF OFF-BALANCE SHEET AS OF SEPTEMBER 30, 2021

(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 (30/09/2021)			PRIOR PERIOD (31/12/2020)		
		TL	FC	TOTAL	TL	FC	TOTAL
A. OFF BALANCE SHEET COMMITMENTS (I+II+III)		3.567.679	4.700.273	8.267.952	2.523.491	2.774.656	5.298.147
I. GUARANTEES AND SURETIES	(1)	2.363.492	2.486.311	4.849.803	1.402.281	1.759.081	3.161.362
1.1 Letters of Guarantees		2.355.654	1.146.234	3.501.888	1.298.020	889.899	2.187.919
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		2.355.654	1.146.234	3.501.888	1.298.020	889.899	2.187.919
1.2 Bank Loans		-	1.202.488	1.202.488	31.000	819.386	850.386
1.2.1 Import Letter of Acceptances		-	-	-	-	-	-
1.2.2 Other Bank Acceptances		-	1.202.488	1.202.488	31.000	819.386	850.386
1.3 Letter of Credits		7.838	137.589	145.427	73.261	49.796	123.057
1.3.1 Documentary Letter of Credits		7.838	137.589	145.427	73.261	49.796	123.057
1.3.2 Other Letter of Credits		-	-	-	-	-	-
1.4 Prefinancing Given as Guarantee		-	-	-	-	-	-
1.5 Endorsements		-	-	-	-	-	-
1.5.1 Endorsements to the Central Bank of Turkey		-	-	-	-	-	-
1.5.2 Other Endorsements		-	-	-	-	-	-
1.6 Other Guarantees		-	-	-	-	-	-
1.7 Other Collaterals		-	-	-	-	-	-
II. COMMITMENTS	(1)	1.004.907	1.260.573	2.265.480	419.983	242.514	662.497
2.1 Irrevocable Commitments		1.004.907	1.260.573	2.265.480	419.983	242.514	662.497
2.1.1 Asset Purchase and Sale Commitments		79.673	1.102.642	1.182.315	64.799	110.655	175.454
2.1.2 Share Capital Commitment to Associates and Subsidiaries		-	-	-	-	-	-
2.1.3 Loan Granting Commitments		836.946	-	836.946	323.542	-	323.542
2.1.4 Securities Underwriting Commitments		-	-	-	-	-	-
2.1.5 Commitments for Reserve Deposit Requirements		-	-	-	-	-	-
2.1.6 Payment Commitment for Cheques		88.288	-	88.288	31.642	-	31.642
2.1.7 Tax And Fund Liabilities from Export Commitments		-	-	-	-	-	-
2.1.8 Commitments for Credit Card Expenditure Limits		-	-	-	-	-	-
2.1.9 Commitments for Promotions Related with Credit Cards and Banking Activities		-	-	-	-	-	-
2.1.10 Receivables From Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.11 Payables for Short Sale Commitments of Marketable Securities		-	-	-	-	-	-
2.1.12 Other Irrevocable Commitments		-	157.931	157.931	-	131.859	131.859
2.2 Revocable Commitments		-	-	-	-	-	-
2.2.1 Revocable Loan Granting Commitments		-	-	-	-	-	-
2.2.2 Other Revocable Commitments		-	-	-	-	-	-
III. DERIVATIVE FINANCIAL INSTRUMENTS		199.280	953.389	1.152.669	701.227	773.061	1.474.288
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		199.280	953.389	1.152.669	701.227	773.061	1.474.288
3.2.1 Forward Foreign Currency Buy/Sell Transactions		33.244	37.560	70.804	107.624	106.721	214.345
3.2.1.1 Forward Foreign Currency Transactions-Buy		16.446	18.967	35.413	91.612	15.356	106.968
3.2.1.2 Forward Foreign Currency Transactions-Sell		16.798	18.593	35.391	16.012	91.365	107.377
3.2.2 Other Forward Buy/Sell Transactions		166.036	915.829	1.081.865	593.603	666.340	1.259.943
3.3 Other		-	-	-	-	-	-
B. CUSTODY AND PLEDGED ITEMS (IV+V+VI)		120.752.638	8.871.757	129.624.395	67.873.182	6.078.363	73.951.545
IV. ITEMS HELD IN CUSTODY		6.701.912	3.819.266	10.521.178	4.600.441	2.112.045	6.712.486
4.1 Assets Under Management		-	-	-	-	-	-
4.2 Investment Securities Held in Custody		3.415.916	461.741	3.877.657	2.593.321	-	2.593.321
4.3 Cheques Received for Collection		1.559.266	168.065	1.727.331	803.612	72.891	876.503
4.4 Commercial Notes Received for Collection		50.969	-	50.969	23.422	-	23.422
4.5 Other Assets Received for Collection		-	-	-	-	-	-
4.6 Assets Received for Public Offering		-	-	-	-	-	-
4.7 Other Items Under Custody		844	-	844	894	-	894
4.8 Custodians		1.674.917	3.189.460	4.864.377	1.179.192	2.039.154	3.218.346
V. PLEDGED ITEMS		114.050.726	5.052.491	119.103.217	63.272.741	3.966.318	67.239.059
5.1 Marketable Securities		140.118	-	140.118	61.650	-	61.650
5.2 Guarantee Notes		-	-	-	-	-	-
5.3 Commodity		1.835.317	15.497	1.850.814	760.269	-	760.269
5.4 Warranty		-	-	-	-	-	-
5.5 Properties		7.875.738	-	7.875.738	4.366.808	-	4.366.808
5.6 Other Pledged Items		104.199.553	5.036.994	109.236.547	58.084.014	3.966.318	62.050.332
5.7 Pledged Items-Depository		-	-	-	-	-	-
VI. ACCEPTED INDEPENDENT GUARANTEES AND WARRANTIES		-	-	-	-	-	-
TOTAL OFF BALANCE SHEET ACCOUNTS (A+B)		124.320.317	13.572.030	137.892.347	70.396.673	8.853.019	79.249.692

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS AS OF SEPTEMBER 30, 2021

(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 (01/01/2021- 30/09/2021)	PRIOR PERIOD (01/01/2020- 30/09/2020)	CURRENT PERIOD (01/07/2021- 30/09/2021)	PRIOR PERIOD (01/07/2020- 30/09/2020)
I. PROFIT SHARE INCOME	(1)	1.573.495	624.770	598.702	242.191
1.1 Profit Share on Loans		1.259.611	488.545	470.250	189.639
1.2 Income Received from Reserve Deposits		36.521	6.097	15.656	2.168
1.3 Income Received from Banks		119	-	28	-
1.4 Income Received from Money Market Placements		-	-	-	-
1.5 Income Received from Marketable Securities Portfolio		268.322	128.774	107.953	49.730
1.5.1 Financial Assets at Fair Value Through Profit and Loss		45.719	42.495	11.557	12.165
1.5.2 Financial Assets at Fair Value through Other Comprehensive Income		164.519	42.421	76.160	20.860
1.5.3 Financial Assets Measured at Amortised Cost		58.084	43.858	20.236	16.705
1.6 Finance Lease Income		7.086	679	3.821	469
1.7 Other Profit Share Income		1.836	675	994	185
II. PROFIT SHARE EXPENSE (-)	(2)	1.291.575	355.682	473.583	144.058
2.1 Expense on Profit Sharing Accounts		745.826	248.289	266.617	84.855
2.2 Profit Share Expense on Funds Borrowed		504.163	79.755	195.563	44.915
2.3 Profit Share Expense on Money Market Borrowings		22.021	21.518	3.881	11.061
2.4 Expense on Securities Issued		-	-	-	-
2.5 Lease Profit Share Expense		19.565	6.120	7.522	3.227
2.6 Other Profit Share Expenses		-	-	-	-
III. NET PROFIT SHARE INCOME (I - II)		281.920	269.088	125.119	98.133
IV. NET FEES AND COMMISSIONS INCOME/EXPENSE		50.585	12.362	21.994	5.842
4.1 Fees and Commissions Received		62.724	20.659	25.203	9.296
4.1.1 Non-Cash Loans		20.885	5.357	8.344	2.398
4.1.2 Other	(3)	41.839	15.302	16.859	6.898
4.2 Fees and Commissions Paid (-)		12.139	8.297	3.209	3.454
4.2.1 Non-Cash Loans		49	39	20	10
4.2.2 Other	(3)	12.090	8.258	3.189	3.444
V. DIVIDEND INCOME	(4)	-	-	-	-
VI. NET TRADING INCOME	(5)	(8.585)	30.133	1.693	5.656
6.1 Capital Market Transaction Gains / (Losses)		1.833	3.062	(932)	(5.278)
6.2 Gains/ (Losses) from Derivative Financial Instruments		(146.055)	(86.235)	(5.136)	2.651
6.3 Foreign Exchange Gains / (Losses)		135.637	113.306	7.761	8.283
VII. OTHER OPERATING INCOME	(6)	128.496	80.985	17.975	27.279
VIII. TOTAL OPERATING PROFIT (III+IV+V+VI+VII)		452.416	392.568	166.781	136.910
IX. PROVISION FOR EXPECTED LOSS (-)	(7)	46.084	103.570	8.372	14.822
X. OTHER PROVISION EXPENSES (-)	(7)	7.925	51.170	2.825	13.756
XI. PERSONNEL EXPENSES (-)	(8)	188.562	94.766	65.773	37.218
XII. OTHER OPERATING EXPENSES (-)		146.742	79.681	50.883	28.051
XIII. NET OPERATING PROFIT/LOSS (VIII-IX-X-XI-XII)		63.103	63.381	38.928	43.063
XIV. INCOME RESULTED FROM MERGERS		-	-	-	-
XV. GAIN/LOSS ON NET MONETARY POSITION		-	-	-	-
XVI. PROFIT/LOSS BEFORE TAXES (XIII+...+XV)		-	-	-	-
XVII. PROVISION FOR TAXES (±)		63.103	63.381	38.928	43.063
XVIII. TAX PROVISION FOR CONTINUING OPERATIONS (±)	(10)	12.269	14.989	7.772	4.341
18.1 Current Tax Provision		-	-	-	-
18.2 Deferred Tax Expense (+)		52.193	63.579	15.487	32.607
18.3 Deferred Tax Income (-)		39.924	48.590	7.715	28.266
XIX. NET OPERATING PROFIT/LOSS AFTER TAXES (XVI±XVII)	(9)	50.834	48.392	31.156	38.722
XX. INCOME FROM DISCONTINUED OPERATIONS		-	-	-	-
20.1 Income from Assets Held for Sale		-	-	-	-
20.2 Income from Sale of Associates, Subsidiaries and Joint-Ventures		-	-	-	-
20.3 Income from Other Discontinued Operations		-	-	-	-
XXI. EXPENSES FROM DISCONTINUED OPERATIONS (-)		-	-	-	-
21.1 Expenses on Assets Held for Sale		-	-	-	-
21.2 Expenses on Sale of Associates, Subsidiaries and Joint-Ventures		-	-	-	-
21.3 Expenses from Other Discontinued Operations		-	-	-	-
XXII. PROFIT/LOSS BEFORE TAXES ON DISCONTINUED OPERATIONS (XIX-XX)		-	-	-	-
XXIII. PROVISION FOR TAXES OF DISCONTINUED OPERATIONS (±)	(9)	-	-	-	-
23.1 Current Tax Provision		-	-	-	-
23.2 Deferred Tax Expense (+)		-	-	-	-
23.3 Deferred Tax Income (-)		-	-	-	-
XXIV. NET PROFIT/LOSS FROM DISCONTINUED OPERATIONS (XXI±XXII)		-	-	-	-
XXV. NET PROFIT/LOSS (XVIII+XXIII)		50.834	48.392	31.156	38.722
Earnings Per Share		0,00050	0,00065	0,00030	0,00052

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME AS OF SEPTEMBER 30, 2021

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

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME		THOUSAND TL	THOUSAND TL
		CURRENT PERIOD (01/01/2021- 30/09/2021)	PRIOR PERIOD 01/01/2020- 30/09/2020)
I.	CURRENT PERIOD PROFIT/LOSS	50.834	48.392
II.	OTHER COMPREHENSIVE INCOME	2.998	(12.978)
2.1	Other Income/Expense Items not to be Recycled to Profit or Loss	-	-
2.1.1	Revaluation Surplus on Tangible Assets	-	-
2.1.2	Revaluation Surplus on Intangible Assets	-	-
2.1.3	Defined Benefit Plans' Actuarial Gains/Losses	-	-
2.1.4	Other Income/Expense Items not to be Recycled to Profit or Loss	-	-
2.1.5	Deferred Taxes on Other Comprehensive Income not to be Recycled to Profit or Loss	-	-
2.2	Other Income/Expense Items to be Recycled to Profit or Loss	2.998	(12.978)
2.2.1	Translation Differences	-	-
2.2.2	Income/Expenses from Valuation and/or Reclassification of Financial Assets Measured at Financial Assets Measured at Fair Value through Other Comprehensive Income	3.379	(16.569)
2.2.3	Gains/losses from Cash Flow Hedges	-	-
2.2.4	Gains/Losses on Hedges of Net Investments in Foreign Operations	-	-
2.2.5	Other Income/Expense Items to be Recycled to Profit or Loss	-	-
2.2.6	Deferred Taxes on Other Comprehensive Income to be Recycled to Profit or Loss	(381)	3.591
III.	TOTAL COMPREHENSIVE INCOME (I+II)	53.832	35.414

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF SEPTEMBER 30, 2021

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

					Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss			Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss			Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Equity Except for Minority Shareholders' Interests	Total Shareholders' Equity
	Paid-in Capital	Share Premium	Share Cancellati on Profits	Other Capital Reserves(*)	1	2	3	4	5	6					
Current Period (01.01.2021- 30.09.2021)															
I. Balances at Beginning Period	1.026.915	-	-	28.591	-	(1.255)	-	-	(984)	-	396.085	9.317	80.597	1.539.266	1.539.266
II. Correction made as per TAS 8	-	-	-	(5.503)	-	-	-	-	5.503	-	-	5.395	-	5.395	5.395
2.1 Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	5.395	-	5.395	5.395
2.2 Effect of Changes in Accounting Policies	-	-	-	(5.503)	-	-	-	-	5.503	-	-	-	-	-	-
III. Adjusted Balances at Beginning of Period (I+II)	1.026.915	-	-	23.088	-	(1.255)	-	-	4.519	-	396.085	14.712	80.597	1.544.661	1.544.661
IV. Total Comprehensive Income	-	-	-	-	-	-	-	-	2.998	-	-	-	50.834	53.832	53.832
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	-	-	-	-	-	-	-	-	-	-	89.914	(9.317)	(80.597)	-	-
11.1 Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11.2 Transfers to Reserves	-	-	-	-	-	-	-	-	-	-	89.914	(89.914)	-	-	-
11.3 Others	-	-	-	-	-	-	-	-	-	-	-	80.597	(80.597)	-	-
Balances at end of the period (III+IV...+X+XI)	1.026.915	-	-	23.088	-	(1.255)	-	-	7.517	-	485.999	5.395	50.834	1.598.493	1.598.493

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),

(*) Includes the initial recognition effects of the subordinated loan provided by Türkiye Varlık Fonu Piyasa İstikrar ve Denge Alt Fonu with the approval of BRSA dated April 22, 2019, on April 24, 2019 amounting to 200 million Euro (Full Euro) within the scope of additional main capital and financial assets and liabilities measured (23.088 TL) at amortized costs (Section 3 Note 6).

