

**YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş.  
AND ITS SUBSIDIARY**

**CONVENIENCE TRANSLATION INTO ENGLISH OF  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY – 31 DECEMBER 2020  
TOGETHER WITH INDEPENDENT AUDITOR'S REPORT  
ORIGINALLY ISSUED IN TURKISH**



**CONVENIENCE TRANSLATION INTO ENGLISH OF  
INDEPENDENT AUDITOR'S REPORT  
ORIGINALLY ISSUED IN TURKISH**

**INDEPENDENT AUDITOR'S REPORT**

**To the General Assembly of Yapı Kredi Yatırım Menkul Değerler A.Ş.**

**A. Audit of the Consolidated Financial Statements**

**1. Opinion**

We have audited the accompanying consolidated financial statements of Yapı Kredi Yatırım Menkul Değerler A.Ş. (the "Company") and its subsidiary (collectively referred to as the "Group"), which comprise the consolidated statement of financial position as at 31 December 2020 and the consolidated statement of profit or loss, consolidated statement of other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended and the notes to the consolidated financial statements including a summary of significant accounting policies.

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the Group as at 31 December 2020, and their financial performance and their cash flows for the year then ended in accordance with Turkish Financial Reporting Standards ("TFRS").

**2. Basis for Opinion**

Our audit was conducted in accordance with the Standards on Independent Auditing (the "SIA") that are part of Turkish Standards on Auditing issued by the Public Oversight Accounting and Auditing Standards Authority (the "POA"). Our responsibilities under these standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We hereby declare that we are independent of the Group in accordance with the Ethical Rules for Independent Auditors (the "Ethical Rules") and the ethical requirements regarding independent audit in regulations issued by POA that are relevant to our audit of the financial statements. We have also fulfilled our other ethical responsibilities in accordance with the Ethical Rules and regulations. We believe that the audit evidence we have obtained during the independent audit provides a sufficient and appropriate basis for our opinion.

**3. Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. Key audit matters were addressed in the context of our independent audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



<b>Key audit matter</b>	<b>How our audit addressed the key audit matter</b>
<p><b>Revenue recognition</b></p> <p>The Group recognized a total of TRY 3,968,847,868 of income under “revenue” and “revenue from financial service activities” items on its income statement for the period 1 January - 31 December 2020. Disclosures and notes related to the revenue are discussed in notes 2.4.(b), 24 and 25 of the accompanying financial statements prepared as of 31 December 2020.</p> <p>This area is regarded as a key audit matter due to the magnitude of revenue in the financial statements; revenue being generated through as a result of multiple transactions such as sales of marketable securities, intermediary commissions, portfolio management income and corporate finance income; and calculated by using different methods and parameters due to the nature of the Group’s operations.</p>	<p>Within the scope of the audit procedures we applied related to revenue recognition, we evaluated the compliance of accounting policies determined by Group management regarding revenue recognition with TFRS and the relevant legislation. Furthermore, we evaluated and tested the design and operational effectiveness of the internal controls applied by the management to ensure revenue is recognised in accordance with relevant accounting standards. We tested the transaction details using a selected sample from revenue transactions by checking the completeness of the securities sales revenues and service income transactions such as brokerage and portfolio management, which constitute the revenue amount subject to audit by comparing these transaction details to the relevant supporting documentation to verify that the amounts were recognised properly on a transaction basis.</p> <p>In addition, we controlled the consistency of the transaction volumes with the third parties, which were used to calculate the intermediary commissions based on a selected sample.</p>

#### **4. Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

The Group management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with TFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group’s financial reporting process.



## **5. Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Responsibilities of independent auditors in an independent audit are as follows:

Our aim is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance expressed as a result of an independent audit conducted in accordance with SIA is a high level of assurance but does not guarantee that a material misstatement will always be detected. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an independent audit conducted in accordance with SIA, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Assess the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our independent auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.



We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**B. Other Responsibilities Arising From Regulatory Requirements**

1. No matter has come to our attention that is significant according to subparagraph 4 of Article 402 of Turkish Commercial Code ("TCC") No. 6102 and that causes us to believe that the Company's bookkeeping activities concerning the period from 1 January to 31 December 2020 period are not in compliance with the TCC and provisions of the Company's articles of association related to financial reporting.
2. In accordance with subparagraph 4 of Article 402 of the TCC, the Board of Directors submitted the necessary explanations to us and provided the documents required within the context of our audit.

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

A handwritten signature in blue ink, appearing to read "Didem Demer Kaya", written in a cursive style.

Didem Demer Kaya, SMMM  
Partner

Istanbul, 2 February 2021

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD 1 JANUARY – 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

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# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

Assets	Notes	(Audited) 31 December 2020	(Audited) 31 December 2019
<b>Current assets</b>			
Cash and cash equivalents	6	2,904,454,202	3,548,582,985
Financial investments	7	155,763,092	48,229,561
- Fair value through profit or loss financial assets		10,257,451	5,792,261
- Financial assets measured at fair value through other comprehensive income		107,874,679	-
- Financial assets measured at amortised cost		37,630,962	42,437,300
Trade receivables	10	858,054,117	617,140,466
- Trade receivables due from related parties	29	80,052,926	77,353,118
- Trade receivables due from third parties		778,001,191	539,787,348
Receivables from financial activities	11	23,165,172	14,811,329
- Receivables from financial activities due from related parties	29	23,027,448	14,745,993
- Receivables from financial activities due from third parties		137,724	65,336
Other receivables	12	321,933,584	171,876,384
- Other receivables due from third parties		321,933,584	171,876,384
Derivative instruments	17	132,958,946	-
- Derivatives held for trading		132,958,946	-
Prepaid expenses	20	7,111,784	5,786,281
- Prepaid expenses due to related parties	29	557,580	-
- Prepaid expenses due to third parties		6,554,204	5,786,281
Current tax assets	23	21,534,869	5,144,165
Other current assets		112,553	2,440
- Other current assets due from third parties		112,553	2,440
<b>Total current assets</b>		<b>4,425,088,319</b>	<b>4,411,573,611</b>
<b>Non-current assets</b>			
Financial investments	7	72,626,710	80,252,451
- Financial assets measured at fair value through other comprehensive income		72,626,710	75,768,427
- Financial assets measured at amortised cost		-	4,484,024
Property, plant and equipment	13	17,121,503	8,364,898
Right of use assets	14	3,281,671	3,194,530
Intangible assets	15	30,488,937	29,514,832
Deferred tax assets	23	403,549	18,731,203
<b>Total non-current assets</b>		<b>123,922,370</b>	<b>140,057,914</b>
<b>Total assets</b>		<b>4,549,010,689</b>	<b>4,551,631,525</b>

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

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

Liabilities	Notes	(Audited) 31 December 2020	(Audited) 31 December 2019
<b>Short-term liabilities</b>			
Short term liabilities	9	2,861,847,812	3,407,195,281
- Short term liabilities due to related parties	29	102,391,251	2,189,680
- Bank borrowings	29	100,057,778	-
- Lease liabilities		2,333,473	2,189,680
- Short term liabilities due to third parties		2,759,456,561	3,405,005,601
- Bank borrowings	9	239,130,361	209,943,264
- Lease liabilities		171,439	174,210
- Other short term borrowings		2,520,154,761	3,194,888,127
Trade payables	10	689,176,547	400,392,813
- Trade payables to related parties	29	152,163,747	65,023,613
- Trade payables to third parties		537,012,800	335,369,200
Payables related to employee benefits	19	5,200,805	4,551,946
Other payables	12	131,554,157	43,625,638
- Other payables due to related parties	29	1,368	39,550
- Other payables due to third parties		131,552,789	43,586,088
Derivative instruments	17	-	61,074,324
- Derivatives held for trading		-	61,074,324
Current tax liabilities	23	10,505,065	4,295,740
Short term provisions		28,394,094	21,623,089
- Short term provisions for employee benefits	18	26,242,787	19,210,501
- Other short term provisions	16	2,151,307	2,412,588
Other short term liabilities	21	51,505,820	17,563,318
- Other short term liabilities due to third parties		51,505,820	17,563,318
<b>Total short term liabilities</b>		<b>3,778,184,300</b>	<b>3,960,322,149</b>
<b>Long-term liabilities</b>			
Long term borrowings	9	1,022,795	1,112,401
- Long term liabilities due to related parties	29	1,022,795	1,089,597
- Lease liabilities		1,022,795	1,089,597
- Long term liabilities due to third parties		-	22,804
- Lease liabilities		-	22,804
Long term provisions	18	13,771,214	14,297,584
- Provisions for employee benefits		13,771,214	14,297,584
Deferred tax liabilities	23	18,155,235	-
<b>Total long term liabilities</b>		<b>32,949,244</b>	<b>15,409,985</b>
<b>Total liabilities</b>		<b>3,811,133,544</b>	<b>3,975,732,134</b>
<b>Shareholder's equity</b>			
Paid in capital	22	98,918,083	98,918,083
Adjustments to share capital	22	63,078,001	63,078,001
Accumulated other comprehensive income / (expenses) that will not be reclassified to profit or loss		18,683,521	19,458,702
- Profits from investments in equity instruments		22,180,709	22,180,709
- Defined benefit plans remeasurement gains / (losses)		(3,497,188)	(2,722,007)
Accumulated other comprehensive income that will be reclassified to profit or loss		1,106,006	102,601
- Revaluation and reclassification gains / (losses)		1,106,006	102,601
Restricted reserves	22	184,106,085	173,078,307
Retained earnings		84,609,777	84,609,777
Net profit for the period		268,960,378	126,251,462
<b>Equity attributable to owners of the parent</b>		<b>719,461,851</b>	<b>565,496,933</b>
<b>Non-controlling interests</b>	<b>22</b>	<b>18,415,294</b>	<b>10,402,458</b>
<b>Total shareholder's equity</b>		<b>737,877,145</b>	<b>575,899,391</b>
<b>Total liabilities and shareholder's equity</b>		<b>4,549,010,689</b>	<b>4,551,631,525</b>

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



# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THE PERIOD 1 JANUARY – 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

