

TÜRKİYE EMLAK KATILIM BANKASI A.Ş. Participation Bank Financial Report Unconsolidated 2020 - 1. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Comment

Independent Audit Company	GÜNEY BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

Ara Dönem Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

Türkiye Emlak Katılım Bankası Anonim Şirketi Yönetim Kurulu'na

Giriş

Türkiye Emlak Katılım Bankası Anonim Şirketi'nin ("Banka") 31 Mart 2020 tarihli ilişikteki konsolide olmayan bilançosunun ve aynı tarihte sona eren üç aylık döneme ait konsolide olmayan kar veya zarar tablosunun, konsolide olmayan kar veya zarar ve diğer kapsamlı gelir tablosunun, konsolide olmayan özkaynak değişim tablosunun ve konsolide olmayan nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Banka yönetimi, söz konusu ara dönem finansal bilgilerin 1 Kasım 2006 tarihli ve 26333 sayılı Resmi Gazete'de yayımlanan "Bankaların Muhasebe Uygulamalarına ve Belgelerin Saklanması İlişkin Usul ve Esaslar Hakkında Yönetmelik" ve Bankacılık Düzenleme ve Denetleme Kurulu tarafından bankaların hesap ve kayıt düzenine ilişkin yayımlanan diğer düzenlemeler ile Bankacılık Düzenleme ve Denetleme Kurumu ("BDDK") genelge ve açıklamaları ve bunlar ile düzenlenmeyen konularda Türkiye Muhasebe Standardı 34 Ara Dönem Finansal Raporlama Standardı hükümlerini içeren; "BDDK Muhasebe ve Finansal Raporlama Mevzuatı"na uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu konsolide olmayan ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre, ilişikteki ara dönem konsolide olmayan finansal bilgilerin, Banka'nın 31 Mart 2020 tarihi itibarıyla konsolide olmayan finansal durumunun, aynı tarihte sona eren üç aylık döneme ilişkin, konsolide olmayan finansal performansının ve konsolide olmayan nakit akışlarının BDDK Muhasebe ve Finansal Raporlama Mevzuatı'na uygun olarak tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Mevzuattan Kaynaklanan Diğer Yükümlülüklere İlişkin Rapor

Sınırlı denetimimiz sonucunda, ilişkide yedinci bölümde yer verilen ara dönem faaliyet raporunda yer alan finansal bilgilerin sınırlı denetimden geçmiş ara dönem finansal tablolar ve açıklayıcı notlarda verilen bilgiler ile, tüm önemli yönleriyle, tutarlı olmadığına dair herhangi bir hususa rastlanılmamıştır.

Digər Husus

Banka'nın 31 Aralık 2019 tarihi itibarıyla sona eren hesap dönemine ait konsolide olmayan finansal tablolarının tam kapsamlı denetimi başka bir bağımsız denetim şirketi tarafından gerçekleştirilmiş olup, söz konusu bağımsız denetim şirketi 2 Mart 2020 tarihli tam kapsamlı denetim raporunda olumlu görüş bildirmiştir. Banka'nın 31 Mart 2019 tarihi itibarıyla sona eren hesap dönemine ait konsolide olmayan finansal tablolarının sınırlı kapsamlı denetimi yine aynı bağımsız denetim şirketi tarafından gerçekleştirilmiş olup, ilgili döneme ait konsolide olmayan finansal tablolar üzerinde, söz konusu bağımsız denetim şirketi 15 Mayıs 2019 tarihli raporunda olumlu sonuç bildirmiştir.