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY AS OF SEPTEMBER 30, 2020

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

					Other Comprehensive Income/Expense Items not to be Recycled to Profit or Loss			Other Comprehensive Income/Expense Items to be Recycled to Profit or Loss							
	Paid-in Capital	Share Premium	Share Cancellati on Profits	Other Capital Reserves(*)	1	2	3	4	5	6	Profit Reserves	Prior Periods' Profit/Loss	Current Period's Net Profit/Loss	Total Shareholders' Equity	
Prior Period (01.01.2020 – 30.09.2020)															
I.	Balances at Beginning Period(**)	750.000	-	-	23.088	-	-	-	-	-	351.106	-	44.979	1.169.173	
II.	Correction made as per TAS 8	-	-	-	-	-	-	-	-	-	-	9.317	-	9.317	
2.1	Effect of Corrections	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.2	Effect of Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	9.317	-	9.317	
III.	Adjusted Balances at Beginning of Period (I+II)	750.000	-	-	23.088	-	-	-	-	-	351.106	9.317	44.979	1.178.490	
IV.	Total Comprehensive Income	-	-	-	-	-	-	-	(12.978)	-	-	-	48.392	35.414	
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	-	-	-	5.803	-	-	-	-	-	-	-	-	5.803	
2XI.	Profit Distribution	-	-	-	-	-	-	-	-	-	44.979	-	(44.979)	-	
11.1	Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	
11.2	Transfers to Reserves	-	-	-	-	-	-	-	-	-	44.979	(44.979)	-	-	
11.3	Others	-	-	-	-	-	-	-	-	-	-	44.979	(44.979)	-	
Balances at end of the period (III+IV...+X+XI)		750.000	-	-	28.891	-	-	-	-	(12.978)	-	396.085	9.317	48.392	1.219.707

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),

(*) Includes the initial recognition effects of the subordinated loan provided by Türkiye Varlık Fonu Piyasa İstikrar ve Denge Alt Fonu with the approval of BRSA dated April 22, 2019, on April 24, 2019 amounting to 200 million Euro (Full Euro) within the scope of additional main capital and financial assets and liabilities measured (23.088 TL) at amortized costs (Section 3 Note 6).

(**) Transition to the calculation of expected credit loss in TFRS 9 and the impact of changes in accounting policies explained in Section Three Note xxiii.

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

UNCONSOLIDATED STATEMENT OF CASH FLOWS AS OF SEPTEMBER 30, 2021

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

STATEMENT OF CASH FLOWS	THOUSAND TL	THOUSAND TL
	CURRENT PERIOD (01/01/2021- 30/09/2021)	PRIOR PERIOD (01/01/2020- 30/09/2020)
A. CASH FLOWS FROM BANKING OPERATIONS		
1.1 Operating Profit Before Changes In Assets And Liabilities from Banking Operations	584.325	(158.330)
1.1.1 Profit Share Income Received	1.430.412	459.481
1.1.2 Profit Share Expense Paid	(1.218.833)	(289.142)
1.1.3 Dividend Received	-	-
1.1.4 Fees and Commissions Received	62.724	20.659
1.1.5 Other Income	104.270	69.192
1.1.6 Collections from Previously Written off Loans	-	-
1.1.7 Payments to Personnel and Service Suppliers	(240.430)	(94.615)
1.1.8 Taxes Paid	(18.585)	(18.224)
1.1.9 Others	464.767	(305.681)
1.2 Changes in Assets and Liabilities from Banking Operations	939.125	86.140
1.2.1 Net (Increase) Decrease in Financial Assets at Fair Value Through Profit or Loss	(19.910)	472.461
1.2.2 Net (Increase) Decrease in Due From Banks and Other Financial Institutions	(1.188.482)	(610.681)
1.2.3 Net (Increase) Decrease in Loans	(692.687)	(3.340.411)
1.2.4 Net (Increase) Decrease in Other Assets	(61.718)	13.251
1.2.5 Net Increase (Decrease) in Bank Deposits	122.101	332.329
1.2.6 Net Increase (Decrease) in Other Deposits	3.603.301	2.846.736
1.2.7 Net Increase (Decrease) in Financial Liabilities Measured at Financial Assets at Fair Value Through Profit or Loss	-	-
1.2.8 Net Increase (Decrease) in Funds Borrowed	-	-
1.2.9 Net Increase (Decrease) in Matured Payables	-	-
1.2.10 Net Increase (Decrease) in Other Liabilities	(823.480)	372.455
I. Net Cash Flows from Banking Operations	1.523.450	(72.190)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
II. Net cash flow from investing activities	(2.196.943)	(1.258.478)
2.1 Cash Paid For Acquisition of Investments, Associates and Subsidiaries	-	(50)
2.2 Cash Obtained From Disposal of Investments, Associates and Subsidiaries	-	-
2.3 Purchases of Property and Equipment	(9.723)	(79.737)
2.4 Disposals of Property and Equipment	16.443	749
2.5 Purchase of Financial Assets at Fair Value Through Other Comprehensive Income	(2.242.398)	(1.190.086)
2.6 Sale of Financial Assets at Fair Value Through Other Comprehensive Income	28.918	15.056
2.7 Purchase of Financial Assets Measured at Amortised Cost	1.824	-
2.8 Sale of Financial Assets Measured at Amortised Cost	-	-
2.9 Other	7.993	(4.410)
C. CASH FLOWS FROM FINANCING ACTIVITIES		
III. Net Cash Flows from Financing Activities	1.006.295	1.668.613
3.1 Cash Obtained from Funds Borrowed and Securities Issued	32.132.212	35.819.687
3.2 Cash Used for Repayment of Funds Borrowed and Securities Issued	(31.075.390)	(34.141.484)
3.3 Issued Capital Instruments	-	-
3.4 Dividends Paid	-	-
3.5 Payments for Finance Leases	(50.527)	(9.590)
3.6 Other	-	-
IV. Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents	131.706	349.097
V. Net increase/(decrease) in cash and cash equivalents	464.508	687.042
VI. Net (Decrease) Increase in Cash and Cash Equivalents	1.723.008	251.608
VII. Cash and Cash Equivalents at the End of the period	2.187.516	938.650

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

SECTION THREE

Accounting policies

I. Explanations on basis of presentation:

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

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

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

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

Additional paragraph for convenience translation to English

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

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

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

The accounting policies and valuation principles used in the preparation of September 30, 2021 financial statements have been determined and applied in accordance with the principles included in the "BRSA Accounting and Financial Reporting Legislation", and the accounting policies applied in the annual financial statements prepared for the year ended December 31, 2020 is consistent except for the application of the and "TFRS 9 Financial Instruments" expected credit loss calculation. The Bank has started to apply TFRS 9 Financial Instruments ("TFRS 9") published by Public Oversight Accounting and Auditing Standards Authority ("POA") in the Official Gazette numbered 29953 dated January 19, 2017 in lieu of TAS 39 Financial Instruments: "Accounting and Measurement" starting from January 1 2020. TFRS 9 sets out the new principles for the classification and measurement of financial instruments and expected credit loss which will be calculated for financial assets.

I. Explanations on basis of presentation (continued):

The accounting policies and valuation principles related with current period are explained in Notes II to XXIII below.

The preparation of unconsolidated financial statements in conformity with TFRS requires the use of certain critical accounting estimates by the Participation Bank management to exercise its judgment on the assets and liabilities of the balance sheet and contingent matters as of the balance sheet date. These estimates, which include the fair value calculations of financial instruments and impairments of financial assets are being reviewed regularly and, when necessary, suitable corrections are made and the effects of these corrections are reflected to the income statement.

The COVID-19 epidemic, which has emerged in China, has spread to various countries around the world, causing potentially fatal respiratory infections, affects both regional and global economic conditions negatively, as well as causing malfunctions in operations, especially in countries exposed to the epidemic. As a result of the spread of COVID-19 around the world, various measures have been taken in our country as well as in the world in order to prevent the transmission of the virus and it is still being taken. In addition to these measures, economic measures are also taken to minimize the economic impact of the virus outbreak on individuals and businesses in our country and worldwide.

While preparing the interim financial statements as of September 30, 2021, the Bank reflected the possible effects of the COVID-19 outbreak on the estimates and judgments used in the preparation of the financial statements.

c. Comparative information and classifications:

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

The Bank has rearranged the previous period cash flow statement in order to comply with the presentation of the current period financial statements.

II. Explanations on strategy of using financial instruments and foreign currency transactions:

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

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

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

II. Explanations on strategy of using financial instruments and foreign currency transactions (continued)

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

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

There are no foreign currency differences capitalized by the Bank.

III. Explanations on forward, option contracts and derivative instruments:

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

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

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

IV. Explanations on profit share income and expenses:

Profit share income

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

Profit share expense

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

V. Explanations on fees, commission income and expenses:

Fees and commissions are accounted for in accordance with "TFRS 15 Revenue from Contracts with Customers" except for fees and commissions that are integral part of the effective profit share rates of financial instruments measured at amortized costs.

In accordance with provisions of TFRS, the portion of the commission and fees which are related to the reporting period and collected in advance for cash and non-cash loans granted is reflected to the income statement by using the internal rate of return method and straight-line methods, respectively over the commission period of the related loan, respectively. Fees and commissions 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 on Loans" in the income statement.

V. Explanations on fees, commission income and expenses (continued):

Related to financial liabilities; loan fees and commission expenses which constitute the transaction cost and which are paid to other institutions and organizations are accounted under the prepaid expense account and reflected in the expense accounts according to the internal rate of return method.

VI. Explanations on financial assets and liabilities:

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

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

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

Financial assets at fair value through profit or loss:

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

Financial assets valued at fair value through other comprehensive income:

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

VI. Explanations on financial assets and liabilities (continued):

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.

As of September 30, 2021 the Bank has an subordinated debt that the creditor is Türkiye Varlık Fonu Yönetimi A.Ş., with TRT240424F22 ISIN code, with initial date April 24, 2019, with at least five-year repayment option and with no fixed term, amounting to EUR 200.000.000 (Full EUR), the financial liability is recorded at fair value and the difference between cost value and fair value is accounted under "Other Capital Reserves" in shareholders' equity at the date of initial acquisition (Section 5 Part 2 Note 9 and Note 11).

In addition, government securities with no fixed term and with 0% return are classified as 'financial assets carried at amortized cost' and recorded to the balance sheet with the reduced amount of government securities' rate of return, in accordance with the decision taken by the Bank's Management. The difference between the initial acquisition date cost value and the reduced amount is recorded under 'Other Capital Reserves' account in shareholders' equity (Section 5 Part 1 Note 7).

VII. Explanations on expected credit losses:

As of January 1, 2020, the Bank recognizes a loss allowance for expected credit losses on financial assets based on TFRS 9 "Communiqué Related to Principles and Procedures on Determining the Qualifications of Banks' Loans and Other Receivables and the Provision for These Loans and Other Receivables" and the regulation published in the Official Gazette no. 29750 dated June 22, 2016 in connection with "Procedures and Principals regarding Classification of Loans and Allowances Allocated for Such Loans. In this context, as of December 31, 2019, the method of reserving credit provisions within the framework of the relevant legislation of the BRSA has changed by applying the expected credit losses model with the implementation of TFRS 9. The expected credit loss estimate contains unbiased, supportable information about current and future economic conditions.

The Bank classifies the financial asset as stage 1 if the credit risk of a financial instrument does not materially increase since initial recognition to the financial statements and measures the amount of the impairment on the financial asset equal to 12-month expected credit losses at each reporting date. The purpose of impairment is to recognize lifetime expected credit losses in the financial statement for the credit risk of all financial instruments those materially increase since initial recognition to the financial statements with considering all supportable information individually or collectively including reasonable and prospective information.

Calculation of expected credit losses

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

VII. Explanations on expected credit losses (continued):

Parameters used in calculating expected loss provisions:

Probability of Default (PD):

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

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

Loss Given Default (LGD):

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

Exposure at Default (EAD):

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

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

12-Month Expected Loss Provision (Stage 1)

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

Significant Increase in Credit Risk (Stage 2)

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

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

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

VII. Explanations on expected credit losses (continued):

Default (3rd Stage / Special Provision):

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

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

Due to the disruptions in economic and commercial activities as a result of the COVID-19 outbreak, as a basis for the BRSA's decisions dated March 17, 2020 and numbered 8948 and dated 27 March 2020, numbered 8970. Implementation of the 90-day delay period of 180 days for the non- performing loans classification "within the scope of Articles 4 and 5 of the Regulation on the Procedures and Principles Regarding the Classification of Loans and Provisions to be Set aside for These"; Until September 30, 2021, the application of the 30- day period foreseen for the classification as Stage 2 to 90 days has been provided.

With the announcement made on September 16, 2021, it was decided to end flexibility as of September 30, 2021; However, as of 01.10.2021, for the 1st stage loans, the delay period of which exceed 31 days and does not exceed 90 days, the same application as previously stated by the banks will be continued. As of 01.10.201, in addition to the 1st stage loans, it has been decided to continue the same practice for the 2nd stage loans with a delay period exceeding 91 days and not exceeding 180 days.

As of 30 September 2021, the Bank has a cash risk of TL 7.463 with a delay of 30 days or more, within the scope of the above-mentioned flexibility, and reserves a provision of TL 53 for these risks. The Bank allocates a provision of TL 5.563 for the cash risk of TL 11.798 with a delay of 90 days or more, and these loans are followed in the first group and the second group, respectively.

VIII. Explanations on offsetting of financial instruments:

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

IX. Explanations on sale and repurchase agreements and lending of securities:

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

X. Explanations on assets held for sale and discontinued operations and liabilities related to these assets:

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

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

The Bank has no discontinued operations.