	Notes	(Audited) 31 December 2020	(Audited) 31 December 2019
<b>PROFIT OR LOSS</b>			
Revenue	24	5,531,804,094	3,878,806,696
Cost of sales (-)	24	(5,119,146,542)	(3,718,007,167)
<b>Gross profit from business operations</b>	<b>24</b>	<b>412,657,552</b>	<b>160,799,529</b>
Revenue from financial activities	25	165,032,862	87,637,776
Cost of financial activities (-)	25	(3,606,005)	(3,133,825)
<b>Gross profit from financial activities</b>	<b>25</b>	<b>161,426,857</b>	<b>84,503,951</b>
<b>Gross profit</b>		<b>574,084,409</b>	<b>245,303,480</b>
General administrative expenses (-)	26	(184,973,852)	(151,223,835)
Marketing, selling and distribution expenses (-)	26	(107,602,171)	(44,708,018)
Other income from operating activities	27	553,846,606	954,701,219
Other expense from operating activities (-)	28	(476,844,672)	(836,721,888)
<b>Profit before tax from continuing operations</b>		<b>358,510,320</b>	<b>167,350,958</b>
<b>Tax expense from continuing operations (-)</b>	<b>23</b>	<b>(76,466,519)</b>	<b>(35,118,663)</b>
- Tax expense for the period (-)	23	(40,048,671)	(56,970,735)
- Deferred tax expense (-)	23	(36,417,848)	21,852,072
<b>Total profit from continuing operations</b>		<b>282,043,801</b>	<b>132,232,295</b>
<b>Total profit attributable to:</b>			
Profit, attributable to non-controlling interests	22	13,083,423	5,980,833
Profit, attributable to owners of parent		268,960,378	126,251,462
Earnings per share from continuing operations (Kr)	30	2.85	1.34

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

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD 1 JANUARY – 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

	Notes	(Audited) 31 December 2020	(Audited) 31 December 2019
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Total profit for the period</b>		<b>282,043,801</b>	<b>132,232,295</b>
<b>Components of other comprehensive income that will not be reclassified to profit or loss</b>			
Profits from investments in equity instruments		-	10,512,000
Defined benefits plans remeasurement gains / (losses)		(959,725)	(361,870)
Taxes related other comprehensive income that will not be reclassified to profit or loss		184,544	(2,233,029)
- Profits from investments in equity instruments, tax effect		-	(2,312,640)
- Defined benefit plans remeasurement gains / (losses), tax effect		184,544	79,611
<b>Components of other comprehensive income that will be reclassified to profit or loss</b>			
Revaluation and reclassification gains / (losses) from financial assets at fair value through other comprehensive income		1,252,990	40,100
Taxes related other comprehensive income that will be reclassified to profit or loss		(249,585)	(8,822)
- Revaluation and reclassification gains / (losses) from financial assets at fair value through other comprehensive income, tax effect		(249,585)	(8,822)
<b>Other comprehensive income</b>		<b>228,224</b>	<b>7,948,379</b>
<b>Total comprehensive income</b>		<b>282,272,025</b>	<b>140,180,674</b>
<b>Total comprehensive income attributable to:</b>		<b>282,272,025</b>	<b>140,180,674</b>
Comprehensive income, attributable to non-controlling interests	22	13,083,423	5,980,833
Comprehensive income, attributable to owners of parent		269,188,602	134,199,841
Total comprehensive income per share from continuing operations (Kr)	30	2.85	1.42

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

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD 1 JANUARY – 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

	Notes	Paid capital	Adjustments to share capital	Accumulated other comprehensive income or expenses will be reclassified to profit or loss	Accumulated other comprehensive income or expenses will not be reclassified to profit or loss	Restricted reserves	Accumulated profits		Equity attributable to owners of the parent	Non controlling interests	Total equity	
				Revaluation and reclassification gains	Profits from investments in equity instruments		Defined benefit plans remeasurement losses	Retained earnings				Net profit for the period
<b>1 January 2019</b>		<b>98,918,083</b>	<b>63,078,001</b>	<b>71,323</b>	<b>13,981,349</b>	<b>(2,439,748)</b>	<b>234,277,667</b>	<b>84,609,777</b>	<b>102,284,058</b>	<b>594,780,510</b>	<b>8,477,865</b>	<b>603,258,375</b>
Transfers		-	-	-	-	-	-	102,284,058	(102,284,058)	-	-	-
Total comprehensive income		-	-	31,278	8,199,360	(282,259)	-	-	126,251,462	134,199,841	5,980,833	140,180,674
- Net profit for the period		-	-	-	-	-	-	-	126,251,462	126,251,462	5,980,833	132,232,295
- Other comprehensive income		-	-	31,278	8,199,360	(282,259)	-	-	-	7,948,379	-	7,948,379
Dividends	22	-	-	-	-	-	(61,199,360)	(102,284,058)	-	(163,483,418)	(4,056,240)	(167,539,658)
<b>31 December 2019</b>	<b>22</b>	<b>98,918,083</b>	<b>63,078,001</b>	<b>102,601</b>	<b>22,180,709</b>	<b>(2,722,007)</b>	<b>173,078,307</b>	<b>84,609,777</b>	<b>126,251,462</b>	<b>565,496,933</b>	<b>10,402,458</b>	<b>575,899,391</b>
<b>1 January 2020</b>		<b>98,918,083</b>	<b>63,078,001</b>	<b>102,601</b>	<b>22,180,709</b>	<b>(2,722,007)</b>	<b>173,078,307</b>	<b>84,609,777</b>	<b>126,251,462</b>	<b>565,496,933</b>	<b>10,402,458</b>	<b>575,899,391</b>
Transfers		-	-	-	-	-	-	126,251,462	(126,251,462)	-	-	-
Total comprehensive income		-	-	1,003,405	-	(775,181)	-	-	268,960,378	269,188,602	13,083,423	282,272,025
- Net profit for the period		-	-	-	-	-	-	-	268,960,378	268,960,378	13,083,423	282,043,801
- Other comprehensive income		-	-	1,003,405	-	(775,181)	-	-	-	228,224	-	228,224
Dividends	22	-	-	-	-	-	11,027,778	(126,251,462)	-	(115,223,684)	(5,070,587)	(120,294,271)
<b>31 December 2020</b>	<b>22</b>	<b>98,918,083</b>	<b>63,078,001</b>	<b>1,106,006</b>	<b>22,180,709</b>	<b>(3,497,188)</b>	<b>184,106,085</b>	<b>84,609,777</b>	<b>268,960,378</b>	<b>719,461,851</b>	<b>18,415,294</b>	<b>737,877,145</b>

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

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD 1 JANUARY – 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

	Notes	(Audited) 31 December 2020	(Audited) 31 December 2019
<b>A. Cash flows from operating activities</b>		<b>101,941,617</b>	<b>536,044,263</b>
<b>Net profit for the period</b>		<b>282,043,801</b>	<b>132,232,295</b>
<b>Adjustments to reconcile net profit for the period</b>		<b>71,636,529</b>	<b>343,655,706</b>
Adjustments for depreciation and amortization	13, 14, 15	11,139,880	8,956,968
Adjustments for provisions		32,001,707	(9,125,877)
- Adjustments for provision for employee benefits		28,373,231	21,049,753
- Adjustments for lawsuit provisions		860,778	(34,270,380)
- Adjustments for other provisions		2,767,698	4,094,750
Adjustments for interest income and expenses		28,707,821	414,812,696
- Adjustments for interest income		(210,004,496)	(203,195,893)
- Adjustments for interest expenses		238,712,317	618,008,589
Adjustments for unrealized foreign currency translation differences		(76,770,477)	(106,279,201)
Adjustments for fair value losses / (gains)		91,079	172,457
- Adjustments for financial assets fair value losses / (gains)		91,079	172,457
Adjustments for tax expense	22	76,466,519	35,118,663
<b>Changes in working capital</b>		<b>(386,870,354)</b>	<b>(95,524,189)</b>
(Increase) in financial investments		(101,382,867)	(2,238,262)
Adjustments for increase in trade receivables		(240,913,651)	(369,628,048)
- (Increase) in trade receivables due from related parties		(2,699,808)	(55,295,691)
- (Increase) in trade receivables due from third parties		(238,213,843)	(314,332,357)
Increase in receivables from financial activities		(8,353,843)	(3,855,554)
Adjustments for increase in other receivables		(150,057,200)	(39,498,370)
- (Increase) in other receivables due from third parties		(150,057,200)	(39,498,370)
Decrease / (increase) in derivatives (-)		(132,958,946)	70,079,659
(Increase) in prepaid expenses		(1,325,503)	(208,466)
Adjustments for increase in trade payables		190,140,977	154,950,425
- Increase in trade payables due to related parties		87,140,134	39,735,650
- Increase in trade payables due to other parties		103,000,843	115,214,775
Increase in payables due to employee benefits		648,859	1,742,789
Adjustments for increase in other payables		121,871,021	27,503,123
- Increase in other payables due to related parties		(38,182)	11,208
- Increase in other payables due to other parties		121,909,203	27,491,915
Decrease / (increase) in derivative liabilities		(61,074,324)	59,925,602
Adjustments for other decrease / (increase) in working capital		(3,464,877)	5,702,913
- (Decrease) / increase in other operating activities		(3,464,877)	5,702,913
<b>Cash flows from operating activities</b>		<b>(33,190,024)</b>	<b>380,363,812</b>
Dividends received		15,333,397	9,459,234
Interests received		194,671,099	193,736,659
Payments for provision for employee benefits		(21,867,315)	(21,584,731)
Taxes paid		(53,005,540)	(25,930,711)
<b>B. Cash flows from investing activities</b>		<b>(16,721,330)</b>	<b>(5,157,835)</b>
Cash inflows from sale of property, plant, equipment and intangible assets		-	22,359
- Cash inflows from sale of property, plant and equipment	13	-	18,923
- Cash inflows from sale of intangible assets	15	-	3,436
Cash outflows from purchase of property, equipment and intangible assets		(16,721,330)	(5,180,194)
- Cash outflows from purchase of property, plant and equipment	13	(11,014,792)	(1,915,666)
- Cash outflows from purchase of intangible assets	15	(5,706,538)	(3,264,528)
<b>C. Cash flows from financing activities</b>		<b>(906,151,639)</b>	<b>3,764,183</b>
Cash inflows from borrowings		55,310,374,321	53,243,072,356
- Cash inflows from loans		53,867,172,112	48,815,465,932
- Cash inflows from issued bonds		1,443,202,209	4,427,606,424
Cash outflows from debt payments		(55,853,334,387)	(52,450,071,164)
- Cash outflows from loan repayments		(53,907,245,511)	(47,899,517,907)
- Cash outflows from issued bonds repayments		(1,946,088,876)	(4,550,553,257)
Cash outflows from repayments of lease liabilities	9	(4,843,796)	(4,582,311)
Dividends paid	22	(120,294,271)	(167,539,658)
Interests paid		(238,053,506)	(617,115,040)
<b>Net increase / (decrease) in cash and cash equivalents before exchange currency effect (A+B+C)</b>		<b>(820,931,352)</b>	<b>534,650,611</b>
<b>D. Exchange currency effect on cash and cash equivalents</b>		<b>76,770,477</b>	<b>106,279,201</b>
<b>Net increase / (decrease) in cash and cash equivalents (A+B+C+D)</b>		<b>(744,160,875)</b>	<b>640,929,812</b>
<b>E. Cash and cash equivalents at the beginning of the period</b>	<b>6</b>	<b>3,471,914,401</b>	<b>2,830,984,589</b>
<b>Cash and cash equivalents at the end of the period (A+B+C+D+E)</b>	<b>6</b>	<b>2,727,753,526</b>	<b>3,471,914,401</b>

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

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 1. ORGANIZATION AND NATURE OF OPERATIONS

Yapı Kredi Yatırım Menkul Değerler A.Ş., (referred to as the “Company” or “Group” along with its subsidiary in these consolidated financial statements) was founded on 08 September 1989, under the name Finanscorp Finansman Yatırım Anonim Şirketi, in line with the provisions of Capital Market Law No. 2499 and relevant provisions of legislation, for the purpose of performing capital market operations related to all types of capital market instruments, carrying out all types of transactions and entering into contracts in connection with these operations, as well as performing intermediary operations. The founding was promulgated in Turkish Trade Registry Gazette No. 2358 dated 15 September 1989. In 1996, 99.6% of the shares of the Company were transferred to Yapı ve Kredi Bankası Anonim Şirketi (“Bank”). The name of the Company was changed to Yapı Kredi Yatırım Anonim Şirketi on 9 September 1996 and Yapı Kredi Yatırım Menkul Değerler Anonim Şirketi on 5 October 1998.