Güney Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi

A member firm of Ernst&Young Global Limited

Emre Çelik, SMMM

Sorumlu Denetçi

22 Mayıs 2020

İstanbul, Türkiye

Balance Sheet (Statement of Financial Position) (TFRS 9 Impairment Model Applied)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2020			Previous Period 31.12.2019		
		TC	FC	Total	TC	FC	Total
Balance Sheet (Statement of Financial Position) (TFRS 9 Impairment Model Applied)							
ASSETS							
FINANCIAL ASSETS (Net)		590.033	2.074.591	2.664.624			
Cash and cash equivalents		136.073	1.035.964	1.172.037			
Cash and Cash Balances at Central Bank	1	126.201	953.902	1.080.103			
Banks	2	9.932	82.446	92.378			
Receivables From Money Markets		0	0	0			
Allowance for Expected Losses (-)		-60	-384	-444			
Financial assets at fair value through profit or loss	3	214.538	834.408	1.048.946			
Public Debt Securities		214.538	834.408	1.048.946			
Equity instruments		0	0	0			
Other Financial Assets		0	0	0			
Financial Assets at Fair Value Through Other Comprehensive Income	4	239.214	204.144	443.358			
Public Debt Securities		231.555	204.144	435.699			
Equity instruments		7.659		7.659			
Other Financial Assets		0	0	0			
Derivative financial assets	5	208	75	283			
Derivative Financial Assets At Fair Value Through Profit Or Loss		208	75	283			
Derivative Financial Assets At Fair Value Through Other Comprehensive Income		0	0	0			
FINANCIAL ASSETS AT AMORTISED COST (Net)		3.312.134	4.635.789	7.947.923			
Loans	6	3.501.575	3.432.787	6.934.362			
Receivables From Leasing Transactions	8	5.607	0	5.607			
Other Financial Assets Measured at Amortised Cost	7	0	1.238.777	1.238.777			
Public Debt Securities		0	1.238.777	1.238.777			
Other Financial Assets		0	0	0			
Allowance for Expected Credit Losses (-)	6	-195.048	-35.775	-230.823			
NON-CURRENT ASSETS OR DISPOSAL GROUPS CLASSIFIED AS HELD FOR SALE FROM DISCONTINUED OPERATIONS (Net)	9	31.231	0	31.231			
Held for Sale		31.231	0	31.231			
Non-Current Assets From Discontinued Operations		0	0	0			
INVESTMENTS IN ASSOCIATES, SUBSIDIARIES AND JOINT VENTURES	10	100	0	100			
Investments in Associates (Net)		0	0	0			
Associates Accounted for Using Equity Method		0	0	0			

Unconsolidated Associates		0	0	0			
Investments in Subsidiaries (Net)		100	0	100			
Unconsolidated Financial Subsidiaries		100	0	100			
Unconsolidated Non-Financial Subsidiaries		0	0	0			
Jointly Controlled Partnerships (JointVentures) (Net)		0	0	0			
Jointly Controlled Partnerships Accounted for Using Equity Method		0	0	0			
Unconsolidated Jointly Controlled Partnerships		0	0	0			
TANGIBLE ASSETS (Net)	11	109.027	0	109.027			
INTANGIBLE ASSETS AND GOODWILL (Net)	12	39.116	0	39.116			
Goodwill		0	0	0			
Other		39.116	0	39.116			
INVESTMENT PROPERTY (Net)	13	0	0	0			
CURRENT TAX ASSETS		0	0	0			
DEFERRED TAX ASSET	14	98.464	0	98.464			
OTHER ASSETS	15	227.058	67	227.125			
TOTAL ASSETS		4.407.163	6.710.447	11.117.610			
LIABILITY AND EQUITY ITEMS							
FUNDS COLLECTED	1	3.289.147	4.088.702	7.377.849			
LOANS RECEIVED	2	5.151	765.937	771.088			
MONEY MARKET FUNDS		409.808	0	409.808			
MARKETABLE SECURITIES (Net)		0	0	0			
FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS		0	0	0			
DERIVATIVE FINANCIAL LIABILITIES		8.404	787	9.191			
Derivative Financial Liabilities At Fair Value Through Profit Or Loss	3	8.404	787	9.191			
Derivative Financial Liabilities At Fair Value Through Other Comprehensive Income	5	0	0	0			
LEASE PAYABLES (Net)	4	35.085	0	35.085			
PROVISIONS	6	50.085	25.988	76.073			
Provision for Restructuring		0	0	0			
Reserves for Employee Benefits		7.856	0	7.856			
Insurance Technical Reserves (Net)		0	0	0			
Other provisions		42.229	25.988	68.217			
CURRENT TAX LIABILITIES	7	10.494	0	10.494			
DEFERRED TAX LIABILITY		0	0	0			
LIABILITIES RELATED TO ASSETS HELD FOR SALE AND DISCONTINUED OPERATIONS (Net)	8	0	0	0			
Held For Sale		0	0	0			
Related to Discontinued Operations		0	0	0			
SUBORDINATED DEBT	9	0	1.179.749	1.179.749			
Loans		0	1.179.749	1.179.749			
Other Debt Instruments		0	0	0			
OTHER LIABILITIES		69.599	21.171	90.770			
EQUITY	11	1.156.485	1.018	1.157.503			
Issued capital		750.000	0	750.000			
Capital Reserves		24.182	965	25.147			
Equity Share Premiums		0	0	0			
Share Cancellation Profits		0	0	0			
Other Capital Reserves		24.182	965	25.147			

Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss		0	0	0			
Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		-1.793	53	-1.740			
Profit Reserves		351.106	0	351.106			
Legal Reserves		273.607	0	273.607			
Statutory Reserves		0	0	0			
Extraordinary Reserves		77.499	0	77.499			
Other Profit Reserves		0	0	0			
Profit or Loss		32.990	0	32.990			
Prior Years' Profit or Loss		54.296	0	54.296			
Current Period Net Profit Or Loss		-21.306	0	-21.306			
Non-controlling Interests		0	0	0			
Total equity and liabilities		5.034.258	6.083.352	11.117.610			

Off-Balance Sheet Items (TFRS 9 Impairment Model Applied)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2020			Previous Period 31.12.2019		
		TC	FC	Total	TC	FC	Total
Off-Balance Sheet Items (TFRS 9 Impairment Model Applied)							
OFF-BALANCE SHEET COMMITMENTS		1.232.472	1.197.749	2.430.221			
GUARANTIES AND WARRANTIES	1	528.979	345.223	874.202			
Letters of Guarantee		509.533	233.208	742.741			
Other Letters of Guarantee		509.533	233.208	742.741			
Bank Acceptances			99.076	99.076			
Other Bank Acceptances			99.076	99.076			
Letters of Credit		19.446	12.939	32.385			
Other Letters of Credit		19.446	12.939	32.385			
COMMITMENTS	1	99.535	31.997	131.532			
Irrevocable Commitments		99.535	31.997	131.532			
Forward Asset Purchase Commitments		26.625	31.997	58.622			
Loan Granting Commitments		69.382		69.382			
Commitments for Cheque Payments		3.528		3.528			
DERIVATIVE FINANCIAL INSTRUMENTS		603.958	820.529	1.424.487			
Derivative Financial Instruments Held For Trading		603.958	820.529	1.424.487			
Forward Buy or Sell Transactions		7.832	7.888	15.720			
Forward Foreign Currency Buying Transactions		3.926	3.944	7.870			
Forward Foreign Currency Sale Transactions		3.906	3.944	7.850			
Other Forward Buy or Sell Transactions		596.126	812.641	1.408.767			
CUSTODY AND PLEDGES RECEIVED		25.886.719	4.871.260	30.757.979			
ITEMS HELD IN CUSTODY		735.097	2.531.344	3.266.441			
Securities Held in Custody		1.468		1.468			
Cheques Received for Collection		259.482	17.293	276.775			
Commercial Notes Received for Collection		40.594		40.594			
Other Items Under Custody		894		894			
Custodians		432.659	2.514.051	2.946.710			
PLEDGED ITEMS		25.151.622	2.339.916	27.491.538			
Commodity		212.007		212.007			
Real Estate		1.352.241		1.352.241			
Other Pledged Items		23.587.374	2.339.916	25.927.290			
ACCEPTED BILL, GUARANTIES AND WARRANTEES		0	0	0			
TOTAL OFF-BALANCE SHEET ACCOUNTS		27.119.191	6.069.009	33.188.200			