XI. Explanations on goodwill and other intangible assets:

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

As of September 30, 2021, there is no goodwill in the financial statements of the Bank. The Bank's intangible assets consist of softwares and intangible rights (December 31, 2020: None).

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

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

XII. Explanations on tangible assets:

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

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

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

XII. Explanations on tangible assets (continued)

The annual rates used are as follows:

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

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

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

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

XIII. Explanations on leasing transactions:

The Bank applies the TFRS 16 leases standard.

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

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

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

The Bank when valuing its leasing obligations, discounted its leasing payments using an alternative borrowing rate. The weighted-average rate applied is 17% for leasing agreements denominated in Turkish liras.

Existence of right to use

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

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

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

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

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

XIII. Explanations on leasing transactions (continued)

The lease obligations

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

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

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

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

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

XIV. Explanations on provisions and contingent liabilities:

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

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

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

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

XV. Explanations on liabilities regarding employee rights:

i) Defined benefit plans:

Provision for employee severance benefits has been accounted for in accordance with TAS 19 "Employee Benefits".

Provision for employee termination benefits is calculated at net present value of the estimated future probable obligation arising from the retirement of the employees in accordance with the Turkish Labor Law or the termination of the employee relationship by completing at least one year service, calling for military service, or in case of death.

Provision for the employees' unused vacations has been booked in accordance with TAS 19 and reflected to the financial statements.

Some of the bank employees are members of T.C. Ziraat Bankası A.Ş. ve T. Halk Bankası A.Ş. Mensupları Emekli ve Yardım Sandığı Vakfı.

The Bank has no liabilities to these foundations (December 31, 2020: None).

XV. Explanations on liabilities regarding employee rights (continued)

ii) *Defined contribution plans:*

The Bank pays defined contribution plans to publicly administered Social Security Funds for its employees. The Bank has no further payment obligations other than this contribution share. The contributions are recognized as personnel expenses when they accrue.

iii) *Short term benefits to employees:*

The Bank measures the expected costs of cumulative paid leave as part of TAS 19 as additional amounts that it expects to pay due to accumulated unused rights as of the end of the reporting period.

XVI. Explanations on taxation:

Current tax:

The Bank is subject to tax laws and legislation effective in Turkey.

In accordance with the Law No. 7316 published in the Official Gazette dated April 22, 2021, the corporate tax rate has been increased to 25% for the taxation period of 2021, starting from the declarations required to be submitted as of July 1, 2021 and being effective for the taxation period starting from January 1, 2021. This rate will be applied as 23% for the taxation period of 2022 and 20% for the taxation periods of 2023 and beyond.

Dividends paid to the resident institutions are not subject to withholding tax. Withholding tax rate on the dividend payments other than these is 15%. Appropriation of the retained earnings to capital is not considered as profit distribution and accordingly is not subject to withholding tax.

The prepaid taxes are calculated based on quarterly profits of the Bank using current rate which must be announced by the 14th day and paid by the 17th day of the second month following the taxed period. The prepaid taxes can be deducted from the annual corporate tax calculated on the annual corporate income. The remaining prepaid tax, if any after deduction, can be refunded in cash or deducted from other financial liabilities to the government.

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

According to the Turkish tax legislation, financial losses shown on the declaration can be deducted from the corporate income for the period, provided that they do not exceed 5 years. However financial losses can not be offsetted from last year's profits.

In Turkey, there is no procedure for a final and definite agreement on tax assessments. Companies file their tax returns to their tax offices by the end of 25th of the fourth month following the close of the accounting period to which they relate. Tax returns are open for five years from the beginning of the year that follows the date of filing during which time the tax authorities have the right to audit tax returns, and the related accounting records on which they are based, and may issue reassessments based on their findings and carry out sectorial investigations.

The Bank calculates and accounts for deferred income taxes for temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in these financial statements in accordance with TAS 12 "Turkish Accounting Standard for Income Taxes". Deferred tax asset is calculated on all temporary differences other than general loan loss provisions to the extent that is probable that taxable profit will be available and deferred tax liability is calculated for all temporary differences. Deferred tax asset and liabilities are shown in the accompanying financial statements on a net basis.

XVI. Explanations on taxation (continued):

Current tax (continued):

While deferred tax liabilities are calculated for all taxable temporary differences, deferred tax assets consisting of deductible temporary differences are calculated provided that it is highly likely to benefit from these differences by obtaining taxable profit in the future.

Deferred tax:

Deferred tax is calculated on the basis of the tax rates that are applicable to or are certain to have effect on the income statement for the period in which the asset is realized or the liability is settled and recorded as income or expense in the income statement. However, deferred tax is recognized directly in equity if the tax asset relates directly to equity in the same or different period. In accordance with the Corporate Tax Law numbered 7061 "Law Amending Some Tax Laws and Some Other Laws", the corporate tax rate change (22%) has been completed at the end of 2020.

While the Bank preparing the financial statements as of September 30, 2021, the tax rate has been determined as 25% for the temporary differences expected to be realized or closed by the end of 2021, 23% for the temporary differences expected to be realized or closed by the end of 2022 and %20 for the temporary differences that are expected to be realized or closed in 2023 and after.

Transfer pricing

Transfer pricing is regulated through the article 13 of Corporate Tax Law titled "Disguised Profit Distribution by way of Transfer Pricing". Detailed information for the practice regarding the subject is found in the "General Communiqué on Disguised Profit Distribution by way of Transfer Pricing". According to the related regulation, in the case of making purchase or sales of goods or services with related persons/corporations at a price that is determined against "the arm's length principle", the gain is considered to be distributed implicitly through transfer pricing and such distribution of gains is not deductible in calculation of corporate tax.

XVII. Additional explanations on borrowings:

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

XVIII. Explanations on issued share certificates:

None.

XIX. Explanations on acceptances and availed drafts:

The Bank carries out the payments of avals and acceptances simultaneously with the payments of the customers. Avals and acceptances are shown in off-balance sheet liabilities as possible liabilities and commitments.

XX. Explanations on government grants:

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

XXI. Explanations on segment reporting:

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

Segment reporting is disclosed in Section Four, Note IX.

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

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

XXIII. Information on other issues:

None

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SECTION FOUR

Information on financial structure and risk management

I. Explanations on capital adequacy standard ratio:

The calculation of the own funds and the capital adequacy standard ratio are performed in accordance with the communiqués such as “Regulation Regarding the Measurement and Evaluation of Banks' Capital Adequacy Ratio”, and “Regulation Regarding Banks' Shareholders' Equity”. The Bank's common Equity Tier 1 Capital is TL 3.144.294 (December 31, 2020: TL 2.885.620) which calculated as of September 30, 2021 and the capital adequacy ratio is 25,51% (December 31, 2020: 28,05%).

a. Information about total capital items:

	Current Period 30 September 2021	Prior Period 31 December 2020
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	485.999	396.085
Gains recognized in equity as per TAS	542	-
Profit	56.229	89.914
Current Period Profit	50.834	80.597
Prior Period Profit	5.395	9.317
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	1.569.685	1.512.914
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 (-)	1.255	2.239
Leasehold improvements(-)	78.474	66.716
Goodwill (net of related tax liability)	-	-
Other intangibles other than mortgage-servicing rights (net of related tax liability)	26.566	34.559
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	-	-
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	106.295	103.514
Total Common Equity Tier 1 Capital	1.463.390	1.409.400

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

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

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

ADDITIONAL TIER 1 CAPITAL		
Preferred Stock not Included in Common Equity and the Related Share Premiums	-	-
Debt instruments and premiums approved by BRSA	1.631.578	1.444.940
Debt instruments and premiums approved by BRSA (Temporary Article 4)	-	-
Additional Tier I Capital before Deductions	1.631.578	1.444.940
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	-	-
Total Tier I Capital (Tier I Capital=Common Equity+Additional Tier I Capital)	3.094.968	2.854.340
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)	51.725	54.655
Contribution Capital Before Discounts	51.725	54.655
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	51.725	54.655
Total Capital (The sum of Tier I Capital and Tier II Capital)	3.146.693	2.908.995
Deductions from Capital		
Deductions from Capital Loans granted contrary to the 50th and 51th Article of the Law	-	-
Net Book Values of Movables and Immovables Exceeding the Limit Defined in the Article 57, Clause 1 of the Banking Law and the Assets Acquired against Overdue Receivables and Held for Sale but Retained more than Five Years	-	-
Other items to be defined by the BRSA	2.399	23.375

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

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	-	-
Total Capital (The sum of Tier I Capital and Tier II Capital and After The Deductions from Total Capital)	3.144.294	2.885.620
Total Risk Weighted Amounts	12.323.532	10.287.202
Capital Adequacy Ratios		
Core Capital Adequacy Ratio (%)	11,87	13,70
Tier 1 Capital Adequacy Ratio (%)	25,11	27,75
Capital Adequacy Ratio (%)	25,51	28,05
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 (%)	7,37	9,20
Amounts Lower Than Excesses as per Deduction Rules		
Portion of the total of net long positions of investments in equity items of unconsolidated banks and financial institutions where the bank owns 10% or less of the issued share capital exceeding the 10% threshold of above Tier I capital	-	-
Portion of the total of investments in equity items of unconsolidated banks and financial institutions where the bank owns 10% or less of the issued share capital exceeding the 10% threshold of above Tier I capital	-	-
Limits related to provisions considered in Tier II calculation	-	-
Amount arising from deferred tax assets based on temporary differences	83.990	88.464
Limits related to provisions considered in Tier II calculation		
General provisions for standard based receivables (before tenthousandtwentyfive limitation)	51.725	54.655
Up to 1.25% of total risk-weighted amount of general reserves for receivables where the standard approach used	51.725	54.655
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	-	-

(⁽¹⁾) The Bank, provided loan from Türkiye Varlık Fonu Piyasa İstikrar ve Denge Alt Fonu with the approval of BRSA dated 22 April 2019, on 24 April 2019 amounting to 200 million (Full Euro) with no fixed term and no profit share within the scope of additional main capital.

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

The Banking Regulatory and Supervisory Authority ("BRSA") issued a press release on March 23, 2020 announcing certain measures due to financial market fluctuations caused by the COVID-19 pandemic. The Banks are entitled to use the year-end buying exchange in calculating the amount subject to credit risk as per the Regulation on the Calculation and the Evaluation of Banks' Capital Adequacy for the valued amounts as per the Turkish Accounting Standards; and the relevant reserves to set aside related to its monetary and non-monetary assets, excluding the assets in foreign currency measured in historical cost. In addition, negative revaluation differences of the securities classified under "Financial Assets Measured at Fair Value through Other Comprehensive Income" which is acquired before 23 March 2020 may not be included in capital adequacy ratio calculations in accordance with the Regulation on Banks' Equity.

Upon the fluctuations caused by the COVID-19 epidemic on the financial markets by the BRSA, with the BRSA's decision dated September 16, 2021 and numbered 9795;

- In the calculation of the amount subject to credit risk in accordance with the Regulation on Measurement and Assessment of Capital Adequacy of Banks which is stated to expire as of 30 September 2021; the amounts of monetary assets and non-monetary assets, other than items in foreign currency measured in historical cost, in accordance with Turkish Accounting Standards while calculating the evaluated amounts and relevant special provisions, the practice of using the simple arithmetic average of the Central Bank exchange rates of the last 252 business days before the calculation date will continue to be applied until a BRSA Decision is taken in the opposite direction.
- The Banking Regulation and Supervision Agency dated 16 April 2020 and numbered 8999, 0% risk weight decision in the calculation of the amount subject to credit risk in accordance with the Standard Approach within the scope of the Regulation on the Measurement and Assessment of Capital Adequacy for the receivables from the Central Government of the Republic of Turkey and issued in foreign currency,

has decided. It is taken as relevant in the standard capital adequacy calculations of the bank and provides 3,3% effect on the standard capital adequacy ratio.

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

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

Issuer	Türkiye Varlık Fonu Piyasa İstikrar Ve Denge Alt Fonu
Unique Identifier (CUSIP, ISIN etc.)	TRT240424F22
Governing Law(s) of the Instrument	Regulation on Banks"Equity Communique on Principles Regarding Borrowing Instruments to be Included in Bank"Equity Calculation
Special Consideration in the Calculation of Equity	
As of 1 January 2015 consideration to be subject to a 10% reduction application status	No
Eligible at Unconsolidated/Consolidated	Unconsolidated/Consolidated
Instrument Type	Subordinated Loan
Amount recognized in regulatory capital (as of most recent reporting date)	1.631.578
Par Value of Instrument	2.060.886
Accounting Classification	Subordinated Loan
Original date of Issuance	24.04.2019
Perpetual or dated	Undated
Maturity date	24.04.2019
Issuer call subject to prior supervisory (BRSA) approval	Yes
Optional call date, contingent call dates and redemption amount	Last Payment Date: 24.05.2024 Total Repayment Amount: EUR 200 million (full)
Subsequent call dates	-
Profit Share/Dividends	
Fixed or floating profit share/dividend	-
Profit share rate and any related index	-
Existence of a dividend stopper	-
Fully discretionary, partially discretionary or mandatory	Full discretionary
Existence of step up or other incentive to redeem	-
Noncumulative or cumulative	Noncumulative
Convertible or Non-convertible	
If convertible, conversion trigger	-
If convertible, fully or partially	-
If convertible, conversion rate	-
If convertible, mandatory or optional conversion	-
If convertible, specify instrument type convertible into	-
If convertible, specify issuer of instrument it converts into	-
Write-down feature	
If write-down, write-down trigger(s)	In case of the ratio of core capital adequacy falls below 5,125 %
If write-down, full or partial	At least to ensure that the core capital ratio exceeds 5,125 %
If write down, permanent or temporary	Permanent and Temporary
If temporary write-down, description of write-up mechanism	There is write-up mechanism.
Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument)	After all creditors and participation fund owners
In compliance with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7
Details of incompliance with article number 7 and 8 of "Own fund regulation"	In compliance with article number 7

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

c. Explanations on reconciliation of equity items and balance sheet amounts

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

II. Explanations on credit risk

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

III. Explanations on currency risk:

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

a) The Bank is exposed to currency risks as a market risk and pay attention to keep at a minimum level by avoiding to keep any positions. The currency risk and the calculation of value at risk method are monitored on a daily basis. Net foreign currency position / shareholders' equity ratio is also controlled daily. While calculating the capital requirement for currency risk, all foreign currency assets liabilities and forward foreign exchange transactions of the Bank are taken into consideration, and the amount subject to market risk used in legal reports is calculated monthly with the standard method.

b) The Bank does not have any derivative financial instruments held for hedging purposes.

c) In loan allocations, attention is taken to ensure that TL resources are used in TL and foreign currency resources are used in the relevant currency without any currency mismatch. The foreign currency position limit that may occur for strategic purposes due to uncertainties and fluctuations in the markets is limited and followed.

d) Foreign exchange buying rates of the last five working days before the balance sheet date as publicly announced by the Bank are as follows:

	USD	EUR
As of September 30, 2021 - Balance sheet evaluation rate	8,8911	10,3044
As of September 29, 2021	8,8560	10,3237
As of September 28, 2021	8,8706	10,3602
As of September 27, 2021	8,8498	10,3536
As of September 24, 2021	8,8364	10,3612
As of September 23, 2021	8,6984	10,1943

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 8,5476 for 1 USD (December 2020: full TL 7,7172), full TL 10,0672 for 1 Euro (December 2020: full TL 9,3855).