As of 28 September 2005, 57.4% of the shares of Yapı ve Kredi Bankası A.Ş., the main shareholder of the Company, were sold in accordance with the share purchase agreement between Çukurova Holding A.Ş., several Çukurova Group Companies, Mehmet Emin Karamahmet and Koç Finansal Hizmetler A.Ş. (“KFH”), Koçbank N.V. and Koçbank A.Ş. In the framework of the agreement, KFH became the ultimate parent company of Yapı ve Kredi Bankası A.Ş. with 57.4% shares.

At the Extraordinary General Assembly of the Company at 29 December 2006 the decision to legally merge with Koç Yatırım Menkul Değerler A.Ş. (“Koç Yatırım”) in accordance with the related articles of Turkish Commercial Code, Corporate Tax Law, and Capital Market Law and permission of Capital Markets Board No. B.02.1.SPK.0.16-1955 dated 15 December 2006 and to approve the merger agreement has been taken. Accordingly, all rights, receivables, liabilities and obligations were transferred to the Company due to consequential dissolution without liquidation of Koç Yatırım Menkul Değerler A.Ş.

Commercial Registration Office of Istanbul has registered the Extraordinary General Assembly decision dated 29 December 2006 and the merger agreement as of 12 January 2007 and announced the registration at Trade Registry Gazette No. 6724 and dated 16 January 2007.

With the share transfer agreement on 5 February 2020, KFH’s capital share in the parent company bank was determined to be 40.95%, and UniCredit S.P.A.’s was determined to be 20%. The Company’s parent company is Yapı ve Kredi Bankası A.Ş. (“YKB”), and the ultimate parent company is KFH.

The main operations of the Company can be summarized as follows without lending money, except where legislation allows:

- a) Buying and selling of capital market instruments within the scope of Capital Market Legislation in the name and account of the customer, in their own name and account or in their own name and in the account of the customer,

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 1. ORGANIZATION AND NATURE OF OPERATIONS (Continued)

- b) According to the Capital Market Law and Capital Market Board’s Regulations (“CMB” or “Board”) and “Intermediary Firm with Board Authority” the Company have the following activities:
- Intermediation Activities (Domestic and Foreign),
    - Shares,
    - Other Securities,
    - Derivatives Based on Shares,
    - Derivatives Based on Share Indices,
    - Other Derivatives,
  - Portfolio Management Activities (Domestic),
    - Shares,
    - Other Securities,
    - Leverage Trading
    - Derivatives Based on Shares,
    - Derivatives Based on Share Indices
    - Other Derivatives,
  - Investment Consulting Activities,
  - Intermediation for Public Offering,
  - Underwriting,
  - Best Effort Underwriting,
  - Limited Custodian Service.
- c) Performing transactions in exchange markets by being a member of exchanges,
- d) Buying and selling of securities with repurchase and sale commitment,
- e) Using the right to receive the bonus shares, the payment of capital, interest, dividends and similar incomes of the capital market instruments on its customers behalf and accounts in accordance with the authorization given by the customers,
- f) Margin trading, short selling and borrowing and lending the financial instruments.

The Company has 35 investment funds (31 December 2019: 36). As of 31 December 2020, the Group has 269 employees (31 December 2019: 265).

The head office of the Company is located at Levent Mah., Cömert Sok., No.: 1A A Blok, D.: 21-22-23-24-25-27 Levent - Beşiktaş / İstanbul.

Late in 2019 news first emerged from China about the COVID-19 (Coronavirus). The situation at year end, was that a limited number of cases of an unknown virus had been reported to the World Health Organisation. In the first few months of 2020 the virus had spread globally and its negative impact has gained momentum. While this is still an evolving situation at the time of issuing these consolidated financial statements, it appears that the negative impact on global trade and on the Group may be more severe than originally expected. Certain currencies to which the Group is exposed have weakened, stock markets have declined, and commodity prices are [significantly] lower. Management considers this outbreak to be a non-adjusting post balance sheet event.

However, the company management does not anticipate that the mentioned pandemic has a significant effect on the financial statements of the company and the continuity of the business.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

### 1. ORGANIZATION AND NATURE OF OPERATIONS (Continued)

#### *Subsidiary;*

As of 31 December 2020 and 31 December 2019 details of the subsidiary of the Group are as follows:

Name of the shareholder	31 December 2020 Share in capital	31 December 2019 Share in capital	Main activity
Yapı Kredi Portföy Yönetimi A.Ş. (Subsidiary)	87.32%	87.32%	Portfolio management

Yapı Kredi Portföy Yönetimi A.Ş. (“Yapı Kredi Portföy” or “subsidiary”) is subject to full scope consolidation as the Company is the main shareholder and has control rights over subsidiary.

The Company’s subsidiary Koç Portföy Yönetimi A.Ş. has legally merged with Yapı Kredi Portföy Yönetimi A.Ş. on December 29, 2006. Accordingly, all rights, receivables, liabilities and obligations of Yapı Kredi Portföy were transferred to Koç Portföy. After merger, the Subsidiary has changed its title as Yapı Kredi Portföy Yönetimi A.Ş. and accordingly the Company has an interest of 87.32% (31 December 2019: 87.32%) of the voting rights.

Within the context of the Capital Markets Board regulations, the Subsidiary’s principal activities are managing mutual and private funds and performing discretionary portfolio management (“DPM”) for institutions, endowments and individuals.

#### **Approval of consolidated financial statements:**

Consolidated financial statements prepared as of 31 December 2020 have been approved by the Board of Directors of the Company at 2 February 2021. General Assembly and regulatory bodies have the right to amend the approved financial statements.

### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS

#### 2.1 Basis of Presentation

##### 2.1.1 Accounting standards and the compliance to TAS

The accompanying financial statements are prepared in accordance with Communiqué Serial II, No:14.1, “Principles of Financial Reporting in Capital Markets” (“the Communiqué”) published in the Official Gazette numbered 28676 on 13 June 2013. According to Article 5 of the Communiqué, financial statements are prepared in accordance with the Turkish Financial Reporting Standards (“TFRS”) and its addendum and interpretations issued by Public Oversight Accounting and Auditing Standards Authority (“POAASA”).

The consolidated financial statements were based on the legal records of the Group and expressed in Turkish Lira; and they have been subject to certain adjustments and classifications in order to fairly present the financial position of the Group in accordance with the Turkish accounting standards issued by POA.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.1 Basis of Presentation (Continued)

##### Preparation of the financial statements

The consolidated financial statements of the Group are prepared in accordance with 2020 TFRS Taxonomy published by POA.

##### 2.1.2 Financial statement amendments in hyperinflation economies

With the decision taken on 17 March 2005, the CMB announced that, effective from 1 January 2005, the application of inflation accounting is no longer required for listed companies in Turkey. The Group’s consolidated financial statements have been prepared in accordance with this decision.

##### 2.1.3 Offsetting

Financial assets and liabilities are offset and the net amount reported in the financial statements when there is a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously.

##### 2.1.4 Going concern

The Group prepared its consolidated financial statements based on going concern principle.

##### 2.1.5 Comparative figures and the reclassification to the financial statements of the prior period

The Group complies with the principles and articles of valid commercial laws and regulations and Communiqués announced by CMB in the accounting records and the preparation of the consolidated financial statements.

Financial statements of the Company are prepared in comparison with prior financial period in order to enable determination of the financial situation and performance trends. The Company has prepared its balance sheet as of 31 December 2020 in comparison with the balance sheet as of 31 December 2019, and its statement of comprehensive income, cash flow and changes in equity in 1 January - 31 December 2020 financial period in comparison with 1 January - 31 December 2019 financial period. If necessary, comparative information is rearranged to conform to the presentation of the current period consolidated financial statements.

##### 2.1.6 New standards, amendments and interpretations

The Group adopted the standards, amendments and interpretations published by TAS and TFRS and which are mandatory for the accounting periods beginning on or after 31 December 2020.



# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.1 Basis of Presentation (Continued)

*Standards, amendments and interpretations applicable as at 31 December 2020:*

- **Amendments to IAS 1 and IAS 8 on the definition of material;** effective from annual periods beginning on or after 1 January 2020. These amendments to IAS 1, “Presentation of financial statements”, and IAS 8, “Accounting policies, changes in accounting estimates and errors”, and consequential amendments to other IFRSs:
  - i) Use a consistent definition of materiality throughout IFRSs and the Conceptual Framework for Financial Reporting,
  - ii) Clarify the explanation of the definition of material and
  - iii) Incorporate some of the guidance in IAS 1 about immaterial information.
- **Amendments to IFRS 3 - definition of a business;** effective from annual periods beginning on or after 1 January 2020. This amendment revises the definition of a business. According to feedback received by the IASB, application of the current guidance is commonly thought to be too complex, and it results in too many transactions qualifying as business combinations.
- **Amendments to IFRS 9, IAS 39 and IFRS 7 - Interest rate benchmark reform;** effective from Annual periods beginning on or after 1 January 2020. These amendments provide certain reliefs in connection with interest rate benchmark reform. The reliefs relate to hedge accounting and have the effect that IBOR reform should not generally cause hedge accounting to terminate. However, any hedge ineffectiveness should continue to be recorded in the income statement. Given the pervasive nature of hedges involving IBOR - based contracts, the reliefs will affect companies in all industries.
- **Amendment to IFRS 16, ‘Leases’ – Covid-19 related rent concessions;** effective from annual periods beginning on or after 1 June 2020. As a result of the coronavirus (COVID-19) pandemic, rent concessions have been granted to lessees. Such concessions might take a variety of forms, including payment holidays and deferral of lease payments. On 28 May 2020, the IASB published an amendment to IFRS 16 that provides an optional practical expedient for lessees from assessing whether a rent concession related to COVID-19 is a lease modification. Lessees can elect to account for such rent concessions in the same way as they would if they were not lease modifications. In many cases, this will result in accounting for the concession as variable lease payments in the period(s) in which the event or condition that triggers the reduced payment occurs.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.1 Basis of Presentation (Continued)

*Standards, amendments and interpretations that are issued but not effective as at 31 December 2020:*

- **IFRS 17, ‘Insurance contracts’**; effective from annual periods beginning on or after 1 January 2023. This standard replaces IFRS 4, which currently permits a wide variety of practices in accounting for insurance contracts. IFRS 17 will fundamentally change the accounting by all entities that issue insurance contracts and investment contracts with discretionary participation features.
- **Amendments to IAS 1, Presentation of financial statements’ on classification of liabilities**; effective from 1 January 2022. These narrow-scope amendments to IAS 1, ‘Presentation of financial statements’, clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date (for example, the receipt of a waiver or a breach of covenant). The amendment also clarifies what IAS 1 means when it refers to the ‘settlement’ of a liability.