Statement of Profit or Loss (TFRS 9 Impairment Model Applied)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of Profit or Loss (TFRS 9 Impairment Model Applied)			
INCOME AND EXPENSE ITEMS			
PROFIT SHARE INCOME	1	168.735	
Profit Share on Loans		135.348	
Income Received From Reserve Deposits		1.589	
Income Received From Banks		0	
Income Received from Money Market Placements		0	
Income Received From Marketable Securities Portfolio		31.502	
Financial Assets At Fair Value Through Profit Loss		16.166	
Financial Assets At Fair Value Through Other Comprehensive Income		2.472	
Financial Assets Measured at Amortised Cost		12.864	
Finance Lease Income		45	
Other Profit Share Income		251	
PROFIT SHARE EXPENSES (-)	2	-88.734	
Expenses on Profit Sharing Accounts		-72.194	
Profit Share Expense on Funds Borrowed		-14.888	
Profit Share Expense on Money Market Borrowings		-481	
Expense on Securities Issued		0	
Profit Share Expense on Leases		-1.171	
Other Profit Share Expense		0	
NET PROFIT SHARE INCOME (LOSS)		80.001	
NET FEE AND COMMISSION INCOME OR EXPENSES		1.116	
Fees and Commissions Received		3.108	
From Noncash Loans		1.419	
Other	3	1.689	
Fees and Commissions Paid (-)		-1.992	
Paid for Noncash Loans		-14	
Other	3	-1.978	
DIVIDEND INCOME	4	0	
TRADING INCOME OR LOSS (Net)	5	4.864	
Gains (Losses) Arising from Capital Markets Transactions		110	
Gains (Losses) Arising From Derivative Financial Transactions		-2.725	
Foreign Exchange Gains or Losses		7.479	
OTHER OPERATING INCOME	6	10.462	
GROSS PROFIT FROM OPERATING ACTIVITIES		96.443	
ALLOWANCE EXPENSES FOR EXPECTED CREDIT LOSSES (-)	7	-34.549	
OTHER ALLOWANCE EXPENSES (-)	7	-33.612	
PERSONNEL EXPENSES (-)	8	-25.369	
OTHER OPERATING EXPENSES (-)		-22.407	
NET OPERATING INCOME (LOSS)		-19.494	
AMOUNT IN EXCESS RECORDED AS GAIN AFTER MERGER		0	
PROFIT (LOSS) FROM COMPANIES ACCOUNTED FOR USING EQUITY METHOD		0	
NET MONETARY POSITION GAIN (LOSS)		0	
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-19.494	
TAX PROVISION FOR CONTINUING OPERATIONS (+/-)	9	-1.812	
Current Tax Provision		0	
Expense Effect of Deferred Tax		-11.697	
Income Effect of Deferred Tax		9.885	
NET PERIOD PROFIT (LOSS) FROM CONTINUING OPERATIONS		-21.306	
INCOME ON DISCONTINUED OPERATIONS		0	
Income on Assets Held for Sale		0	
Gain on Sale of Associates, Subsidiaries and Jointly Controlled Entities (Joint Ventures)		0	
Other Income on Discontinued Operations		0	
EXPENSES ON DISCONTINUED OPERATIONS (-)		0	
Expense on Assets Held for Sale		0	
Loss on Sale of Associates, Subsidiaries and Jointly Controlled Entities (Joint Ventures)		0	
Other Expenses on Discontinued Operations		0	

PROFIT (LOSS) ON DISCONTINUED OPERATIONS BEFORE TAX			0
TAX PROVISION FOR DISCONTINUED OPERATIONS (+/-)	9		0
Current Tax Provision			0
Expense Effect of Deferred Tax			0
Income Effect of Deferred Tax			0
NET PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS			0
NET PROFIT OR LOSS FOR THE PERIOD			-21.306
Profit (Loss) Attributable to Group			-21.306
Profit (loss), attributable to non-controlling interests			0
Profit (loss) per share			
Profit (Loss) per Share			
Profit (Loss) per Share			
0,00028			

Statement of Profit or Loss and Other Comprehensive Income (TFRS 9 Impairment Model Applied)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of Profit or Loss and Other Comprehensive Income (TFRS 9 Impairment Model Applied)			
PROFIT (LOSS)		-21.306	
OTHER COMPREHENSIVE INCOME		-1.740	
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-1.740	
Valuation and/or Reclassification Profit or Loss from financial assets at fair value through other comprehensive income		-2.230	
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		490	
TOTAL COMPREHENSIVE INCOME (LOSS)		-23.046	