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

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III. Explanations on currency risk (continued):

Information on the Bank's Currency Risk

	EURO	USD	Other FC	Total
Current Period				
Assets				
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Turkey	1.967.206	1.080.914	241.822	3.289.942
Banks (****)	272.457	382.500	283.353	938.310
Financial assets at fair value through profit and loss	40.896	194.273	324.530	559.699
Money market placements	-	-	-	-
Financial Assets Valued At Fair Value Through Profit And Loss	321.634	620.464	-	942.098
Loans and financial lease receivable(*)	3.045.417	1.695.442	-	4.740.859
Subsidiaries, associates and joint ventures	-	-	-	-
Financial Assets Measured at Amortized Cost	1.835.723	1.824	-	1.837.547
Derivative financial assets for hedging purposes	-	-	-	-
Tangible assets	-	-	-	-
Intangible assets	-	-	-	-
Other assets	-	357	-	357
Total Assets	7.483.333	3.975.774	849.705	12.308.812
Liabilities				
Current account and funds collected from banks via participation accounts	-	-	-	-
Other current and profit sharing accounts (**)	4.897.290	4.215.477	823.836	9.936.603
Money market borrowings	-	-	-	-
Funds provided from other financial institutions and subordinated loans	2.230.324	205.997	-	2.436.321
Marketable securities issued	-	-	-	-
Miscellaneous payables	-	-	-	-
Derivative financial liabilities for hedging purposes	-	-	-	-
Other liabilities	27.172	32.577	8	59.757
Total liabilities	7.154.786	4.454.051	823.844	12.432.681
Net balance sheet position	328.547	(478.277)	25.861	(123.869)
Net balance sheet position	(286.978)	469.689	(13.088)	169.623
Derivative financial instruments assets	2.061	485.693	73.752	561.506
Derivative financial instruments liabilities	289.039	16.004	86.840	391.883
Non-cash loans (**)	1.036.595	1.449.716	-	2.486.311
Prior Period				
Total assets	5.928.768	2.050.059	449.822	8.428.649
Total liabilities	5.855.707	2.476.864	533.668	8.866.239
Net balance sheet position	73.061	(426.805)	(83.846)	(437.590)
Net off balance sheet position	-	381.423	85.669	467.092
Derivative financial instruments assets	-	534.408	85.669	620.077
Derivative financial instruments liabilities	-	152.985	-	152.985
Non-cash loans	1.021.487	737.594	-	1.759.081

(*) Includes expected loss provisions amounting to TL 35.292 in the balance sheet.

(**) Non-cash loans are not taken into account in the calculation of foreign currency position.

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

(****) Includes expected loss provisions amounting to TL 856 in the balance sheet.

III. Explanations on currency risk (continued):

None (December 31, 2020: None).

IV. Explanations on liquidity risk:

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

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

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

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

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

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

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

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

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

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

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IV. Explanations on liquidity risk (continued):

Liquidity Coverage Ratio:

		Rate of "Percentage to be taken into account " not Implemented Total value ^(*)		Rate of "Percentage to be taken into account " Implemented Total value ^(*)	
Current Period		TL+FC	FC	TL+FC	FC
HIGH QUALITY LIQUID ASSETS (HQLA)					
1	HIGH QUALITY LIQUID ASSETS			7.782.182	5.739.971
CASH OUTFLOWS					
2	Retail and Small Business Funds Collected	3.129.119	2.335.229	302.280	233.523
3	Stable Funds Collected	212.644	-	10.632	-
4	Less stable Funds Collected	2.916.475	2.335.229	291.648	233.523
5	Unsecured Funding other than Retail and Small Business	4.358.035	3.606.304	2.146.019	1.704.104
6	Customers Deposits			-	-
7	Operational Funds Collected	4.172.759	3.576.463	1.960.743	1.674.263
8	Non-Operational Funds Collected	185.276	29.841	185.276	29.841
9	Other Unsecured Funding	-	-	-	-
10	Secured funding	2.182.895	1.289.148	2.182.895	1.289.148
11	Liquidity needs related to derivatives and market valuation changes on derivatives transactions	1.490.490	1.289.148	1.490.490	1.289.148
12	Debts related to the structured financial products	692.405	-	692.405	-
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	5.690.580	2.643.891	1.069.089	216.326
16	TOTAL CASH OUTFLOWS			5.700.283	3.443.101
CASH INFLOWS					
17	Secured Lending Transactions	-	-	-	-
18	Unsecured Lending Transactions	3.960.077	2.369.386	3.432.292	2.254.347
19	Other contractual cash inflows	1.121.643	1.065.790	1.121.643	1.065.790
20	TOTAL CASH INFLOWS	5.081.720	3.435.176	4.553.935	3.320.137
		Upper limit applied amounts			
21	TOTAL HQLA			7.782.182	5.739.971
22	TOTAL NET CASH OUTFLOWS			1.425.071	860.775
23	Liquidity Coverage Ratio (%)			546,09	666,84

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

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

Liquidity Coverage Ratio (%)	Current Period – 30.09.2021	
	TL+FC	FC
Lowest (%)	92,94	71,14
Month	July	July
Highest (%)	1.025,20	751,35
Month	July	July
Average	559,07	411,25

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IV. Explanations on liquidity risk (continued):

Prior Period	Rate of "Percentage to be taken into account " not Implemented Total value ^(*)		Rate of "Percentage to be taken into account " Implemented Total value ^(*)	
	TL+FC	FC	TL+FC	FC
HIGH QUALITY LIQUID ASSETS (HQLA)				
1 HIGH QUALITY LIQUID ASSETS			5.698.616	3.805.588
CASH OUTFLOWS				
2 Retail and Small Business Funds Collected	1.366.292	904.019	132.112	90.402
3 Stable Funds Collected	90.355	-	4.518	-
4 Less stable Funds Collected	1.275.937	904.019	127.594	90.402
5 Unsecured Funding other than Retail and Small Business	2.344.583	1.541.499	1.351.198	909.965
6 Customers Deposits	-	-	-	-
7 Operational Funds Collected	2.181.804	1.540.426	1.188.419	908.892
8 Non-Operational Funds Collected	162.779	1.073	162.779	1.073
9 Other Unsecured Funding	-	-	-	-
10 Secured funding	1.261.575	341.664	1.261.575	341.664
11 Liquidity needs related to derivatives and market valuation changes on derivatives transactions	621.749	341.664	621.749	341.664
12 Debts related to the structured financial products	639.826	-	639.826	-
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	2.978.019	1.632.676	417.760	147.576
16 TOTAL CASH OUTFLOWS			3.162.645	1.489.607
CASH INFLOWS				
17 Secured Lending Transactions	-	-	-	-
18 Unsecured Lending Transactions	1.850.113	739.848	1.570.011	670.797
19 Other contractual cash inflows	525.906	472.183	525.906	472.183
20 TOTAL CASH INFLOWS	2.376.019	1.212.031	2.095.917	1.142.980
			Upper limit applied amounts	
21 TOTAL HQLA			5.698.616	3.805.588
22 TOTAL NET CASH OUTFLOWS			1.066.728	346.627
23 Liquidity Coverage Ratio (%)			534,21	1097,89

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

Liquidity Coverage Ratio (%)	Prior Period – 31.12.2020	
	TL+FC	FC
Lowest (%)	87,15	54,75
Month	November 9, 2020	November 9, 2020
Highest (%)	1.560,35	1.116,98
Month	October 30, 2020	October 13, 2020
Average	823,75	585,87

IV. Explanations on liquidity risk (continued):

Liquidity coverage ratio (continued)

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

High quality liquid assets consist of cash, deposits in central banks and securities considered as high quality liquid assets. Reserve deposits are included in high quality liquid assets, limited by the amount that is allowed by central bank to use in liquidity shortages. The Bank's high quality liquid assets are composed of 6,40% cash, 35,88% deposits in central banks and 57,72% securities considered as high quality liquid assets.

The Bank's main funding sources are funds collected, funds borrowed, borrowings from money market and subordinated loans. Funding source composition in report date is 71,74% funds collected, 7,88% subordinated debt instruments and 20,38% funds borrowed.

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IV. Explanations on liquidity risk (continued):

Presentation of assets and liabilities according to their remaining maturities:

	Demand	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Unallocated	Total
Current Period								
Assets								
Cash (cash in vault, foreign currency, money in transit, cheques purchased) and balances with the Central Bank of Republic of Turkey	706.171	3.175.259	-	-	-	-	-	3.881.430
Banks	945.482	-	-	-	-	-	-	945.482
Financial Assets at Fair Value Through Profit and Loss	-	24.818	51.804	212.077	345.382	-	-	634.081
Money Market Placements	-	-	-	-	-	-	-	-
Financial assets valued at fair value through other comprehensive income	-	101.142	2.409	578.360	1.791.462	214.155	-	2.687.528
Loans	-	1.473.176	1.059.603	4.785.954	6.703.577	600.401	-	14.622.711
Financial assets valued at amortised cost	-	-	-	-	1.837.547	-	-	1.837.547
Other Assets (*)	-	-	-	-	-	-	662.526	662.526
Total Assets	1.651.653	4.774.395	1.113.816	5.576.391	10.677.968	814.556	662.526	25.271.305
Liabilities								
Current account and funds collected from banks via participation accounts	-	15.172	402.848	-	-	-	-	418.020
Other current and profit sharing accounts	4.638.528	7.946.996	3.251.753	198.501	156	75.348	-	16.111.282
Funds provided from other financial institutions and subordinated loans	-	841.774	2.642.830	1.090.790	1.915.877	-	-	6.491.271
Money market borrowings	-	18.890	-	-	-	-	-	18.890
Marketable securities issued	-	-	-	-	-	-	-	-
Other liabilities (**)	-	53.055	-	-	-	-	2.178.787	2.231.842
Total Liabilities	4.638.528	8.034.113	6.297.431	1.289.291	1.916.033	75.348	2.178.787	25.271.305
Liquidity Gap	(2.986.875)	(4.101.492)	(5.183.615)	4.287.100	8.761.935	739.208	(1.516.261)	-
Net Off-balance sheet Position	-	2.894	(3.805)	-	-	-	-	(911)
Financial Derivative Assets	-	413.214	162.665	-	-	-	-	575.879
Financial Derivative Liabilities	-	410.320	166.470	-	-	-	-	576.790
Non-cash Loans	967.192	788.808	146.106	1.280.915	318.867	-	-	3.501.888
Prior Period								
Total Assets	1.494.797	4.316.901	815.994	3.233.889	9.505.874	494.943	527.779	20.390.177
Total Liabilities	2.548.448	10.200.270	3.476.744	621.954	1.598.122	-	1.944.639	20.390.177
Liquidity Gap	(1.053.651)	(5.883.369)	(2.660.750)	2.611.935	7.907.752	494.943	(1.416.860)	-
Net Off-balance sheet Position	-	(158)	(52.174)	-	-	-	-	(52.332)
Financial Derivative Assets	-	145.589	565.389	-	-	-	-	710.978
Financial Derivative Liabilities	-	145.747	617.563	-	-	-	-	763.310
Non-cash Loans	779.036	356.020	54.857	730.917	267.089	-	-	2.187.919

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

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

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V. Explanations on leverage ratio:

As of September 30, 2021, leverage ratio of the Bank calculated from the arithmetic average of the last 3 months is 9,24%.(December 31, 2020: 11,68%) Leverage ratio is required to remain minimum 3% as per "Communiqué on Measurement and Evaluation for Leverage Ratios of Banks".

	Current Period September 30, 2021(*)	Prior Period December 31, 2020(*)
Balance sheet assets		
1 Balance sheet assets (excluding derivative financial assets and credit derivatives, including collaterals)	25.493.899	19.109.372
2 (Assets deducted from Core capital)	109.192	97.904
3 Total risk amount of balance sheet assets (sum of lines 1 and 2)	25.384.707	19.011.468
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	11.637	8.808
6 Total risk amount of derivative financial assets and credit derivatives (sum of lines 4 and 5)	11.637	8.808
Financing transactions secured by marketable security or commodity		
7 Risk amount of financing transactions secured by marketable security or commodity (excluding Balance sheet)	912.897	697.047
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)	912.897	697.047
Off-balance sheet transactions		
10 Gross notional amount of off-balance sheet transactions	6.258.441	3.449.490
11 (Correction amount due to multiplication with credit conversion rates)	-	-
12 Total risk of off-balance sheet transactions (sum of lines 10 and 11)	6.258.441	3.449.490
Capital and total risk		
13 Core Capital	3.035.618	2.706.088
14 Total risk amount (sum of lines 3, 6, 9 and 12)	32.567.682	23.166.813
Leverage ratio		
15 Leverage ratio (%)	9,24	11,68

(*) Amounts in the table show quarterly averages.