The following standards, comments and adjustments have not been published by the KGK:

- **A number of narrow-scope amendments to IFRS 3, IAS 16, IAS 17 and some annual improvements on IFRS 1, IFRS 9, IAS 41 and IFRS 16**; effective from Annual periods beginning on or after 1 January 2022.
  - **Amendments to IFRS 3, ‘Business combinations’** update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.
  - **Amendments to IAS 16, ‘Property, plant and equipment’** prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related cost in profit or loss.
  - **Amendments to IAS 37, ‘Provisions, contingent liabilities and contingent assets’** specify which costs a company includes when assessing whether a contract will be loss-making.

Annual improvements make minor amendments to IFRS 1, ‘First-time Adoption of IFRS’, IFRS 9, ‘Financial instruments’, IAS 41, ‘Agriculture’ and the Illustrative Examples accompanying IFRS 16, ‘Leases’.

- **Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform Phase 2**; effective from annual periods beginning on or after 1 January 2021. The Phase 2 amendments address issues that arise from the implementation of the reforms, including the replacement of one benchmark with an alternative one.
- **Amendments to IFRS 17 and IFRS 4, ‘Insurance contracts’, deferral of IFRS 9**; effective from annual periods beginning on or after 1 January 2021. These amendments defer the date of application of IFRS 17 by two years to 1 January 2023 and change the fixed date of the temporary exemption in IFRS 4 from applying IFRS 9, Financial Instrument until 1 January 2023.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.2 Changes in Accounting Policies and Errors

Significant changes in accounting policies and significant accounting errors identified are to be applied retrospectively and the prior period financial statements are to be restated. There has been no change in accounting policies in 2020.

#### 2.3 Changes in Accounting Estimates

If the changes in the accounting estimates are related to only one period; changes are made only in the related period, if the changes in the accounting estimates related to future periods; changes are made both for the current and future periods, oriented to future periods. There has been no significant change in the Group’s accounting estimates in the current period.

#### 2.4 Summary of Significant Accounting Policies

##### (a) Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its Subsidiary. Control is exercised when a company has power over financial and operational policies of a business with the purpose of benefiting from the business’ operations.

As of 31 December 2020 and 2019, details of the subsidiary and associate of the Group are as follows:

<b>Legal entity</b>	<b>2020 Ratio of shares in capital</b>	<b>2019 Ratio of shares in capital</b>	<b>Service Line</b>
Yapı Kredi Portföy Yönetimi A.Ş. (Subsidiary)	87.32%	87.32%	Portfolio Management

##### *Subsidiary*

Yapı Kredi Portföy Yönetimi A.Ş. (“Yapı Kredi Portföy” or “subsidiary”) is subject to full consolidation as the Company is the main shareholder and has control rights over subsidiary.

The Company’s subsidiary Koç Portföy Yönetimi A.Ş. has legally merged with Yapı Kredi Portföy Yönetimi A.Ş. on 29 December 2006. Accordingly, all rights, receivables, liabilities and obligations of Yapı Kredi Portföy were transferred to Koç Portföy. After merger, the Subsidiary has changed its title as Yapı Kredi Portföy Yönetimi A.Ş. and accordingly the Company has an interest of 87.32% (31 December 2019: 87.32%) of the voting rights.

Within the context of the Capital Markets Board regulations, the Subsidiary’s principal activities are managing mutual and private funds and performing discretionary portfolio management (“DPM”) for institutions, endowments and individuals.

The balance sheets and statements of income of the subsidiary are consolidated on a line-by-line basis and the carrying value of the investment held by the Company is eliminated against the related equity.

The minority shares in net assets and operating results are classified as “minority interest”. Intercompany transactions and balances between the Company and the subsidiary are eliminated during consolidation. Subsidiary is consolidated from the date on which control is transferred to the Company and will no longer be consolidated from the date that control ceases.

Where necessary, accounting policies of the subsidiary have been changed to ensure consistency with the policies adopted by the Company.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (b) Revenue recognition

##### (i) Fee and commission income and expenses

Fees and commissions are recognized in the income statement when they are collected or paid. However, fund management, investment consulting fees, intermediary commissions and portfolio management commissions are recognized on an accrual basis. Common stock transaction commissions are netted off with commission rebates.

##### (ii) Interest income, expenses, and dividend income

Interest income and expenses are recognized in the income statement in the period to which they relate on an accrual basis. Interest income consists of income derived from coupons of fixed-rate and variable-rate instruments, income arising from the valuation of discounted government securities on an internal rate of return basis, and interest rates arising from the Takasbank Money Market and reverse repurchase transactions.

Dividend income from common stock investments are recognized when the shareholders have the right to take the dividend.

##### (c) Trade receivables

Trading receivables that arise as a result of providing services to the receiver by the Group are disclosed by offsetting unearned financing income. After the unearned financing income, trading receivables are calculated with the discounted amounts of receivables that are recorded with their original invoice value and realized in next periods with the effective interest rate method. Short-term receivables that do not have any specified interest rate are disclosed with their cost values when there is no major effect of using original effective interest rate.

##### (d) Financial assets

The Group classifies and accounts its financial assets as “Fair value through profit or loss financial assets”, “Financial assets measured at fair value through other comprehensive income”, “Financial assets measured at amortised cost” and “Loans and receivables”.

Sales and purchases of the financial assets mentioned above are recognized at the “settlement dates”.

The appropriate classification of financial assets of the Group is determined at the time of purchase and according to the “market risk policies” by the Group management, taking into consideration the purpose of holding the investment.

All financial assets initially are recognized at fair value with purchase expenses of investment, except fair value through profit or loss financial assets.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (i) Fair value through profit or loss financial assets

In the Group, financial assets which are classified as “Fair value through profit or loss financial assets” are financial assets either acquired for generating profit from short-term fluctuations in the price or dealer’s margin, or are the financial assets included in a portfolio in which a pattern of short-term profit making exists independent from the acquisition purpose.

Fair value through profit or loss financial assets are initially recognized at fair value and are subsequently re-measured at their fair value. It is accepted that the fair value is recognized as the best buy order as of the balance sheet date. However, if fair values cannot be obtained from the market transactions, it is accepted that the fair value cannot be measured reliably and that the financial assets are carried at “amortised cost” using the effective interest rate method. All gains and losses arising from these evaluations are recognized in the income statement.

All gains and losses arising from these evaluations, coupon and interest income are recognized in “Financial income” account in the income statement.

##### (ii) Financial assets measured at fair value through other comprehensive income:

Financial assets that are held for collection of contractual cash flows and for selling the assets, where the assets’ cash flows represent solely payments of principal and interest, and that are not designated at FVTPL, are measured at fair value through other comprehensive income (FVOCI).

Financial assets measured at fair value through other comprehensive income are subsequently re-measured at fair value. When fair values based on market prices cannot be obtained reliably, the financial assets at fair value through other comprehensive income are carried at “amortised cost” using the effective interest rate method..

“Unrealized gains and losses” arising from changes in the fair value of financial assets classified as financial assets measured at fair value through other comprehensive income are recognized in the shareholders’ equity as “Other accumulated comprehensive income that will be reclassified in profit or loss ”, until the related assets are sold, impaired or disposed. When these financial assets are sold, disposed or impaired, the related fair value differences accumulated in the shareholders’ equity are transferred to the income statement.

When these financial assets are disposed of or impaired, the related fair value differences accumulated in the equity are transferred to the statement of profit or loss. Interest and dividends received from financial assets measured at fair value through other comprehensive income are recorded in interest income and dividend income as appropriate.

When these financial assets are disposed of or impaired, the related fair value differences accumulated in the equity are transferred to the income statement.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (iii) Assets recognized at amortised cost

Financial assets recognized at amortised cost if the retention is in the context of a business model which aimed at collecting contractual cash flows and the contractual terms lead to cash flows contain only principal and interest payments on the principal balance and at specific dates. These assets are initially recognized at acquisition cost including the transaction costs which reflect the fair value of those instruments and subsequently recognized at “amortised cost” by using the effective interest rate method.

##### (iv) Loans and other receivables

Loans and receivables of the Group which are given with the purpose of providing cash to the debtor are carried at amortised cost. All loans are recognized in financial statements after transferring the cash amounts to debtors.

The Group provides loans to its customers for stock purchases.

##### (v) Reverse repurchase agreements

Funds given against securities purchased under agreements (“Reverse Repo”) to resell are accounted under “Cash and cash equivalents” on the balance sheet. The difference between the purchase and determined resell price is accrued over the life of repurchase agreements using the effective interest rate method and is recorded as receivables from reverse repo transactions.

##### (e) Property, plant and equipment

Property and equipment are carried at cost less accumulated depreciation.

Depreciation on the tangible assets is provided on straight-line method according to their useful lives from the date of recognition or assembly of the related asset. The estimated useful lives of assets are as follows:

Buildings	50 years
Furnitures and fixtures	4-5 years
Leasehold improvements	4-5 years

Estimated useful life and depreciation method are reviewed at each balance sheet date in order to detect the effects of changes in the estimates and if appropriate, the changes in estimates are accounted.

Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down to its recoverable amount and the provision for the impairment in value is charged to the income statement.

Gains and losses on the disposal of assets are determined by deducting the net book value of the assets from its sales proceeds and charged to the income statement in the current period.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease.

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (f) Intangible assets

Intangible assets consist of acquired rights, information systems and software. These assets are recorded at original costs and amortised over their estimated useful lives, approximately 3-5 years, using the straight-line method. Estimated useful lives and amortization method are reviewed annually and the changes in estimates are recognized to determine the possible effects of the changes in estimates.