Statement of Cash Flow (TFRS 9 Impairment Model Applied)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of Cash Flow (TFRS 9 Impairment Model Applied)			
CASH FLOWS FROM USED IN BANKING OPERATIONS			
Operating Profit Before Changes in Operating Assets and Liabilities		15.467	
Profit Share Income Received		143.302	
Profit Share Expense Paid		-68.198	
Fees and Commissions Received		3.108	
Other Gains		13.410	
Collections from Previously Written Off Loans and Other Receivables		-9	
Cash Payments to Personnel and Service Suppliers		-25.218	
Taxes Paid		-2.419	
Other		-48.509	
Changes in Operating Assets and Liabilities Subject to Banking Operations		637.966	
Net (Increase) Decrease in Financial Assets at Fair Value through Profit or Loss		-67.720	
Net (Increase) Decrease in Due From Banks		-224.464	
Net (Increase) Decrease in Loans		-1.013.108	
Net (Increase) Decrease in Other Assets		85	
Net (Increase) Decrease in Funds Collected From Banks		166.078	
Net Increase (Decrease) in Other Funds Collected		1.259.556	
Net Increase (Decrease) Other Liabilities		517.539	
Net Cash Provided From Banking Operations		653.433	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Net Cash Flows from (used in) Investing Activities		-551.301	
Cash Paid for Purchase of Associates, Subsidiaries and Jointly Controlled Entities (Joint Ventures)		-50	
Cash Paid For Tangible And Intangible Asset Purchases		-18.747	
Cash Obtained from Tangible and Intangible Asset Sales		12.678	
Cash Paid for Purchase of Financial Assets At Fair Value Through Other Comprehensive Income		-426.333	
Cash Paid for Purchase of Financial Assets At Amortised Cost		-119.485	
Other		636	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Net cash flows from (used in) financing activities		-107.827	
Cash Obtained from Loans and Securities Issued		745.211	
Cash Outflow Arised From Loans and Securities Issued		-851.454	
Payments of lease liabilities		-1.584	
Effect of Change in Foreign Exchange Rate on Cash and Cash Equivalents		7.869	
Net Increase (Decrease) in Cash and Cash Equivalents		2.174	
Cash and Cash Equivalents at Beginning of the Period		251.608	
Cash and Cash Equivalents at End of the Period		253.782	



Statement of changes in equity (TFRS 9 Impairment Model Applied)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

		Footnote Reference	Issued Capital	Other Capital Reserves	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit and Loss	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit and Loss	Profit Reserves	Prior Years' Profits or Losses	Current Period Net Profit (Loss)	Total Equity Except from Non-controlling Interests	Non-controlling Interests	Total Equity
		Accumulated gains (losses) due to revaluation and/or reclassification of financial assets measured at fair value through other comprehensive income										
Previous Period 01.01.2019 - 31.03.2019	Statement of changes in equity (TFRS 9 Impairment Model Applied)											
	CHANGES IN EQUITY ITEMS											
	Equity at beginning of period											
	Adjustments Related to TMS 8											
	Effect Of Corrections											
	Effect Of Changes In Accounting Policy											
	Adjusted Beginning Balance											
	Total Comprehensive Income (Loss)											
	Capital Increase in Cash											
	Capital Increase Through Internal Reserves											
	Issued Capital Inflation Adjustment Difference											
	Convertible Bonds											
	Subordinated Debt											
	Increase (decrease) through other changes, equity											
	Profit Distributions											
	Dividends Paid											
	Transfers To Reserves											
	Other											
	Equity at end of period											
Current Period 01.01.2020 - 31.03.2020	Statement of changes in equity (TFRS 9 Impairment Model Applied)											
	CHANGES IN EQUITY ITEMS											
	Equity at beginning of period		750.000	23.088			351.106		44.979	1.169.173		1.169.173
	Adjustments Related to TMS 8							9.317		9.317		9.317
	Effect Of Corrections											
	Effect Of Changes In Accounting Policy							9.317		9.317		9.317
	Adjusted Beginning Balance		750.000	23.088			351.106	9.317	44.979	1.178.490		1.178.490
	Total Comprehensive Income (Loss)					-1.740			-21.306	-23.046		-23.046
	Capital Increase in Cash											
	Capital Increase Through Internal Reserves											
	Issued Capital Inflation Adjustment Difference											
	Convertible Bonds											
	Subordinated Debt											
	Increase (decrease) through other changes, equity			2.059						2.059		2.059
	Profit Distributions							44.979	-44.979			
	Dividends Paid											
	Transfers To Reserves											
	Other							44.979	-44.979			
	Equity at end of period		750.000	25.147		-1.740	351.106	54.296	-21.306	1.157.503		1.157.503