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

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

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

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

VIII. Explanations on risk management

Notes and explanations in this section have been prepared in accordance with the Communiqué On Disclosures About Risk Management To Be Announced To Public By Banks that have been published in Official Gazette numbered 29511 on October 23, 2015 and became effective as of March 31, 2016. The tables related to 'Internal Rating-Based (IRB) Approach' are not presented due to the usage of standard approach for the calculation of capital adequacy.

a. General explanations on risk management and risk-weighted amounts

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)	11.205.623	9.415.452	896.450
2	Of which standardised approach (SA)	11.205.623	9.415.452	896.450
3	Of which internal rating-based (IRB) approach	-	-	-
4	Counterparty credit risk	2.933	2.747	235
5	Of which standardised approach for counterparty credit risk (SA-CCR)	2.933	2.747	235
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	390.014	357.285	31.201
17	Of which standardised approach (SA)	390.014	357.285	31.201
18	Of which internal model approaches (IMM)	-	-	-
19	Operational risk	724.962	511.718	57.997
20	Of which Basic Indicator Approach	724.962	511.718	57.997
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)	12.323.532	10.287.202	985.883

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IX. Explanations on business segments:

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

Current Period	Retail	Commercial and Corporate	Treasury	Undistributed	Total
Total Assets	2.323.436	11.447.279	10.677.463	823.127	25.271.305
Total Liabilities	5.966.035	13.705.941	3.408.945	591.891	23.672.812
Total Equity	-	-	-	1.598.493	1.598.493
Net profit share income/(expense) (*)	121.761	388.719	(209.113)	(19.447)	281.920
Net fees and commissions income/(expense)	22.479	30.936	(7.032)	4.202	50.585
Other operating income/(expense)	(68.041)	(225.417)	(44.157)	114.297	(223.318)
Provision expenses	3.118	18.679	(1.412)	(66.469)	(46.084)
Profit/(loss) before tax	79.317	212.917	(261.714)	32.583	63.103
Provision for tax	-	-	-	(12.269)	(12.269)
Net profit / (loss) for the period	79.317	212.917	(261.714)	20.314	50.834

(*) 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	1.278.373	10.700.997	6.330.743	2.080.064	20.390.177
Total Liabilities	3.538.235	8.168.769	6.732.635	411.272	18.850.911
Total Equity	-	-	-	1.539.266	1.539.266
Net profit share income/(expense) (*)	18.947	100.429	98.622	51.090	269.088
Net fees and commissions income/(expense)	2.535	14.625	(5.114)	316	12.362
Other operating income/(expense)	16.258	46.083	2.059	(178.899)	(114.499)
Provision expenses	-	-	(7.428)	(96.142)	(103.570)
Profit/(loss) before tax	37.740	161.137	88.139	(223.635)	63.381
Provision for tax	-	-	-	(14.989)	(14.989)
Net profit / (loss) for the period	37.740	161.137	88.139	(238.624)	48.392

(*) 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 unconsolidated financial statements

I. Explanations and notes related to assets:

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

	Current Period		Prior Period	
	TL	FC	TL	FC
Cash / Foreign currency	32.675	80.593	15.214	83.101
CBRT	542.433	2.632.826	231.489	1.450.436
Other (*)	17.170	576.523	8.666	478.191
Total	592.278	3.289.942	255.369	2.011.728

(*) Includes precious metal deposit account amounting to TL 71.754 (31 December 2020: TL 36.982) as of 30 September 2021 and money in transit account amounting to TL 521.939 (31 December 2020: TL 449.875).

b. Information related to CBRT:

	Current Period		Prior Period	
	TL	FC	TL	FC
Unrestricted demand deposit	526.778	107	226.905	89
Unrestricted time deposit	-	-	-	-
Restricted time deposit	-	-	-	-
Reserve requirements	15.655	2.632.719	4.584	1.450.347
Total	542.433	2.632.826	231.489	1.450.436

In accordance with the "Communiqué Regarding the Reserve Requirements numbered 2013/15", banks operating in Turkey are required to maintain reserves in CBRT for TL and foreign currency liabilities. According to the Communiqué Regarding the Reserve Requirements, reserve requirements can be maintained in TL, USD and/or EURO and standard gold.

As of September 30, 2021, the valid rates for Turkish lira required reserves are between 3% and 8% depending on the maturity structure (December 31, 2020: between 1% and 6%); The rates for foreign currency required reserves are between 5% and 24% depending on the maturity structure (December 31, 2020: between 5% and 22%).

2. a. Information on banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks				
Domestic	6.489	171.271	4.130	726.458
Abroad	-	767.895	-	180.254
Total	6.489	939.166	4.130	906.712

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".

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

3. Financial assets measured at fair value through profit or loss

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

As of September 30, 2021, there is no repurchase agreements in financial assets at fair value through profit and loss (December 31, 2020: TL 193.303). The amount subject to guaranteed/blocked is TL 409.466 (December 31, 2020: TL 167.722).

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

	Current Period	Prior Period
Debt securities	635.849	619.974
Quoted on a stock exchange	418.307	366.754
Unquoted on a stock exchange (*)	217.542	253.220
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted on a stock exchange	-	-
Impairment provision (-)	(1.768)	(1.294)
Total	634.081	618.680

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

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

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

As of September 30, 2021, the amount subject to sales transactions with the promise of repurchase within the financial assets whose fair value difference is reflected in other comprehensive income is TL 19.062 (December 31, 2020: 903.249). The amount of those blocked given as collateral is TL 182.632 (December 31, 2020: TL 220.521).

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

	Current Period	Prior Period
Debt securities	2.702.537	1.172.974
Quoted on a stock exchange (*)	1.861.920	794.112
Unquoted on a stock exchange	840.617	378.862
Share certificates	7.659	7.659
Quoted on a stock exchange (*)	-	-
Unquoted on a stock exchange	7.659	7.659
Impairment provision (-)	(22.668)	(16.243)
Total	2.687.528	1.164.390

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

5. Information on derivative financial assets

a. Positive differences related to the derivative financial assets

	Current Period		Prior Period	
	TL	FC	TL	FC
Swap Transactions	2.566	2.428	1.412	14
Forward Transactions	188	1.025	-	305
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	2.754	3.453	1.412	319

6. Information on loans

a. Information on all types of loans and advances given to shareholders and employees of the Bank:

	Current Period		Prior Period	
	Cash	Non-Cash	Cash	Non-Cash
Direct Loans to Bank Partners	23.217	-	95.629	-
Loans to Legal Person Partners	23.217	-	95.629	-
Loans to Real Person Partners	-	-	-	-
Indirect Loans to Bank Partners	124	-	-	-
Loans to Bank Members	124	-	-	-
Total	23.341	-	95.629	-

b. Information on the first and second group loans including restructured loans

Cash Loans Current Period	Standard Loans	Loans Under Close Monitoring		
		Loans Not subject to restructured loans	Restructured Loans	
			Loans with Revised Contract Terms	Refinance
Loans	14.588.803	30.043	-	-
Export loans	-	-	-	-
Import loans	831.050	-	-	-
Business loans	9.747.399	30.043	-	-
Consumer loans	753.392	-	-	-
Credit cards	-	-	-	-
Loans given to financial sector	1.071.262	-	-	-
Other (*)	2.185.700	-	-	-
Other receivables	-	-	-	-
Total	14.588.803	30.043	-	-

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

Installment Commercial Loans	2.033.358
Loans Extended Abroad	92.845
Other Investment Loans	27.056
Other	32.441
Total	2.185.700

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

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

6. Information on loans (continued)

b. Information on the first and second group loans including restructured loans (continued)

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

Cash Loans Prior Period	Standard Loans	Loans Under Close Monitoring	
		Loans Not subject to restructured loans	Loans with Revised Contract Terms
			Refinance
Loans	13.397.505	422	-
Export loans	-	-	-
Import loans	436.155	-	-
Business loans	9.358.930	422	-
Consumer loans	575.941	-	-
Credit cards	-	-	-
Loans given to financial sector	1.814.247	-	-
Other (*)	1.212.232	-	-
Other receivables	-	-	-
Total	13.397.505	422	-

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

Installment Commercial Loans	1.148.156
Loans Extended Abroad	38.318
Other	25.758
Total	1.212.232

b2. Explanations on expected loss provisions for standard and closely monitored loans:

Current Period	Standard Loans	Loans Under Close Monitoring
Expected loss of provision for 12 Months	88.102	-
Substantial increase in credit risk	-	5.603
Prior Period	Standard Loans	Loans Under Close Monitoring
Expected loss of provision for 12 Months	92.476	-
Substantial increase in credit risk	-	190

c. Maturity analysis of cash loans:

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

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

6. Information on loans (continued)

d. Information on consumer loans, retail credit cards, loans given to personnel and personnel credit cards:

Current Period	Short-term	Medium and long-term	Total
Consumer loans-TL	3.417	749.851	753.268
Housing loans	1.959	697.284	699.243
Vehicle loans	1.095	32.505	33.600
Consumer loans	363	20.062	20.425
Other	-	-	-
Consumer loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Consumer loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Retail credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	50	74	124
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	50	74	124
Other	-	-	-
Personnel loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL(Real Person)	-	-	-
Overdraft account-FC(Real Person)	-	-	-
Total	3.467	749.925	753.392

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

I. Explanations and notes related to assets (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	867	575.074	575.941
Housing loans	481	536.429	536.910
Vehicle loans	386	17.761	18.147
Consumer loans	-	20.884	20.884
Other	-	-	-
Consumer loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Consumer loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Retail credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Retail credit cards-FC	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel loans-TL	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel loans-FC indexed	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel loans-FC	-	-	-
Housing loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Personnel credit cards-TL	-	-	-
With installment	-	-	-
Without installment	-	-	-
Personnel credit cards-FC	-	-	-
With installment	-	-	-
Without-installment	-	-	-
Overdraft account-TL(Real Person)	-	-	-
Overdraft account-FC(Real Person)	-	-	-
Total	867	575.074	575.941

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

e. Information on commercial loans with installments and corporate credit cards:

Current Period	Short-term	Medium and long-term	Total
Commercial installment loans-TL	208.355	1.624.320	1.832.675
Business loans	6.763	257.150	263.913
Vehicle loans	196.543	781.053	977.596
Consumer loans	5.049	589.117	591.166
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	-	200.683	200.683
Business loans	-	6.250	6.250
Vehicle loans	-	56.994	56.994
Consumer loans	-	137.439	137.439
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)	25.761	-	25.761
Total	234.116	1.825.003	2.059.119
Prior Period	Short-term	Medium and long-term	Total
Commercial installment loans-TL	73.049	1.030.075	1.103.124
Business loans	-	67.460	67.460
Vehicle loans	70.123	492.855	562.978
Consumer loans	2.926	469.760	472.686
Other	-	-	-
Commercial installment loans-FC indexed	-	-	-
Business loans	-	-	-
Vehicle loans	-	-	-
Consumer loans	-	-	-
Other	-	-	-
Commercial installment Loans-FC	-	45.032	45.032
Business loans	-	-	-
Vehicle loans	-	20.062	20.062
Consumer loans	-	24.970	24.970
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)	9.109	-	9.109
Total	82.158	1.075.107	1.157.265

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

f. Allocation of loans by customers:

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

g. Breakdown of domestic and foreign loans:

	Current Period	Prior Period
Domestic loans	14.526.001	13.359.609
Foreign loans	92.845	38.318
Total	14.618.846	13.397.927

h. Loans granted to subsidiaries and associates:

None (December 31, 2020: None).

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

	Current Period	Prior Period
Loans and Receivables with Limited Collectability	-	-
Doubtful Loans and Other Receivables	3.337	5
Uncollectible Loans and Receivables	172.763	172.685
Total	176.100	172.690

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

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

None (December 31, 2020: None).

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

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

j.2. Movements of non-performing loans:

	III. Group Loans and receivables with limited collectibility	IV. Group Loans and receivables with doubtful collectibility	V. Group Uncollectible loans and receivables
Current Period			
Closing balance of prior period	-	12	172.685
Additions in the current period (+)	7.420	970	79
Transfers from other categories of non-performing loans (+)	-	7.420	
Transfers to other categories of non-performing loans (-)	7.420	13	13
Collections in the current period (-)	-	2.660	-
Write offs (-)	-	-	11
Sale (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	-	5.729	172.766
Provision (-)	-	3.337	172.763
Net balance at the balance sheet	-	2.392	3

* There is no amount written off from the assets. Non-performing loan accounts I. and II. customer balances transferred to group loan accounts.

	III. Group Loans and receivables with limited collectibility	IV. Group Loans and receivables with doubtful collectibility	V. Group Uncollectible loans and receivables
Prior Period			
Closing balance of prior period	-	-	188.322
Additions in the current period (+)	-	12	99
Transfers from other categories of non-performing loans (+)	-	-	-
Transfers to other categories of non-performing loans (-)	-	-	-
Collections in the current period (-)	-	-	29
Write offs (-)	-	-	15.707
Sale (-)	-	-	-
Corporate and commercial loans	-	-	-
Retail loans	-	-	-
Credit cards	-	-	-
Other	-	-	-
Closing balance of the current period	-	12	172.685
Provisions (-)	-	5	172.685
Net balance at the balance sheet	-	7	-

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

None (December 31, 2020: None).

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

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

	III. Group Loans with limited collectability	IV. Group Loans with doubtful collectability	V. Group Uncollectible loans
Current Period (net)	-	2.392	3
Loans to individuals and corporates (gross)	-	5.729	172.766
Provision (-)	-	3.337	172.763
Loans to individuals and corporates (net)	-	2.392	3
Banks (gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans (Gross)	-	-	-
Provision (-)	-	-	-
Other Loans (Net)	-	-	-
Prior Period (Net)	-	7	-
Loans to Real Persons and Legal Entities (Gross)	-	-	-
Specific provision (-)	-	-	-
Loans to Real Persons and Legal Entities (Net)	-	-	-
Banks (Gross)	-	-	-
Provision (-)	-	-	-
Banks (Net)	-	-	-
Other Loans and Receivables (Gross)	-	-	-
Provision (-)	-	-	-
Other loans and receivables (Net)	-	-	-

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

	III. Grup Limited Collection Loans	IV. Grup Doubtful Loans	V. Grup Loss Loans
Current Period (Net)	-	-	-
Dividend Accruals and Rediscounts and Valuation Differences	-	-	-
Provisions (-)	-	-	-
Prior Period (Net)	-	-	-
Dividend Accruals and Rediscounts and Valuation Differences	-	-	-
Provisions (-)	-	-	-

k. Liquidation policy for uncollectible loans and receivables:

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".

l. Information on "Write-off" policies:

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

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TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

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

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 (*)	1.837.547	1.568.929
Total	1.837.547	1.568.929

(*) Consists of non-profit special category state domestic borrowing notes issued by Ministry of Treasury and Finance and purchased from the Türkiye Varlık Fonu A.Ş. and Piyasa ve İstikrar Denge Alt Fonu A.Ş.

b. Information on investment securities measured at amortized cost

	Current Period	Prior Period
Debt Securities	1.837.547	1.568.929
Quoted on a stock Exchange	-	-
Unquoted (*)	1.837.547	1.568.929
Share certificates	-	-
Quoted on a stock exchange	-	-
Unquoted	-	-
Impairment Provision (-)	-	-
Total	1.837.547	1.568.929

(*) Consists of non-profit special category state domestic borrowing notes issued by Ministry of Treasury and Finance and purchased from the Türkiye Varlık Fonu A.Ş. and Piyasa ve İstikrar Denge Alt Fonu A.Ş.

c. Information on movements of financial assets measured at amortized cost

	Current Period	Prior Period
Balance at beginning of period(*)	1.568.929	1.097.529
Foreign currency differences on monetary assets (**)	266.794	347.271
Purchases during period	1.824	124.129
Disposals through sales and redemptions	-	-
Impairment provision (-)	-	-
Closing Balance (*)	1.837.547	1.568.929

(*) Consists of non-profit special category state domestic borrowing notes issued by Ministry of Treasury and Finance and purchased from the Türkiye Varlık Fonu A.Ş. and Piyasa ve İstikrar Denge Alt Fonu A.Ş.