The book value of intangible assets are reduced to recoverable value, if impairment exists.

The Group makes project investments on the basis of information operations in order to improve its existing systems, within this scope, projects that are determined to provide economic benefits to the Group in the future are capitalized. The Group reviews its capitalized but not yet completed projects and expense the amount of assets that it concludes that it will not provide economic benefits to the Group in the future. No amortization is calculated on projects that are classified as intangible fixed assets but are not yet ready for use.

##### (g) Impairment of financial assets

Financial assets, other than those measured at fair value through profit or loss are subject to impairment testing at each balance sheet date to determine whether there is any indication of impairment of financial asset or financial asset group. A financial asset or group of financial assets is impaired and impairment losses are incurred if there is objective evidence of impairment because of one or more events that occurred after the initial recognition of the assets. That loss event or events must also have an impact on the estimated future cash flows of the financial asset or group of financial assets. The amount of impairment for loans and receivables is the difference between present value of the estimated future cash flows discounted using the effective interest rate and its book value. The Group books a provision for the doubtful receivables when there is an objective evidence that trade receivables are not fully collectible. The correspondent provision amount is the difference between the book value and collectible receivable amount. The collectible amount is the discounted value of trade receivables by effective interest rate including the collectible guarantees and securities. In the event of the collections of the doubtful receivables whether the whole amount or some part of it, after booking the provision for the doubtful receivables, the collected amount is deducted from the doubtful receivables provision and recorded as income.

The carrying amount of the financial asset is reduced by impairment loss directly for all financial assets with the exception of trade receivables where the carrying amount is reduced with an allowance account.

In all financial assets with the exception of trade receivables where the net book value is reduced through the use of an allowance account, the impairment is deducted directly from the carrying amount of the related financial asset. In the event that the case of the trade receivable cannot be collected, become certain, the related amount is deducted from the provision account. Changes in the provision account are recognized in the income statement.

If the impairment loss decreases in the subsequent period, and this decrease can be associated with an event occurring after recognition of the impairment loss-except for equity instruments whose fair value difference is recognised under comprehensive income-the previously recognised impairment loss is written off on the income statement in such a way that it does not exceed the amortised cost occurring when the impairment of the investment is not recognised on the date the impairment is written off.

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### *Expected credit losses measurement*

The measurement of the allowance for expected credit loss for financial assets measured at amortised cost and at fair value through other comprehensive income is an area that requires the use of the financial position and future relevant economic assumptions and advanced models.

A group of important decisions is required to apply the accounting requirements for measuring expected credit losses. These are:

- Determination of criteria for significant increase in credit risk,
- Selection of appropriate models and assumptions for measuring expected credit losses,
- Identify the related expected credit loss and the number and likelihood of prospective scenarios for each type of product / market,
- Identification of a similar group of financial assets for the purposes of measuring expected credit losses.

##### **(h) Financial liabilities**

##### **(i) Repurchase agreements**

Securities subject to repurchase agreements (“Repo”) are classified as “Fair value through profit or loss financial assets”, “Financial assets measured at fair value through other comprehensive income” and “Financial assets measured at amortised cost” according to the investment purposes of the Group and measured according to the portfolio to which they belong.

Funds obtained from repurchase agreements are accounted under “Financial liabilities” in liabilities and the difference between the sale and repurchase price is accrued over the life of the repurchase agreements using the “effective interest rate method” and is added to the cost of the financial assets which are subject to repurchase agreements.

The Group has no securities lending transactions.

##### **(ii) Other financial liabilities**

Other financial liabilities are initially recognized at fair value and are subsequently measured at amortised cost using the effective interest rate method.

##### **(i) Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

All other borrowing costs are recognized in the profit or loss in the period in which they are incurred.



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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (i) Foreign exchange transactions

Transactions denominated in foreign currencies are accounted for at the exchange rates prevailing at the date of the transactions; monetary assets and liabilities are accounted for at the period-end bid rate of Central Bank of the Republic of Turkey (“CBRT”). Gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognized in the income statement.

##### (j) Provisions and contingent assets and liabilities

Provisions are recognized when there is a present legal or constructive obligation because 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. When the amount of the obligation cannot be estimated and an outflow of resources is not probable, it is considered that a “contingent” liability exists and it is disclosed in the related notes to the financial statements.

Contingent assets usually arise from unplanned or other unexpected events that give rise to the possibility of an inflow of economic benefits to the entity. Contingent assets are not recognized in consolidated financial statements since this may result in the recognition of income that may never be realized. Contingent assets are disclosed where an inflow of economic benefits is probable.

Contingent assets are assessed continually to ensure that developments are appropriately reflected in the consolidated financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the consolidated financial statements in the period in which the change occurs.

##### (k) Subsequent events

Subsequent events cover any events which arise between the date of approval of the financial statements and the balance sheet date, even if they occurred after declaration of the net profit for the period or specific financial information is publicly disclosed. The Group adjusts its financial statements if such subsequent events require an adjustment to the financial statements.

##### (l) Related parties

For the purpose of these consolidated financial statements, shareholders, subsidiaries of Yapı ve Kredi Bankası A.Ş. with direct and / or indirect capital relation, Koç Holding A.Ş. and Unicredito Italiano S.p.A group companies, key management personnel and board members, their families and companies are considered as “related parties”.

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (m) Taxes calculated over Group’s profit

###### *Corporate tax*

Corporate tax is calculated according to the Tax Procedural Law, and tax expenses except corporate tax are recognized in operating expenses.

Turkish tax regulations do not enable the parent company to give tax statement over the consolidated financial statements of its subsidiaries and affiliates. Due to this reason, tax provisions reflected to these consolidated financial statements are calculated for each company the full consolidation scope.

Corporate tax is subjected to offsetting when a legal right about netting off the current tax assets and liabilities or when they are related to the corporate tax collected by the same tax regulatory.

###### *Deferred tax*

Deferred income tax is provided in full, using the liability method, for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

The deferred tax assets and the deferred tax liabilities can be netted off only if there is a legal right in this respect according to the tax legislation of the country they are dependent on.

Material temporary differences arise from miscellaneous expense provisions and valuation differences related to financial assets whose fair value differences are recognised under: other comprehensive income, premises owned by the Group, personnel premium, severance pay and leave, expected credit losses, and litigation provisions.

Deferred tax liabilities and assets are recognized when it is probable that the future economic benefit resulting from the reversal of temporary differences will flow to or from the Company. Deferred tax assets resulting from temporary differences in the recognition of expense for income tax and financial reporting purposes are recognized to the extent that it is probable that future taxable profit will be available, against which the deferred tax asset can be utilized.

Current tax except for the related items accounted under “Value increase fund” account in equity and deferred tax of the regarding period is accounted as income or expense in the statement of income.

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (n) Employee benefits

*Defined benefit plans:*

The Group accounts for employee termination benefits, vacation rights and other benefits to employees in accordance with “Turkish Accounting Standard for Employee Rights” (“TAS 19”) and they are classified under “Provisions for employee benefits” in the balance sheet.

Under the Turkish Labour Law, the Group is required to pay a specific amount to the employees who have retired or whose employment is terminated other than for the reasons specified in the Turkish Labour Law. The reserve for employment termination benefits represents the present value of the estimated total reserve for the future probable obligation of the Company arising from this liability regarding the actuarial projections and reflected to consolidated financial statements.

*Defined contribution plans:*

The Group has to pay contribution to Social Security Institution (Institution) for its employees within the contribution margin decided by the law. The Group does not have other liabilities to its employees or to Institution other than the contribution for its employees. Those contributions are expensed on the date of accrual.

##### (o) Capital and dividends

Ordinary shares are classified in equity. Dividends over ordinary shares are classified as dividend payable by deducting from accumulated profits, when the decision of dividend distribution is taken.

##### (ö) Statement of cash flows

For the purposes of statement of cash flows, cash and cash equivalents include due from banks with maturity less than three months, receivables from reverse repo transactions and investment funds.

##### (p) Share certificates and issuance

At capital increases, the Group accounts the difference between the issued value and nominal value as share issue premium under equity, in the case where the issued value is higher than the nominal value. The Group has no decision for profit distribution after the balance sheet date.

##### (r) Assets held for sale and discontinued operations

Discontinued operation is defined as a part of the Group with distinguished operations and cash flows that is disposed of or classified as held for sale. Results of discontinued operations are disclosed separately in the income statement.

A tangible asset (or a disposal group) classified as “Asset held for sale” is measured at lower of carrying value or fair value less costs to sell. An asset (or a disposal group) is regarded as “Asset held for sale” only when the sale is highly probable and the asset (disposal group) is available for immediate sale in its present condition. For a highly probable sale, there must be a valid plan prepared by the management for the sale of asset including identification of possible buyers and completion of sale process. Furthermore, the asset should be actively in the market at a price consistent with its fair value.

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### 2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### (s) Derivative instruments

The Group's derivative transactions are composed of foreign currency / interest rates swaps, forward contracts and future transactions. Derivative financial instruments are initially measured at fair value on the contract date, and are remeasured to fair value at subsequent reporting periods.

#### 2.5 Significant accounting judgements, estimates and assumptions

The Group makes estimates and assumptions that affect the reported amounts of assets and liabilities or amounts of contingent assets and liabilities, and income and expense reported in the related period. Even though these assumptions and estimates are based on the best estimates of the Group's management, the actual results might differ from them.

Judgements that have the most significant effect on the amounts recognized in the consolidated financial statements and estimates that can cause a significant adjustment to the carrying amount of assets and liabilities within the next financial year include:

##### **Financial assets measured at amortised cost**

Classification of financial assets as measured at amortised cost is at management discretion within the scope of management's objective and capability. If the Group cannot manage to retain these assets until the maturity date, they will have to reclassify them as financial assets measured at fair value through other comprehensive income, except specific cases as for example, selling of immaterial amount close to maturity date. In this case, investments are measured at their fair value instead of amortised cost.

##### **Establishment of fair value of stock investments classified as financial assets measured at fair value through other comprehensive income**

The Group calculates the fair values of financial instruments that do not have an active market by making use of market-based similar transactions without reference, or by taking the fair values of similar instruments as a reference.

##### **Deferred income tax asset recognition**

Deferred income tax assets are recorded to the extent that realization of the related tax benefit is probable. The future taxable profits and the amount of tax benefits that are probable in the future are based on medium term business plan prepared by management and extrapolated results thereafter. The business plan is based on management expectations that are believed to be reasonable under the circumstances.

### 3. BUSINESS COMBINATIONS

None (31 December 2019: None).

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### 4. JOINT VENTURES

The Group has no joint ventures (31 December 2019: None).

### 5. SEGMENT REPORTING

Since the Group is not publicly held, there is no segment reporting in the consolidated financial statements as of 31 December 2020 and 2019.

### 6. CASH AND CASH EQUIVALENTS

	31 December 2020	31 December 2019
Banks		
- Time deposits	2,723,384,337	3,366,263,371
- Demand deposits	209,841,298	107,857,823
Receivables from reverse repo agreements	-	100,279,332
Allowances for expected credit losses (-)	(28,771,433)	(25,817,541)
	<b>2,904,454,202</b>	<b>3,548,582,985</b>

As of 31 December 2020, TRY705,884,661 of bank deposits (31 December 2020: TRY214,640,700) are held by related parties and institutions (Note 29). The expected loan loss provision of the related banks and corporations is calculated to be TRY7,825,318 (31 December 2019: TRY1,769,470) (Note 29).

TRY201,128,882 of demand deposits (31 December 2019: TRY102,486,125) are held by the Group's bank accounts in the collateral status of the Group's customers (Note 16).

As of 31 December 2020, the average maturity for TRY, EUR and USD time deposits is 15, 48 and 46 days (31 December 2019: 48 and 44 days for TRY and EUR) respectively, while the average interest rates are 18.19%, 2.32% and 3.62% (31 December 2019: 11.60% and 0.40% for TRY and EUR) respectively.

For the purpose of statement of cash flows, details of cash and cash equivalents are as follows:

	31 December 2020	31 December 2019
Time deposits with maturity less than 3 months	2,719,041,110	3,366,263,371
Demand deposits	8,712,416	5,371,698
Receivables from reverse repo agreements	-	100,279,332
	<b>2,727,753,526</b>	<b>3,471,914,401</b>

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### 7. FINANCIAL INVESTMENTS

#### Short term financial investments:

	31 December 2020		
	Cost	Fair value	Carrying value
Fair value through profit or loss financial assets	10,162,346	10,257,451	10,257,451
- <i>Shares certificate listed on the stock market</i>	<i>10,162,346</i>	<i>10,257,451</i>	<i>10,257,451</i>
Financial assets measured at amortised cost	36,234,592	37,592,995	37,630,962
- <i>Government bonds and treasury bills</i>	<i>36,234,592</i>	<i>37,592,995</i>	<i>37,682,540</i>
- <i>Allowances for expected credit losses (-)</i>	-	-	<i>(51,578)</i>
Financial assets measured at fair value through other comprehensive income	103,413,246	107,874,679	107,874,679
- <i>Private sector bonds and bills</i>	<i>103,413,246</i>	<i>107,874,679</i>	<i>107,874,679</i>
	<b>149,810,184</b>	<b>155,725,125</b>	<b>155,763,092</b>

	31 December 2019		
	Cost	Fair value	Carrying value
Fair value through profit or loss financial assets	5,699,608	5,792,261	5,792,261
- <i>Shares certificate listed on the stock market</i>	<i>5,699,608</i>	<i>5,792,261</i>	<i>5,792,261</i>
Financial assets measured at amortised cost	39,603,917	43,487,252	42,437,300
- <i>Government bonds and treasury bills</i>	<i>39,603,917</i>	<i>43,487,252</i>	<i>42,578,105</i>
- <i>Allowances for expected credit losses (-)</i>	-	-	<i>(140,805)</i>
	<b>45,303,525</b>	<b>49,279,513</b>	<b>48,229,561</b>

#### Long term financial investments:

	31 December 2020		
	Cost	Fair value	Carrying value
Financial assets measured at fair value through other comprehensive income	43,982,533	72,626,710	72,626,710
- <i>Share certificates</i>	<i>32,192,533</i>	<i>60,647,555</i>	<i>60,647,555</i>
- <i>Private sector bonds and bills</i>	<i>11,790,000</i>	<i>11,979,155</i>	<i>11,979,155</i>
	<b>43,982,533</b>	<b>72,626,710</b>	<b>72,626,710</b>

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**7. FINANCIAL INVESTMENTS (Continued)**

	<b>31 December 2019</b>		
	<b>Cost</b>	<b>Fair value</b>	<b>Carrying value</b>
Financial assets measured at fair value through other comprehensive income	47,053,055	75,768,427	75,768,427
- <i>Share certificates</i>	32,192,533	60,647,555	60,647,555
- <i>Private sector bonds and bills</i>	14,860,522	15,120,872	15,120,872
Financial assets measured at amortised cost	4,574,072	4,498,524	4,484,024
- <i>Government bonds and treasury bills</i>	4,574,072	4,605,250	4,590,750
- <i>Allowances for expected credit losses (-)</i>	-	(106,726)	(106,726)
	<b>51,627,127</b>	<b>80,266,951</b>	<b>80,252,451</b>

As of 31 December 2020, financial assets measured at amortised cost whose the total amount of net book value is TRY37,630,962 (31 December 2019: TRY46,921,324) are held as collaterals in CBRT, BİST and Istanbul Settlement and Custody Bank Inc. ('Takasbank') (Note: 16).

Breakdown of the financial assets measured at amortised cost are as follows:

	<b>31 December 2020</b>	<b>31 December 2019</b>
0 - 1 month	-	13,330,169
1 month - 3 months	-	-
3 months - 1 year	37,630,962	33,591,155
	<b>37,630,962</b>	<b>46,921,324</b>

The movement table of financial assets measured at amortised cost is as follows:

	<b>2020</b>	<b>2019</b>
<b>Beginning of the period, 1 January</b>	<b>46,921,324</b>	<b>33,425,290</b>
Purchases during the period	100,500,000	67,710,000
Value decreases (-) (including interest re-discounts)	761,216	(1,256,435)
Disposals in the period (-)	(110,500,000)	(52,710,000)
Allowances for expected credit losses (-)	(51,578)	(247,531)
<b>Ending of the period, 31 December</b>	<b>37,630,962</b>	<b>46,921,324</b>

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### 7. FINANCIAL INVESTMENTS (Continued)

The details of long-term financial assets measured at fair value through other comprehensive income are as follows:

Type	31 December 2020		31 December 2019	
	Participation amount (TRY)	Share (%)	Participation Amount (TRY)	Share (%)
<b>Share certificates not listed on the stock market</b>				
İstanbul Takas ve Saklama Bankası A.Ş.	57,816,000	4.38	57,816,000	4.38
Borsa İstanbul A.Ş.	2,683,145	0.08	2,683,145	0.08
Yapı Kredi Azerbaycan Ltd.	110,279	0.10	110,279	0.10
Allianz Yaşam ve Emeklilik A.Ş.	26,432	0.04	26,432	0.04
Koç Kültür Sanat ve Tanıtım Hiz. Tic. A.Ş.	11,699	4.90	11,699	4.90
	<b>60,647,555</b>		<b>60,647,555</b>	

As of 31 December 2020, the Group valued its Takasbank shares (26,280,000 Nominal) with bid price of TRY2.20 announced by Takasbank notice with no 2019 / 5692.

As of 31 December 2020, the Group valued its Borsa İstanbul A.Ş. shares (319,422 Nominal) with bid price of TRY8.4 announced by Borsa İstanbul A.Ş. notice with no 2016 / 110.

### 8. ASSETS HELD FOR SALE

None (31 December 2019: None).

### 9. SHORT AND LONG TERM LIABILITIES

#### Short term liabilities

	31 December 2020	31 December 2019
Funds from Takasbank Money Market (*)	2,322,937,445	2,572,534,820
Bank loans (**)	339,188,139	209,943,264
Issued bonds and bills	109,503,579	612,390,246
Funds from repo transactions	87,624,150	7,486,071
Lease liabilities (***)	2,504,912	2,363,890
Payables from short selling	89,587	2,476,990
	<b>2,861,847,812</b>	<b>3,407,195,281</b>

(\*) Payables to Takasbank Money Market have an average maturity of 40 days and the average interest rate is 17.16% (31 December 2019: 32 days, 11.33%).

(\*\*) The Group's bank borrowings have an average of 4 days and an average interest rate of 19.71% (31 December 2019: 29 days, 10.75%). TRY100,057,778 (31 December 2019: None) of the bank loans was obtained from related banks and institutions (Note 29).

(\*\*\*) The Group's debts from short-term lease transactions have an average term of 12 months, and the effective interest rate is 14-24% (31 December 2019: 12 months, 24%). TRY717,034 of the debts from short-term leasing is debt to related parties.



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### 9. SHORT AND LONG TERM LIABILITIES (Continued)

Details of bonds / bills issued as 31 December 2020 are as follows:

Marketable Security	Nominal Amount	Currency	Issue Date	Maturity Date	Simple Interest (%)	Compound Interest (%)	Type
Bond	112,995,000	TRY	9 December 2020	10 March 2021	17.21	18.46	Fixed

Details of bonds / bills issued as 31 December 2020 are as follows:

Marketable Security	Nominal Amount	Currency	Issue Date	Maturity Date	Simple Interest (%)	Compound Interest (%)	Type
Bond	169,550,000	TRY	27 November 2019	29 January 2020	11.50	12.06	Fixed
Bond	100,000,000	TRY	22 November 2019	19 February 2020	11.60	12.12	Fixed
Bond	88,050,000	TRY	10 December 2019	12 February 2020	11.10	11.62	Fixed
Bond	66,300,000	TRY	20 November 2019	19 February 2020	11.50	12.01	Fixed
Bond	58,500,000	TRY	4 December 2019	5 February 2020	11.40	11.95	Fixed
Bond	56,830,000	TRY	25 October 2019	22 January 2020	13.80	14.54	Fixed
Bond	50,000,000	TRY	20 December 2019	18 March 2020	10.50	10.92	Fixed
Bond	30,850,000	TRY	22 November 2019	19 February 2020	11.60	12.12	Fixed

#### Long term liabilities:

	31 December 2020	31 December 2019
Lease liabilities (*)	1,022,795	1,112,401
	<b>1,022,795</b>	<b>1,112,401</b>

(\*) The Group's debts from long-term lease transactions have a term of 1-4 years and the effective interest rate is 14-24% (31 December 2019: 1-3 years, 24%). Debts from long-term leaseings is debt to related parties (31 December 2019: TRY1,089,597).

The movement table of borrowings from leasing transactions is as follows:

	2020	2019
Beginning of the period, 1 January	3,476,291	4,955,212
Additions during the period (Note 14)	4,236,401	2,209,841
Payments during the period	(4,842,866)	(4,582,311)
Interest expenses (Note 28)	658,811	893,549
Other	(930)	-
<b>Beginning of the period, 31 December</b>	<b>3,527,707</b>	<b>3,476,291</b>

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### 10. TRADE RECEIVABLES AND PAYABLES

#### Short-term trade receivables

	31 December 2020	31 December 2019
Receivables from customers	505,957,252	318,962,928
Receivables from loan customers	229,944,612	292,754,699
Receivables from settlement and custody bank	103,703,335	-
Commission receivables	18,448,918	4,684,745
Doubtful trade receivables	1,021,677	1,021,677
Provisions for doubtful trade receivables (-)	(1,021,677)	(1,021,677)
Receivables to be collected	-	738,094
	<b>858,054,117</b>	<b>617,140,466</b>

The Group allocates credit to its customers for use in stock trading. As of 31 December 2020, the amount of loans allocated to customers by the Group is TRY229,944,612 (31 December 2019: TRY292,754,699) and the Group holds the total market value of the share certificates which are listed on the stock market is TRY448,376,064 as collateral. (31 December 2019: TRY488,748,694) (Note 16).