(**) This amount includes TL 60.849 income accrual.

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

8. Information on lease receivables (net):

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

	Current Period		Prior Period	
	Gross	Net	Gross	Net
Less than a year	5.075	5.033	-	-
1 to 4 years	92.870	74.136	34.295	28.409
More than 4 years	18.670	16.006	-	-
Total	116.615	95.175	34.295	28.409

b. Information on net investments through finance lease:

	Current Period	Prior Period
Finance lease receivables (gross)	116.615	34.295
Unearned finance lease receivable (-)	21.440	5.886
Receivable from finance leases (net)	95.175	28.409

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	Refinance
	Standard Loans		Leasing Receivables with Revised Contract Terms	
Current Period				
Finance lease receivables (Net)	95.175	-	-	-
Prior Period				
Finance lease receivables (Net)	28.409	-	-	-

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	23.797	35.200
Additions	-	5
Disposals	(13.932)	(11.408)
Transfers	-	-
Impairment (-)	-	-
Closing balance	9.865	23.797

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

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

10. Information on associates

a. Associates (net):

a.1 Information on unconsolidated associates:

None (December 31, 2020: None).

a.2 Information on consolidated associates:

None (December 31, 2020: None).

b. Information on subsidiaries (net)

b.1 Information on unconsolidated subsidiaries

Emlak Menkul Değerler A.Ş., which is owned by the Bank by 50%, has been reported to be bankrupt in the Audit Report prepared by Court of Account dated 31 October 2018. Emlak Menkul Değerler A.Ş. has not been consolidated as of 30 September 2021 and 31 December 2020.

b.2 Information on consolidated subsidiaries

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

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

Name	Adress (City/Country)	Operating Subject	Bank's share percentage (%)	Direct and Indirect Share Percentages (%)
Emlak Varlık Kiralama A.Ş.	Istanbul/TURKEY	Issuance Of Lease Certificate	100	100
Emlak Katılım Varlık Kiralama A.Ş.	Istanbul/TURKEY	Issuance Of Lease Certificate	100	100

The values stated in the table below are those of Emlak Varlık Kiralama A.Ş. and Emlak Katılım Varlık Kiralama A.Ş.'s financial statements dated September 30, 2021 which have not undergone reviewed.

Name	Total Assets	Shareholders' equity	Total fixed assets	Dividend or profit share income	Income from marketable securities	Current period income /loss	Prior period income /loss	Fair Value
Emlak Varlık Kiralama A.Ş.	263.879	161	-	18.556	-	111	-	-
Emlak Katılım Varlık Kiralama A.Ş.	4.023.944	50	-	425.448	-	-	-	-

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

10. Information on associates (continued)

b.2.1 Movement information on subsidiaries

	Current Period	Prior Period
Amount at the beginning of the period	100	50
Movements inside the term	-	50
Purchases / new incorporations / capital increases	-	50
Bonus shares	-	-
Profit received from current year share	-	-
Sales	-	-
Revaluation increases	-	-
Impairments	-	-
Amount at the end of the period	100	100
Capital commitments	-	-
Share of the capital at the end of the period (%)	100	100

c. Information on investments in joint-ventures

None (31 December 2020: None).

11. Information on tangible assets:

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

12. Information on intangible assets:

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

13. Information on investment property:

None (December 31, 2020: None).

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

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

14. Information related to deferred tax asset:

Information related to deferred tax asset of the Bank:

	Current Period	Prior Period
Deferred tax provision for transferred financial loss (*)	29.045	29.521
Prepaid wages and commissions and unearned income	21.350	28.709
Expected Loss Provisions	8.322	8.953
Securities valuation differences	4.963	4.056
Provisions for retirement premium and vacation pay liabilities	4.863	2.476
Derivative financial instruments	8.650	8.649
IFRS 16 allowance	2.742	920
Other	4.055	5.180
Deferred tax asset	83.990	88.464
Securities valuation differences	-	7.786
Difference between carrying value and tax base of fixed assets	3.227	4.938
Derivative financial instruments	10.745	1.398
Other	1.030	489
Deferred tax liability	15.002	14.611
Deferred tax asset (Net)	68.988	73.853

(*) All of the deferred tax assets calculated from movable losses are calculated from 2018 financial loss. Since the Bank plans to obtain sufficient taxable income to offset these amounts in the future, it reflected TL 29.045 of deferred tax assets in its records.

The time limits for deferred tax losses are as follows:

	Current Period	Prior Period
2023	145.226	147.606
Financial loss carried over to the following years	145.226	147.606

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

	Current Period	Prior Period
Receivables from Public Institutions and Cooperations ⁽¹⁾	52.549	52.549
Exchange Account	114.997	34.708
Other ⁽²⁾	58.037	55.253
Total	225.583	142.510

(1) It includes receivables from General Directorate of Highways and Mass Housing Administration.

(2) It includes receivables and temporary accounts from various institutions other than public institutions and organizations.

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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	150.210	-	-	-	-	-	-	-	150.210
II. Real Persons Participation Accounts Non-Trade TL	-	486.739	122.665	472	1.499	1.293	-	-	612.668
III. Current Account other-TL	599.938	-	-	-	-	-	-	-	599.938
Public Sector	86.887	-	-	-	-	-	-	-	86.887
Commercial Institutions	509.320	-	-	-	-	-	-	-	509.320
Other Institutions	-	-	-	-	-	-	-	-	-
Commercial and Other Institutions	3.731	-	-	-	-	-	-	-	3.731
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	-	-	-	-	-	-	-	-	-
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	3.365.066	1.640.889	81.881	24.175	42.527	-	-	5.154.538
Public Sector	-	370.865	519.224	70.081	-	-	-	-	960.170
Commercial Institutions	-	2.720.891	573.992	11.800	24.175	42.527	-	-	3.373.385
Other Institutions	-	258.138	144.825	-	-	-	-	-	402.963
Commercial and Other Institutions	-	-	-	-	-	-	-	-	-
Banks and Participation Banks	-	15.172	402.848	-	-	-	-	-	418.020
V. Real Persons Current Accounts Non- Trade FC	558.172	-	-	-	-	-	-	-	558.172
VI. Real Persons Participation Accounts Non-Trade FC	-	1.436.838	285.420	4.211	4.422	14.545	50	-	1.745.486
VII. Other Current Accounts FC	2.940.334	-	-	-	-	-	-	-	2.940.334
Residents in Turkey-Corporate	2.647.901	-	-	-	-	-	-	-	2.647.901
Residents Abroad-Corporate	292.433	-	-	-	-	-	-	-	292.433
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	-	-	-	-	-	-	-	-	-
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	-	2.440.341	1.448.929	13.335	82	89	-	-	3.902.776
Public sector	-	-	359	-	-	-	-	-	359
Commercial institutions	-	2.359.383	1.433.080	13.335	82	89	-	-	3.805.969
Other institutions	-	5.530	2.409	-	-	-	-	-	7.939
Commercial and Other Institutions	-	75.428	13.081	-	-	-	-	-	88.509
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
IX. Precious Metals Deposits	389.874	233.184	156.698	9.594	173	203	106	-	789.832
X. Participation Accounts Special Fund Pools TL	-	-	-	-	-	-	-	75.348	75.348
Residents in Turkey	-	-	-	-	-	-	-	75.348	75.348
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Turkey	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	4.638.528	7.962.168	3.654.601	109.493	30.351	58.657	156	75.348	16.529.302

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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	59.133	-	-	-	-	-	-	-	59.133
II. Real Persons Participation Accounts Non-Trade TL	-	268.498	164.897	10.172	361	33.666	62	-	477.656
III. Current Account other-TL	430.250	-	-	-	-	-	-	-	430.250
Public Sector	19.783	-	-	-	-	-	-	-	19.783
Commercial Institutions	407.554	-	-	-	-	-	-	-	407.554
Other Institutions	-	-	-	-	-	-	-	-	-
Commercial and Other Institutions	2.913	-	-	-	-	-	-	-	2.913
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	-	-	-	-	-	-	-	-	-
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
IV. Participation Accounts-TL	-	3.788.582	573.049	2.164	1.310	594	-	-	4.365.699
Public Sector	-	1.137.437	224.999	-	-	-	-	-	1.362.436
Commercial Institutions	-	2.464.499	218.831	2.164	1.310	594	-	-	2.687.398
Other Institutions	-	186.646	129.219	-	-	-	-	-	315.865
Commercial and Other Institutions	-	-	-	-	-	-	-	-	-
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
V. Real Persons Current Accounts Non- Trade FC	204.192	-	-	-	-	-	-	-	204.192
VI. Real Persons Participation Accounts Non-Trade FC	-	463.136	92.005	2.025	4.046	5.928	-	-	567.140
VII. Other Current Accounts FC	1.632.745	-	-	-	-	-	-	-	1.632.745
Residents in Turkey-Corporate	1.580.076	-	-	-	-	-	-	-	1.580.076
Residents Abroad-Corporate	52.669	-	-	-	-	-	-	-	52.669
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
Central Bank of Turkey	-	-	-	-	-	-	-	-	-
Domestic Banks	-	-	-	-	-	-	-	-	-
Foreign Banks	-	-	-	-	-	-	-	-	-
Participation Banks	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
VIII. Participation Accounts other-FC	-	2.725.426	699.720	-	-	1.016	-	-	3.426.162
Public sector	-	37	200	-	-	-	-	-	237
Commercial institutions	-	2.698.247	691.232	-	-	1.016	-	-	3.390.495
Other institutions	-	4.854	3.729	-	-	-	-	-	8.583
Commercial and Other Institutions	-	22.288	4.559	-	-	-	-	-	26.847
Banks and Participation Banks	-	-	-	-	-	-	-	-	-
IX. Precious Metals Deposits	222.128	118.261	151.151	19.513	501	2.869	-	-	514.423
X. Participation Accounts Special Fund Pools TL	-	-	-	-	-	-	-	-	-
Residents in Turkey	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
XI. Participation Accounts Special Fund Pools – FC	-	-	-	-	-	-	-	-	-
Residents in Turkey	-	-	-	-	-	-	-	-	-
Residents Abroad	-	-	-	-	-	-	-	-	-
Total (I+II+.....+IX+X+XI)	2.548.448	7.363.903	1.680.822	33.874	6.218	44.073	62	-	11.677.400

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

1. Information on funds collected:

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

b.1 Exceeding the limit of Insurance Fund:

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

	Under the guarantee of Insurance		Exceeding the guarantee of Insurance	
	Current Period	Prior Period	Current Period	Prior Period
Real persons' current and participation accounts not subject to trading transactions	576.389	301.009	3.070.857	1.325.300
Turkish Lira accounts	269.917	119.247	492.960	417.542
Foreign currency accounts	306.472	181.762	2.577.897	907.758
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 150 (including both capital and profit shares) for each real person is under the guarantee of Saving Deposit Insurance Fund in accordance with the Banking Law numbered 5411.

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

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

	Current Period	Prior Period
Foreign Branches' Profit Sharing Accounts and Other Accounts	-	-
Profit Sharing Accounts and Other Accounts of Controlling Shareholders and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	-	-
Profit Sharing Accounts and Other Accounts of Chairman and Members of Board Of Directors or Managers, General Manager and Assistant General Managers and Profit Sharing Accounts and Other Accounts of Their Mother, Father, Spouse, and Children in Care	3.774	2.616
Profit Sharing Accounts and Other Accounts in Scope of the Property Holdings Derived from Crime Defined in article 282 of Turkish Criminal Law no:5237 dated 26.09.2004	-	-
Profit Sharing Accounts in Participation Banks Established in Turkey in order to engage solely in Off-Shore Banking Activities	-	-

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

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

2. Information on borrowings:

a.1. Information on the type of borrowed loans

	Current Period		Prior Period	
	TL	FC	TL	FC
Syndication loans	-	-	-	-
Wakale loans	66.455	621.425	21.888	926.868
Loans obtained from Issued Lease certificates (Sukuk)	3.988.495	-	3.124.311	-
Other	-	-	-	-
Total	4.054.950	621.425	3.146.199	926.868

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	4.054.950	364.604	3.146.199	881.319
Loans from foreign banks, institutions and funds	-	256.821	-	45.549
Total	4.054.950	621.425	3.146.199	926.868

a.3 Maturity analysis of funds borrowed:

	Current Period		Prior Period	
	TL	FC	TL	FC
Short-Term	3.980.855	594.538	3.096.199	926.868
Medium and Long-Term	74.095	26.887	50.000	-
Total	4.054.950	621.425	3.146.199	926.868

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

The Bank does not have concentration on customer or sector group providing funds (December 31, 2020: None).

3. Information on derivative financial liabilities held for trading:

	Current Period		Prior Period	
	TL	FC	TL	FC
Forward Transactions	135	13	1.710	7
Swap Transactions	12	-	41.569	-
Futures Transactions	-	-	-	-
Options	-	-	-	-
Other	-	-	-	-
Total	147	13	43.279	7

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

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

4. Lease payables:

	Current Period		Prior Period	
	FC	TL	FC	FC
Less than 1 year	26.378	-	17.179	-
Between 1-5 years	101.578	-	67.791	-
Over 5 years	48.822	-	34.368	-
Total	176.778	-	119.338	-

5. Information on hedging derivative financial liabilities:

None (December 31, 2020: None).

6. Information on provisions:

a. Information on provisions for employee rights:

Provisions for Bank's employee benefits consist of reserve for employee termination benefits amounting to TL 7.274 (December 31, 2020: TL 4.265), TL 3.512 (December 31, 2020: TL 2.400), vacation pay liability amounting to TL - (December 31, 2020: TL 7.817) performance premium provision, the Bank's total amount of provisions for employee rights is TL 10.786 (December 31, 2020: TL 14.482).