#### Short term trade payables

	31 December 2020	31 December 2019
Payables to customers	655,020,930	252,439,720
Agency commission payable	19,652,593	6,535,181
Customer short selling debts	7,370,290	8,044,370
Payables to vendors	5,942,733	3,221,027
Expense accruals	845,952	77,545
Payables to settlement and custody bank	-	129,054,335
Other trade payables	344,049	1,020,635
	<b>689,176,547</b>	<b>400,392,813</b>

### 11. RECEIVABLES FROM FINANCIAL ACTIVITIES

#### Receivables from financial activities

	31 December 2020	31 December 2019
Investment fund management fee receivables (Note 29) (*)	13,959,059	8,019,140
Individual pension fund management fee receivables (**)	6,399,544	3,119,249
Individual pension fund management fee receivables	1,662,651	1,170,938
Investment advisory receivables (Note 29)	1,006,194	2,437,083
Individual portfolio management fee	132,994	33,538
Individual portfolio management receivables	-	31,381
Other	4,730	-
	<b>23,165,172</b>	<b>14,811,329</b>

(\*) Investment fund management commission receivables are obtained management fee receivables from 35 (31 December 2019: 36) investment funds established in accordance with the Capital Markets Law and related legislations.

(\*\*) Pension fund commission and performance fee receivables are derived from 26 (31 December 2019: 28) individual pension funds, 25 (31 December 2019: 27) of which are related institutions.

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### 12. OTHER RECEIVABLES AND PAYABLES

#### Other receivables

	31 December 2020	31 December 2019
Deposits and collaterals given	298,176,466	149,445,873
Collaterals given to markets	23,715,335	22,430,511
Other short-term trade receivables	41,783	-
	<b>321,933,584</b>	<b>171,876,384</b>

#### Other payables

	31 December 2020	31 December 2019
Deposits and collaterals received	131,061,445	43,094,744
Payables to marketable securities disposal fund	491,344	491,344
Other payables	1,368	39,550
	<b>131,554,157</b>	<b>43,625,638</b>

### 13. PROPERTY, PLANT AND EQUIPMENT

31 December 2020	Buildings	Furniture and fixtures	Leasehold improvements	Total
<b>Net book value, 1 January 2020</b>	<b>4,493,984</b>	<b>3,504,643</b>	<b>366,271</b>	<b>8,364,898</b>
Additions	-	10,868,239	146,553	11,014,792
Disposals, net	-	-	-	-
Depreciation expense (-)	(294,656)	(1,822,713)	(140,818)	(2,258,187)
<b>Net book value, 31 December 2020</b>	<b>4,199,328</b>	<b>12,550,169</b>	<b>372,006</b>	<b>17,121,503</b>
Cost	11,026,598	31,705,074	5,206,487	47,938,159
Accumulated depreciation (-)	(6,827,270)	(19,154,905)	(4,834,481)	(30,816,656)
<b>Net book value, 31 December 2020</b>	<b>4,199,328</b>	<b>12,550,169</b>	<b>372,006</b>	<b>17,121,503</b>
31 December 2019	Buildings	Furniture and fixtures	Leasehold improvements	Total
<b>Net book value, 1 January 2019</b>	<b>4,788,641</b>	<b>2,741,701</b>	<b>544,935</b>	<b>8,075,277</b>
Additions	-	1,915,666	-	1,915,666
Disposals, net	-	(18,923)	-	(18,923)
Depreciation expense (-)	(294,657)	(1,133,801)	(178,664)	(1,607,122)
<b>Net book value, 31 December 2020</b>	<b>4,493,984</b>	<b>3,504,643</b>	<b>366,271</b>	<b>8,364,898</b>
Cost	11,026,598	20,836,831	5,059,934	36,923,363
Accumulated depreciation (-)	(6,532,614)	(17,332,188)	(4,693,663)	(28,558,465)
<b>Net book value, 31 December 2019</b>	<b>4,493,984</b>	<b>3,504,643</b>	<b>366,271</b>	<b>8,364,898</b>

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### 14. RIGHT OF USE ASSETS

31 December 2020	Office and branches	Vehicles	Other	Total
<b>Net book value, 1 January 2020</b>	<b>1,623,794</b>	<b>1,570,736</b>	-	<b>3,194,530</b>
Additions	2,605,879	713,359	917,163	4,236,401
Depreciation expense (-)	(2,422,917)	(809,180)	(917,163)	(4,149,260)
<b>Net book value, 31 December 2020</b>	<b>1,806,756</b>	<b>1,474,915</b>	-	<b>3,281,671</b>
Cost	5,917,343	2,960,984	1,637,569	10,515,896
Accumulated depreciation (-)	(4,110,587)	(1,486,069)	(1,637,569)	(7,234,225)
<b>Net book value, 31 December 2020</b>	<b>1,806,756</b>	<b>1,474,915</b>	-	<b>3,281,671</b>

31 December 2019	Office and branches	Vehicles	Other	Total
<b>Net book value, 1 January 2019</b>	<b>2,017,386</b>	<b>2,160,168</b>	<b>777,658</b>	<b>4,955,212</b>
Additions	2,209,841	-	-	2,209,841
Depreciation expense (-)	(2,603,433)	(589,432)	(777,658)	(3,970,523)
<b>Net book value, 31 December 2019</b>	<b>1,623,794</b>	<b>1,570,736</b>	-	<b>3,194,530</b>
Cost	4,227,227	2,160,168	777,658	7,165,053
Accumulated depreciation (-)	(2,603,433)	(589,432)	(777,658)	(3,970,523)
<b>Net book value, 31 December 2019</b>	<b>1,623,794</b>	<b>1,570,736</b>	-	<b>3,194,530</b>

### 15. INTANGIBLE ASSETS

	31 December 2020
<b>Net book value, 1 January 2020 (*)</b>	<b>29,514,832</b>
Additions (*)	5,706,538
Disposals	-
Amortization (-)	(4,732,433)
<b>Net book value, 31 December 2020</b>	<b>30,488,937</b>
Cost	54,305,292
Accumulated amortization (-)	(23,816,355)
<b>Net book value, 31 December 2020</b>	<b>30,488,937</b>
	31 December 2019
<b>Net book value, 1 January 2019</b>	<b>29,633,063</b>
Additions	3,264,528
Disposals	(3,436)
Amortization (-)	(3,379,323)
<b>Net book value, 31 December 2019</b>	<b>29,514,832</b>
Cost	48,598,753
Accumulated amortization (-)	(19,083,921)
<b>Net book value, 31 December 2019</b>	<b>29,514,832</b>

(\*) Projects that are classified as intangible assets, but not yet ready for use, amount to TRY 6.606.240 (31 December 2019: TRY 15.059.336).

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#### 16. PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

##### i) Short term provisions

	31 December 2020	31 December 2019
Lawsuit provisions (*)	2,151,307	1,290,529
Other provisions	-	1,122,059
	<b>2,151,307</b>	<b>2,412,588</b>

(\*) As of 31 December 2020, the total amount of lawsuits filed against the Group is TRY2,151,307 (31 December 2019: TRY1,290,529).

The movement of lawsuit provisions for the periods ending as of 31 December 2020 and 2019 is as below:

	2020	2019
Beginning of the period, 1 January	1,290,529	35,560,909
Provisions set aside within the period	1,000,523	359,240
Payments made within the period	(139,745)	(34,629,620)
<b>Ending of the period, 31 December</b>	<b>2,151,307</b>	<b>1,290,529</b>

##### ii) Collaterals given

	31 December 2020	31 December 2019
Collaterals given	2,396,252,030	3,031,927,117
	<b>2,396,252,030</b>	<b>3,031,927,117</b>

Letters of guarantee are given to BIST, CMB and to Takasbank for money market transactions. Foreign currency denominated letters of guarantee amount to TRY106,527,329 (31 December 2019: TRY86,199,406).

##### iii) Cash collaterals given on behalf of customers

	31 December 2020	31 December 2019
VİOP collaterals given on behalf of customers (*)	843,858,114	436,572,648
	<b>843,858,114</b>	<b>436,572,648</b>

(\*) As of 31 December 2020 cash amounting to TRY843,858,114 has been pledged by the Group as collateral for the Futures and Options Market on behalf of the customers (31 December 2019: TRY436,572,648).

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### 16. PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

#### iv) Customer deposits

The nominal balances of treasury bills, government bonds, share certificates and other financial assets held in trust for hiding on behalf of customers as of 31 December 2020 and 2019 are as follows:

	31 December 2020	31 December 2019
<b>Customer deposits</b>		
Government bonds	3,212,101,204	3,238,307,889
Share certificates	1,660,266,454	3,726,970,450
Investment funds	854,371,106	1,690,707,632
Reverse repo agreements (Takasbank Money Market)	506,292,240	725,433,466
Private sector bonds	11,011,639	14,597,295
Other	11,579,896	4,003,713

#### v) Other

- i. The company is under the scope of 'Professional Liability Insurance' amounting to EUR6,676,500 (31 December: EUR6,550,500) which was made by Allianz Sigorta A.Ş. and 'Employer Liability Insurance Policy' amounting to TRY9,000,000 which was made by HDI Sigorta A.Ş. (31 December 2019: TRY9,000,000).
- ii. Demand deposits amounting to TRY201,128,882 (31 December 2019: TRY102,486,125) belongs to the Group's customers as a partial collateral and are held in the Group's bank accounts (Note 6).
- iii. The Group allocates credit to its customers for use in stock trading. As of 31 December 2020, the Group has TRY229,944,612 (31 December 2019: TRY292,754,699) of loans granted to its customers and the total market value of the shares kept as collateral against those credits given is amounting to TRY448,376,064 (31 December 2019: TRY488,748,694) (Note 10).
- iv. The financial assets measured at their amortised costs and having a book value of TRY37,630,962 as of 31 December 2020 (31 December 2019: TRY46,921,324) are pledged as collateral at CBRT, BIST, and Takas ve Saklama Bankası A.Ş. ("Takasbank") (Note 7).