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

	Current Period	Prior Period
Discount rate (%)	2,10	2,10
Estimated increase rate of salary ceiling (%)	9,50	9,50

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

	Current Period	Prior Period
Prior period ending balance	4.265	2.282
Change in the period	3.009	1.217
Actuarial (gain) / loss	-	766
Balance at the end of the period	7.274	4.265

b. Other Provisions:

	Current Period	Prior Period
Provisions allocated from profit shares to be distributed to profit sharing accounts	20.503	50.792
Provisions for cases on trial	5.406	5.331
Impairment provision	1.002	236
Expected expected credit loss for Stage 1 and Stage 2 for non-cash loans	26.144	23.382
Total	53.055	79.741

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

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

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

6. Information on provisions (continued):

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

None (December 31, 2020: None).

7. Information on taxes payable:

a. Information on Tax Liability

a.1. Explanations on current tax liability:

As of September 30, 2021, the Bank does not have any tax debt remaining after deducting the corporate taxes paid. (December 31, 2020: None).

a.2. Information on taxes payable:

	Current Period	Prior Period
Taxation on securities income	3.766	4.420
Banking insurance transaction tax	8.854	5.134
Income tax deducted from wages	5.846	4.443
Value added tax payable	541	1.173
Taxation on real estate income	200	129
Foreign exchange transaction tax	460	425
Other	261	345
Total	19.928	16.069

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

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

7. Information on taxes payable (continued):

a.3. Information on premiums:

	Current Period	Prior Period
Social security premiums-employee	3.886	2.580
Social security premiums-employer	2.654	1.762
Unemployment insurance-employee	-	-
Unemployment insurance-employer	-	-
Bank pension fund premium- employees	-	-
Bank pension fund premium- employer	-	-
Pension fund membership fees and provisions-employees	386	258
Pension fund membership fees and provisions- employer	193	129
Other	170	102
Total	7.289	4.831

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

None (December 31, 2020: None).

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

	Current Period		Prior Period	
	TL	FC	TL	FC
Borrowing Instruments to be Included in Additional Capital Calculation	-	1.814.896	-	1.545.981
Subordinated Loans	-	1.814.896	-	1.545.981
Subordinated Debt Instruments	-	-	-	-
Debt Instruments to be Included in the Contribution Capital Calculation	-	-	-	-
Subordinated Loans	-	-	-	-
Subordinated Debt Instruments	-	-	-	-
Total	-	1.814.896	-	1.545.981

As of September 30, 2021 the Bank has an subordinated debt that the creditor is Türkiye Varlık Fonu Yönetimi A.Ş., with TRT240424F22 ISIN code, with initial date April 24, 2019, with at least five-year repayment option and with no fixed term, amounting to EUR 200.000.000 (Full EUR). The related borrowing instrument has no option to pay dividends and convert to share certificates.

10. Breakdown of items in other liabilities which exceed 10% of the balance sheet total and breakdown of items which constitute at least 20% of grand total:

None. (December 31, 2020: None).

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

11. Information on shareholders' equity:

a. Presentation of paid-in capital:

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

b. Paid-in capital amount, explanation as to whether the registered share capital system is applicable at the Bank and if so, amount of the registered share capital ceiling:

Share Capital System	Paid-in Capital	Ceiling
Registered Capital	1.026.915	1.026.915

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

There is no capital increase in the current period.

d. Information on share capital increases from capital reserves during the current period:

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

e. Capital commitments in the last fiscal year and by the end of the following interim period, general purpose of these commitments and projected resources required to meet these commitments:

There are no capital commitments (December, 31 2020: None).

f. Estimated effects on the shareholders equity of the Bank , of predictions to be made by taking into account previous period indicators regarding the Bank's income, profitability and liquidity, and uncertainties regarding such indicators:

The Bank's profits are kept in shareholders' equity through transfer to reserves. Moreover, the Bank's shareholders' equity is invested in liquid and earning assets.

g. Information on privileges given to stocks representing the capital:

There is no privilege given to stocks representing the capital.

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NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

11. Information on shareholders' equity (continued):

h. Information on marketable securities valuation reserve:

	Current Period		Prior Period	
	TL	FC	TL	FC
From investments in associates, subsidiaries, and joint ventures	-	-	-	-
Valuation difference (*)	4.776	2.741	(3.408)	1.109
Foreign exchange difference	-	-	-	-
Total	4.776	2.741	(3.408)	1.109

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

i. Information on other capital reserves:

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

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

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

1. Explanations on off balance sheet:

a. Type and amount of irrevocable loan commitments:

	Current Period	Prior Period
Forward Asset Purchase Commitments	836.946	323.542
Forward Asset Sale Commitments	1.182.315	175.454
Payment Commitments for Cheques	88.288	31.642
Tax and Fund Liabilities Arising from Export Commitments	-	-
Credit Cards Limit Commitments	-	-
Other Irrevocable Commitments	157.931	131.859
Total	2.265.480	662.497

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	3.501.888	2.187.919
Letters of credit	1.202.488	850.386
Bank loans	145.427	123.057
Other guaranties and sureties	-	-
Total	4.849.803	3.161.362

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

1. Explanations on off balance sheet (continued):

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

	Current Period	Prior Period
Temporary letters of guarantees	296.946	152.583
Advance letters of guarantees	208.738	93.831
Letters of guarantees given to customs	64.860	18.563
Definitive Letters of Guarantee	1.867.208	1.922.942
Letters of Guarantee Given for the Guarantee of Cash Loans	1.037.059	-
Other	27.077	-
Total	3.501.888	2.187.919

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	-	-
With original maturity of 1 year or less	-	-
With original maturity of more than 1 year	-	-
Other non-cash loans	2.265.480	662.497
Total	2.265.480	662.497

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

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

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

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

1. Explanations on derivative transactions:

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

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

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

3. Explanations on contingent assets and liabilities:

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

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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	434.948	15.190	186.839	4.705
Medium and Long Term Loans	712.999	96.474	205.730	91.271
Profit Share on Non-Performing Loans	-	-	-	-
Total	1.147.947	111.664	392.569	95.976

b. Information on profit share income received from banks:

	Current Period		Prior Period	
	TL	FC	TL	FC
CBRT	36.521	-	6.097	-
Domestic Banks	119	-	-	-
Foreign Banks	-	-	-	-
Head Offices and Branches Abroad	-	-	-	-
Total	36.640	-	6.097	-

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)	31.482	14.237	26.266	16.229
Financial Assets Measured at Fair Value through Other Comprehensive Income (FVOCI)	151.225	13.294	38.609	3.812
Financial Assets Measured at Amortized Cost	-	58.084	-	43.858
Total	182.707	85.615	64.875	63.899

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

	Current Period		Prior Period	
	TL	FC	TL	FC
Income received from associates and subsidiaries	336	-	54	-
Total	336	-	54	-

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

2. Explanations on profit share expenses:

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 years	More than 1 years	Accumulated participation accounts	Total
TL								
Funds collected from banks through current and profit sharing accounts	735	20.101	-	-	-	-	-	20.836
Real persons' non-trading profit sharing accounts	10.230	39.314	1.246	-	166	4.361	-	55.317
Public sector profit sharing accounts	45.938	56.421	6.420	-	1.661	-	-	110.440
Commercial sector profit sharing accounts	74.984	338.258	11.904	-	5.505	5.183	-	435.834
Other institutions profit sharing accounts	2.402	44.583	11.511	-	-	-	-	58.496
Total	134	498.677	31.081	-	7.332	9.544	-	680.923
FC								
Banks	-	539	725	-	-	-	-	1.264
Real persons' non-trading profit sharing accounts	1.262	11.229	620	-	97	61	-	13.269
Public sector profit sharing accounts	-	2	-	-	-	-	-	2
Public sector profit sharing accounts	1.866	42.106	3.850	-	263	-	-	48.085
Other institutions profit sharing accounts	24	487	-	-	-	-	-	511
Precious metals deposits	1.772	-	-	-	-	-	-	1.772
Total	4.924	54.363	5.195	-	360	61	-	64.903
Grand Total	139.213	553.040	36.276	-	7.692	9.605	-	745.826

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

2. Explanations on profit share expenses (continued):

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

Prior 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 years	More than 1 years	Accumulated participation accounts	Total
TL								
Funds collected from banks through current and profit sharing accounts	-	-	-	-	-	-	-	-
Real persons' non-trading profit sharing accounts	1.081	15.862	2.192	-	400	457	-	19.992
Public sector profit sharing accounts	9.481	15.694	7.159	-	404	-	-	32.738
Commercial sector profit sharing accounts	9.823	135.153	5.843	-	1.155	75	-	152.049
Other institutions profit sharing accounts	63	7.684	4.243	-	-	-	-	11.990
Total	20.448	174.393	19.437	-	1.959	532	-	216.769
FC								
Banks	-	2.399	-	-	-	-	-	2.399
Real persons' non-trading profit sharing accounts	235	1.656	20	-	18	1	-	1.930
Public sector profit sharing accounts	-	310	-	-	-	-	-	310
Public sector profit sharing accounts	690	20.160	1.488	-	579	417	-	23.334
Other institutions profit sharing accounts	12	2.967	-	-	-	-	-	2.979
Precious metals deposits	568	-	-	-	-	-	-	568
Total	1.505	27.492	1.508	-	597	418	-	31.520
Grand Total	21.953	201.885	20.945	-	2.556	950	-	248.289

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

2. Explanations on profit share expenses (continued):

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

	Current Period		Prior Period	
	TL	FC	TL	FC
Banks	4.573	7.258	2.639	3.390
CBRT	-	-	-	-
Domestic banks	4.573	5.046	2.639	2.287
Foreign banks	-	2.212	-	1.103
Head offices and branches abroad	-	-	-	-
Other institutions	429.354	62.978	26.374	47.352
Total	433.927	70.236	29.013	50.742

c. Profit share expense paid to associates and subsidiaries:

	Current Period		Prior Period	
	TL	FC	TL	FC
Profit share expense given to associates and subsidiaries	447.399	-	26.320	-
Total	447.399	-	26.320	-

d. Profit share expenses paid to marketable securities issued:

None (September 30, 2020: None).

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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
Banking service package commissions	8.699	1.205
Foreign trade service package commissions	7.249	784
Remittance Commissions	7.252	3.502
Import commissions against documents	1.920	2.273
Appraisal fees	2.352	476
Advance import transfer commissions	2.514	82
Early closing commission income	1.659	2.730
Fees and commissions from correspondents	1.294	87
Insurance and brokerage commissions	1.509	298
Collection and payment commissions	1.220	-
Import letter of credit commissions	715	229
Bill of collection/check commissions	406	52
Safe deposit box revenues	177	7
Fees and commissions from member merchant pos	181	-
Credit card fees and commissions	127	10
Export letter of credit commissions	89	4
Import commissions against goods	19	3
Other commissions	4.457	3.560
Total	41.839	15.302

Other Fees and Commissions Given	Current Period	Prior Period
Expenses and commissions given to correspondents abroad	8.529	3.656
Required reserve commissions given for CBRT FX	751	2.959
Commissions and fees given for EFT	685	197
Commissions and fees given for Swift	229	74
Commissions and fees given to the clearing house	297	63
Commissions and fees given for credit cards	221	151
Commissions given to credits used	104	69
Commissions of collection note / check commissions	14	1
Other commissions and fees	1.260	1.088
Total	12.090	8.258

4. Information on dividend income:

None (September 30, 2020: None).

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

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

	Current Period	Prior Period
Income	1.430.155	692.083
Income from capital market transactions	3.013	3.170
Income from derivative financial instruments	191.166	72.537
Foreign exchange income	1.235.976	616.376
Loss (-)	1.438.740	661.950
Loss on capital market transactions	1.180	108
Loss on derivative financial instruments	337.221	158.772
Foreign exchange losses	1.100.339	503.070
Trading income/loss (net)	(8.585)	30.133

6. Explanations related to other operating income:

	Current Period	Prior Period
Income from provisions made in previous years	84.568	41.633
Income from sales of assets(*)	39.314	31.176
Revenues from provisions allocated in previous years	215	99
Reversal of communication expenses provision	1	-
Lease income	6	6
Other income	4.392	8.071
Total	128.496	80.985

(*) Included 30.571 Turkish Lira from sales of the shares of the Vakıf in return of the debt of Emlak Menkul Değerler A.Ş before its liquidation between 1998 to 1999.

7. Expected loss provision expenses and other provision expenses:

	Current Period	Prior Period
Expected Credit Loss	46.084	103.570
12 month expected credit loss (stage 1)	36.555	103.525
Significant increase in credit risk (stage 2)	5.883	-
Non-performing loans (stage 3)	3.645	45
Marketable Securities Impairment Expense	4.533	21.805
Financial Assets at Fair Value through Profit or Loss	4.533	21.805
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	3.392	29.365
Total	54.009	154.740

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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	3.008	913
Deficit provision for pension fund	-	-
Impairment expenses of tangible assets	-	-
Depreciation expenses of tangible assets	47.544	19.752
Impairment expenses of intangible assets	-	-
Impairment expense of goodwill	-	-
Amortization expenses of intangible assets	12.699	11.712
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	51.869	31.604
Lease expenses related to TFRS 16 exemptions	2	11
Operating Maintenance expenses	6.555	3.183
Advertisement expenses	8.243	8.788
Other expenses ⁽¹⁾	37.069	19.622
Loss on sale of assets	-	-
Other ⁽²⁾	31.622	15.699
Total	146.742	79.681

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

8. Information on other operating expenses (continued):

¹⁾ Details of "Other Expenses" balance under Other Operating Expenses are as follows:

	Current Period	Prior Period
Communication Expenses	9.852	5.112
Cleaning Expenses	6.615	3.143
Heating, Lighting and Water Expenses	3.997	2.172
Insurance Expenses	1.744	786
Vehicle Expenses	2.057	865
Representation and Hospitality expenses	1.614	845
Stationery expenses	713	474
Participation on common expenses	540	380
Litigation and court expenses	531	223
Other Expenses	9.406	5.622
Total	37.069	19.622

⁽²⁾ Other balance details are as below table:

	Current Period	Prior Period
Taxes, Duties, Charges and Funds	18.560	9.592
Audit and Consultancy Fees	4.496	2.274
Participation Share Expenses	1.996	1.728
Saving Deposit Insurance Fund	2.533	603
Other	4.037	1.502
Total	31.622	15.699

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

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

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

As of September 30, 2021, the Bank has deferred tax expense amounting to TL 52.193 (September 30, 2020: TL 48.590), deferred tax income amounting to TL 36.924 (September 30, 2020: TL 63.579). As of 30 September 2021, the Bank has no current tax provision.

Since the Bank does not have any discontinued operations, there is no tax provision for discontinued operations (September 30, 2020: None).

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

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

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

12. Explanations on net income/ loss:

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

None.

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

None.

c. Profit / loss attributable to minority rights:

None.

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

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

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

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

VII. Explanations related to the risk group of the Bank

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

a. Current Period

Risk Group of the Bank (*)	Investment in associates, subsidiaries and joint ventures (business partnerships)		Direct and indirect shareholders of the Bank		Other real or legal persons included in the risk group	
	Cash	Non-Cash	Cash	Non-Cash	Cash	Non-Cash
Loans and Other Receivables						
Balance at the beginning of period	95.629	-	-	-	-	-
Balance at the end of period	23.341	-	-	-	-	-
Dividend and Commission Income Received	336	-	-	-	-	-

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

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	100	-	-	-	-	-
Balance at the end of period	95.629	-	-	-	-	-
Dividend and Commission Income Received	47	-	-	-	-	-

VII. Explanations related to the risk group of the Bank (continued):

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 (continued):

a.1. 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	94	47	-	-	-	-
Balance at the end of period	75.537	94	-	-	-	-
Profit share expense	655	-	-	-	-	-

a.2. Information on forward and option agreements and other similar agreements with the risk group of the Bank

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

a.3. Information on the benefits provided to the top management of the bank

The total amount of the remuneration and benefits provided to the top management of the Bank for the accounting period ended September 30, 2021 is TL 4.470 (September 30, 2020: TL 4.128).

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

1. Information on the domestic and foreign branches and representative offices of the Bank

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

IX. Explanations and notes on matters after balance sheet:

The Bank will be a resource institution / fund user, and by Emlak Katılım Varlık Kiralama A.Ş., domestically, limited to TL 15.000.000 orderly, in Turkish Lira, Based on the lease certificate structure based on the Management Contract foreseen in the terms of 1-60 months and the Communiqué on Lease Certificates (III-61.1), the application to the Capital Markets Board (CMB) regarding the issuance of lease certificates to be sold to the allocated and / or qualified investor was approved by the CMB's decision dated February 11, 2021 and numbered 7/181. Within the scope of the said issue ceiling, Emlak Katılım Varlık Kiralama A.Ş. within the scope of the issue approval of TL 15.000.000 received from the CMB on February 11, 2021, to be sold to private and / or qualified investors,

- On October 5, 2021, 43-day maturity, TL 250.000 for qualified domestic investors,
- On October 5, 2021, 43-day maturity, TL 200.000 for qualified domestic investors,
- On October 5, 2021, 100-day maturity, TL 30.000 as allocated in the country,
- On October 6, 2021, 181-day maturity TL 20.000 for qualified domestic investors,
- On October 13, 2021, 90-day maturity TL 100.000 for qualified domestic investors,
- On October 21 2021, 100-day maturity, TL 30.000 as allocated in the country,
- On October 22, 2021, 39-day maturity, TL 250.000 for qualified domestic investors,
- On October 26, 2021, 98-day maturity, TL 200.000 for qualified domestic investors,
- On November 3, 2021, 90-day maturity, TL 65.000 for qualified domestic investors,
- On November 4, 2021, lease certificate issuance transactions were carried out for qualified domestic investors with a maturity of 33 days and amounting to TL 250.000.

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

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

SECTION SIX

Independent Auditor’s Review Report

I. Explanations on the Independent Auditor’s Review Report

The unconsolidated financial statements of the Participation Bank for the nine months period ended September 30, 2021 were reviewed by Güney Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik AŞ (a member firm of Ernst & Young Global Limited) and Auditors’ Limited Review Report dated November 5, 2021 is presented in the introduction of this report.

II. Explanations on the Independent Auditor’s Review Report

None.

Section Seven

INTERIM ACTIVITY REPORT

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

a. Message from the Chairman of the Board of Directors

Quickly recovering from the effects of the Covid-19 epidemic, Turkey continued to grow in every respect and it achieved record-breaking growth rates that surpassed those of developed countries. Rapid progress in exports racked up significant gains on that front as well.

Numbering among the world's bright constellation of steadily increasing star performers, the Turkish economy registered a 21.7% rate of growth in the second quarter of 2021. With this performance, Turkey ranked second in the OECD league table after the UK. In September 2021 Turkey exported USD 20.8 billion worth of goods and services, a performance that corresponds to a 30% annual increase. This was the first time in the country's history that its one-month exports crossed the USD 20 billion threshold and it also set a new twelve-month export record of USD 212.2 billion. Imports by contrast were up by 12% as compared with September 2020 and weighed in at USD 23.4 billion in value. Grounded in the principles of participation finance, Emlak Katılım serves its customers with an array of innovative products and solutions that it has developed. We plan to increase our market penetration in every channel through which we reach customers, to differentiate ourselves by developing new products and services not currently available in our sector, and to continue doing business in line with participation finance principles and practices that focus on people and are mindful of social and environmental values.

Emlak Katılım engages in participation finance sector in line with strategies which it has formulated in keeping with a mission that is informed by its inherited strengths and values. It will continue to contribute to the participation finance sector by focusing particularly on new home-ownership, production, and trade-financing methods and vehicles and by further developing its eco-aware approaches for a sustainable future. From the very moment it resumed operation, our bank has been committed to increasing its contributions to the national economy and to employment. We will abide by that commitment as Emlak Katılım advances resolutely towards the fulfilment of new targets that are set in 2021 and in the years that follow.

Very truly yours,

Mehmet Emin BİRPINAR

Chairman of the Board of Directors

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

b. Message from the CEO

A new roadmap has been laid out for the Turkish economy in the form of a Medium-Term Program (MTP) in which are spelled out the government's three-year objectives and which is intended to serve as an "economic targets guide" or a "foreseeability-enhancing roadmap" for 2022, 2023, and 2024. According to this MTP, the Turkish economy is to grow by an average of 5.3% a year, employment is to increase by an average of 1,170 thousand people a year, and annual exports are to top USD 250 billion as of end-2024, by which time the ratios of the current account deficit and of the central government budget deficit are to be down to 1% and 2.9% of national income respectively, the primary balance is to show a 0.3% surplus, and inflation is to have been reliably constrained to the single-digit range. National income, which is currently something over USD 800 billion, is to top USD 1 trillion by end-2024. Turning now to 2021, gross domestic product (GDP), which was announced as having grown by 7.2% on a twelve-month basis in the first quarter, grew by 21.7% in the second. This admittedly was due at least in part to low base effects but nonetheless it means that among all OECD countries, the rate of Turkey's 2021 Q2 GDP growth was surpassed only by that of the UK. Within this overall growth, three sectors—services, manufacturing, and professional, administrative & support services—grew faster (45.8%, 40.5%, and 32.4% respectively) than the average by substantial margins. As of mid-2021, the share contributed by Turkey's participation banks to the country's total banking industry reached an all-time high. Having increased their total assets by 15.38% to TL 504,310 million in Q1 2021, participation banks were already in control of a 7.49% share of the industry's assets as they embarked upon the second quarter. The TL 373,433 million that they took in as funds collected increased their share of the industry's total deposits to 9.65% while their total funded credits reached TL 280,004 million. Emlak Katılım for its part continued to maintain its growth momentum in Q3 2021 as well. Our total assets reached TL 25.2 billion while our financial support to real-sector endeavors was up to TL 19.2 billion. Emlak Katılım Varlık Kiralama AŞ (Emlak VKŞ), a subsidiary of our bank, floated 17 lease certificate issues (worth a total of TL 2.4 billion) in the third quarter, thereby bringing the total value of issues since April 2020 to TL 14 billion. As of end-September 2021 Emlak Katılım had 70 branches and the number of people in its employ reached 1,073. We continued to introduce new services and products for the benefit of our customers. Emlak Katılım Paraf, a co-branded credit card, was launched in collaboration with Halk Bank. We also rolled out our direct-debiting system, a new product for our commercial customers. This system provides sub-dealers a variety of payment facilities such as giving buyers access to financing so that they can pay their vendors if their own account balances are insufficient.

As a result of a change in the law governing Turkey's private pension system, we have begun opening PPS accounts for people under the age of 18, thus enabling even youngsters to secure their own futures by starting to save up for them even earlier. We continue to develop and provide sustainable and innovative financing models addressing the needs of every sector, especially those of the real estate industry and of those that interact with it. For example we introduced "Memlekette Konut Finansmanı", a product for Turkish citizens residing abroad that provides financing for residential and business properties that they purchase in Turkey. By financing customers' purchases of such real estate in Turkey, we not only generate FX inflows into the country but also increase our own revenues by creating customer-acquisition and cross-selling opportunities.

As our customers' needs and expectations continue to evolve we likewise continue to respond to them with new products and services. We are taking steps to support exports, to increase local-level control, and to contribute favorably to employment and growth. We introduced a forward export finance product that makes it possible for exporter customers to collect their export receivables before their due date. Even more recently we introduced a commercial current account product designed for individual tradesmen and artisans who are subject to lump-sum taxation and who sell goods online or through similar electronic channels. These accounts automatically withhold and report income tax at designated rates from the payments that are made into them. We continue to strengthen our digital channels as new technologies become available. For example we recently began using video telephone to enroll new customers and to open accounts in their name, thus enabling them to complete all signature and other formalities through our mobile banking channel with no need for anyone to come into a branch or for a courier to be dispatched. Advances in technology mean that we can reach customers in every part of the country through our digital channels.

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

b. Message from the CEO (continued):

Even as we continue to expand market share through our branch network, through our digital and online branches we are also reaching out and providing Emlak Katılım products and services to customers who live in places where there are no physical branches or who want to take advantage of them without going to one. While strengthening our presence in online and digital channels, we will also continue to adhere to our strategy of efficiently and effectively expanding our branch network and national presence. We will likewise continue to contribute to employment and to general economic wellbeing in line with the government's recently announced MTP. In closing I offer my thanks to every member of the Emlak Katılım Family for their devoted and diligent efforts. I sincerely believe that we will go on achieving successes even greater than those registered so far. I therefore take this occasion to once again express the unbounded pride that I take in all of my colleagues.

Very truly yours,

Nevzat BAYRAKTAR

Board Member and CEO

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

c. Capital and Shareholder Structure

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

d. The amendments in the articles of association during period of January 1, 2021 – September 30, 2021

None.

e. Branch and Personal Information

The Bank's total number of branches is 70 and the total number of personnel is 1.073 at 30 September 2021.

f. Board of Directors and Executive Management

Name and Surname	Administrative Function and Responsibility	Educational Degree	Ownership Percentage(%)
Prof. Dr. Mehmet Emin BİRPINAR	Chairman of BOD	Doctorate	-
Abdullah Erdem CANTİMUR	Vice Chairman of the Board of Directors and Chairman of the Audit Committee	Master	-
Mehmet Ali KAHRAMAN	Member of BOD	Master	-
Mustafa GÜLEN	Member of BOD	Bachelor	-
Mehmet Nuri YAZICI	Member of BOD and Audit Committee	Bachelor	-
Prof. Dr. Murat BALCI	Member of BOD	Doctorate	-
Nevzat BAYRAKTAR	Member of BOD / General Manager	Bachelor	-
Nihat BULUT	Assistant General Manager Responsible for Credits	Bachelor	-
Yusuf OKUR	Assistant General Manager Responsible for Operations	Bachelor	-
Uğur KARA	Assistant General Manager Responsible for Human Resources	Master	-

Managers of Internal Systems

Name and Surname	Professional Experience	Seniority in the Field of Responsibility	Education	Area of Responsibility
Abdulkadir CEBECİ	15 year 6 month	15 year 6 month	Master	Head of Inspection Committee
Halil İbrahim ÖZER	15 year 4 month	8 year 3 month	Master	Head of Internal Control and Compliance
Erhan ŞANLI	14 year 11 month	9 month	Bachelor	Head of Risk Management

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

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

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

AUDIT COMITEE

Abdullah Erdem CANTİMUR (Head)

Mehmet Nuri YAZICI

CREDIT COMITEE

Prof. Dr. Murat BALCI (Head)

Mustafa GÜLEN (Orginal Member)

Nevzat BAYRAKTAR (Orginal Member)

CORPORATE GOVERNANCE COMMITTEE

Abdullah Erdem CANTİMUR (Head)

Prof. Dr. Murat BALCI

Mustafa GÜLEN

Mehmet Ali KAHRAMAN

REMUNERATION COMMITTEE

Mehmet Nuri YAZICI (Head)

Abdullah Erdem CANTİMUR

Nevzat BAYRAKTAR

EXECUTIVE COMMITTEE

Prof. Dr. Mehmet Emin BİRPINAR (Head)

Prof. Dr. Murat BALCI

Nevzat BAYRAKTAR

TÜRKİYE EMLAK KATILIM BANKASI A.Ş.

NOTES RELATED TO UNCONSOLIDATED FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

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

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

h. Türkiye Emlak Katılım Bankası A.Ş. Selected Financial Indicators as of September 30, 2021

Assets	Current Period	Prior Period
Loans and Financial Leasing Receivables	14.892.516	13.599.033
Total Securites	3.321.609	1.783.070
Total of Selected Assets	18.214.125	15.382.103

Liabilities	Current Period	Prior Period
Funds Collected	16.529.302	11.677.400
Funds Borrowed	4.676.375	4.073.067
Shareholders' Equity	1.598.493	1.539.266
Total of Selected Liabilities	22.804.170	17.289.733

Income and Expense Items	Current Period	Prior Period
Profit Share Income	1.573.495	624.770
Profit Share Expense	1.291.575	355.682
Net Profit Share Income/Expenses	281.920	269.088
Net Fees and Commisions Income/Expenses	50.585	12.362
Personnel Expenses	188.562	94.766
Trading Income/Loss	(8.585)	30.133
Other Operating Income	128.496	80.985
Loans and Other Receivables from Provision for Losses	46.084	103.570
Other Operating Expenses	146.742	79.681
Profit Before Tax and Provisions	63.103	63.381
Tax Provisions	(12.269)	(14.989)
Net Profit/Losses	50.834	48.392

Ratios (%)	Current Period	Prior Period
Total Loans/Total Assets (*)	58,93	66,69
Total Loans/Total Deposits (*)	90,10	116,46
Capital Adequacy Ratio	25,51	28,05

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