### 17. DERIVATIVES

Nominal details of derivative transactions as of 31 December 2020 and 2019 are as follows:

	31 December 2020		31 December 2019	
	TRY Equivalent		TRY Equivalent	
	USD	EUR	USD	EUR
Swap transactions (buy)	441,549,535	1,950,949,208	6,751,540	2,674,082,720
Swap transactions (sell)	409,966,925	1,823,117,889	6,831,230	2,715,665,316
Forward transactions (buy)	1,552,348	4,658,801	-	1,059,304
Forward transactions (sell)	1,441,366	4,338,691	-	1,077,111
	<b>854,510,174</b>	<b>3,783,064,589</b>	<b>13,582,770</b>	<b>5,391,884,451</b>

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#### 17. DERIVATIVES (Continued)

##### Receivables from derivative transactions

	31 December 2020	31 December 2019
Swap transactions	132,601,943	-
Forward transactions	357,003	-
	<b>132,958,946</b>	<b>-</b>

##### Payables from derivative transactions

Swap transactions	-	61,048,774
Forward transactions	-	25,550
	<b>-</b>	<b>61,074,324</b>

#### 18. PROVISION FOR EMPLOYEE BENEFITS

	31 December 2020	31 December 2019
<b>Short-term provisions</b>		
Provision for employee bonus	26,242,787	19,210,501
	<b>26,242,787</b>	<b>19,210,501</b>
<b>Long-term provisions</b>		
Provision for employee termination benefits	11,670,627	11,174,984
Provision for unused vacation	2,100,587	3,122,600
	<b>13,771,214</b>	<b>14,297,584</b>

Under the Turkish Labour Law, the Group required to pay the employment termination benefits to each employee who have completed one year of service at the Group when they retire (for women 58, for men 60) and when they are dismissed or called up for military services or die. Due to changes in the Law on September 8, 1999, some sections regarding the temporary period related with the working period before retirement have been removed.

The indemnity is one month's salary for each working year and is limited to TRY7,639 as of 31 December 2020 (31 December 2019: TRY6,730).

The liability is not funded, as there is no legal funding requirement.

The provision has been calculated by estimating the present value of the future probable obligation arising from the retirement of employees.

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### 18. PROVISION FOR EMPLOYEE BENEFITS (Continued)

TFRS requires actuarial valuation methods to be developed to estimate the Group's obligation under defined benefit plans. Accordingly, the following actuarial assumptions have been used in the calculation of the total liability.

	31 December 2020	31 December 2019
Discount rate (%)	4.63	4.67
Turnover rate to estimate retirement probability (%)	95.48	95.57

The principal assumption is that the maximum liability for each year of service will increase in line with inflation. Thus, the discount rate applied represents the expected real rate after adjusting for the anticipated effects of future inflation. The liability is revised two times in a year and in the year-end calculation, the effective amount as of 1 January 2021 of TRY7,639 (1 January 2020: TRY6,730).

Movement of provision for employee benefits during the period are as follows:

	2020	2019
<b>Beginning of the period, 1 January</b>	<b>11,174,984</b>	<b>9,102,464</b>
Service cost	644,045	1,853,677
Interest cost	1,380,434	1,316,053
Actuarial loss / (gain)	959,725	361,870
Payments during the period (-)	(2,488,561)	(1,459,080)
<b>Ending of the period, 31 December</b>	<b>11,670,627</b>	<b>11,174,984</b>

Movement of provision for unused vacations during the period are as follows:

	2020	2019
<b>Beginning of the period, 1 January</b>	<b>3,122,600</b>	<b>3,266,599</b>
Provisions set aside within the period / (canceled provision), net	(325,434)	399,136
Payments during the period (-)	(696,579)	(543,135)
<b>Ending of the period, 31 December</b>	<b>2,100,587</b>	<b>3,122,600</b>

Movement of provision for employee benefits during the period are as follows:

	2020	2019
<b>Beginning of the period, 1 January</b>	<b>19,210,501</b>	<b>21,674,000</b>
Provisions set aside within the period	25,714,461	17,119,017
Payments during the period (-)	(18,682,175)	(19,582,516)
<b>Ending of the period, 31 December</b>	<b>26,242,787</b>	<b>19,210,501</b>



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### 19. LIABILITIES FOR EMPLOYEE BENEFITS

	31 December 2020	31 December 2019
Taxes and liabilities payable	4,310,912	3,743,655
Social security premiums payable	889,893	808,291
	<b>5,200,805</b>	<b>4,551,946</b>

### 20. PREPAID EXPENSES

	31 December 2020	31 December 2019
Prepaid expenses	5,847,409	4,032,747
Commissions for guarantee letters	1,264,375	1,753,534
	<b>7,111,784</b>	<b>5,786,281</b>

### 21. OTHER ASSETS AND LIABILITIES

	31 December 2020	31 December 2019
<b>Other short-term liabilities</b>		
Other expense provisions	28,170,611	3,060,829
Takasbank-BIST commission provision	10,056,757	3,948,908
Other payable taxes and funds	8,247,354	3,088,222
Blocked customer deposits	3,431,451	4,902,451
Provision for operating expenses	377,515	250,300
Other	1,222,132	2,312,608
	<b>51,505,820</b>	<b>17,563,318</b>

### 22. SHAREHOLDER'S EQUITY

#### Paid-in capital and adjustment differences

The paid-in capital of the Company is TRY98,918,083 (31 December 2019: TRY98,918,083) and consists of 9,891,808,346 (31 December 2019: 9,891,808,346) authorized shares with a nominal value of Kr 1 each.

The Group has no preferred share as of 31 December 2020 and 2019.

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#### 22. SHAREHOLDER'S EQUITY (Continued)

The shareholders and their shares in capital with historic values as of 31 December 2020 and 2019 are as follows:

Name of the shareholder	31 December 2020		31 December 2019	
	TRY	Share (%)	TRY	Share (%)
Yapı ve Kredi Bankası A.Ş.	98,895,466	99.98	98,895,466	99.98
Temel Ticaret ve Yatırım A.Ş.	20,951	0.02	20,951	0.02
Other	1,666	0.00	1,666	0.00
	<b>98,918,083</b>	<b>100.00</b>	<b>98,918,083</b>	<b>100.00</b>
Adjustments to share capital	63,078,001		63,078,001	
<b>Total paid-in capital</b>	<b>161,996,084</b>		<b>161,996,084</b>	

Adjustment to share capital represents the difference between total restatement effect of cash and cash equivalent contributions to share capital due to the inflation adjustments and total amount before the inflation adjustment. There is no use of the adjustment to share capital other than to be added to the capital.

According to Turkish Commercial Code, legal reserves consist of primary and secondary reserves. Primary reserves are reserved at 5% rate of legal profit in the period until they reach a level of 20% of the group capital. Secondary reserves are reserved at a rate of 10% of all dividend distribution exceeding 5% of group capital. Primary and secondary reserves cannot be distributed until they exceed 50% of the total capital, however, they can be used to cover losses when voluntary reserves are exhausted.

As of 31 December 2020, restricted reserves are amounting to TRY184,106,085 (31 December 2019: TRY173,078,307).

#### Restricted reserves and retained earnings

	31 December 2020	31 December 2019
Real estate and affiliate sales gain fund (*)	107,765,514	107,765,514
Primary legal reserves	57,449,471	46,421,693
Secondary legal reserves	18,891,100	18,891,100
<b>Total restricted reserves</b>	<b>184,106,085</b>	<b>173,078,307</b>

(\*) As of 31 December 2020, TRY4,626,814 of the TRY107,765,514 which is the gain on sale of property, equipment and subsidiary classified under equity, is undistributed portion (and classified under equity account) of 75% of the profit from the sale of buildings in the year 2010 and TRY103,138,700 is the 75% of the profit from the sale of subsidiaries in the year 2013.

The Group performs dividend distribution in accordance with the Communiqué on Dividends II-19.1 of the Capital Market Board effective as of 1 February 2014.

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

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### 22. SHAREHOLDER'S EQUITY (Continued)

In accordance with the Communiqué on Dividends II-19.1 of the Capital Market Board effective as of 1 February 2014, the dividend distribution rate for non-listed companies may not be less than twenty percent of the net distributable profit for the period including donations. In accordance with the same communiqué, non-listed companies are required to distribute the profit share in whole and in cash; and they cannot benefit from the practice of profit distribution by installments, which is granted to listed companies.

In accordance with the provisions of the said communiqué, non-listed companies may choose not to distribute dividends in the event that the calculated profit share is less than five percent of the capital stock in the most recent annual financial statements to be presented to the general assembly or in the event that the net distributable profit for the period is less than TRY100,000 according to these financial statements. In this case, the undistributed dividends are distributed in subsequent periods.

At the company's Ordinary General Assembly meeting dated 4 March 2020 it was unanimously decided to distribute, in cash, a dividend of TRY115,223,684 (2019: TRY163,483,418) to the company's shareholders, and this amount was paid to shareholders on 11 March 2020.

	31 December 2020	31 December 2019
<b>Beginning of the period, 1 January</b>	<b>10,402,458</b>	<b>8,477,865</b>
Minority interest decrease due to dividend payment (*)	(5,070,587)	(4,056,240)
Minority interest net income	13,083,423	5,980,833
<b>Ending of the period, 31 December</b>	<b>18,415,294</b>	<b>10,402,458</b>

(\*) Decrease in non-controlling interests due to profit distribution represents profit share distribution of the subsidiary during the period, share of the subsidiaries of the subsidiary excluding the Company.

### 23. TAX ASSETS AND LIABILITIES

#### *Corporate tax*

	31 December 2020	31 December 2019
Corporate taxes payable (-)	(42,824,161)	(60,955,041)
Prepaid taxes	53,853,965	61,803,466
<b>Current period tax assets, net</b>	<b>11,029,804</b>	<b>848,425</b>

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### 23. TAX ASSETS AND LIABILITIES (Continued)

The Group's income tax expense for the periods ended 31 December 2020 and 2019 consists of the following items:

	1 January - 31 December 2020	1 January - 31 December 2019
Current period tax expense	42,824,161	60,955,041
Prior year tax adjustment	(2,775,490)	(3,984,306)
Deferred tax income / (expense)	36,417,848	(21,852,072)
<b>Total tax expense</b>	<b>76,466,519</b>	<b>35,118,663</b>

Reconciliation of current year tax expense and calculated theoretical tax expense with statutory tax rate by the Group:

	1 January - 31 December 2020	1 January - 31 December 2019
Profit before tax	358,510,320	167,350,958
Theoretical tax expense arising at the legal tax rate (22%)	(78,872,270)	(36,817,211)
Impact of the dividend income that is not subject to tax	3,373,347	2,081,031
Non-deductible expenses and impact of other adjustments	(967,596)	(382,483)
<b>Current period tax expense</b>	<b>(76,466,519)</b>	<b>(35,118,663)</b>

In Turkey, the corporation tax rate is 22% for 2020. (2019: 22%). The corporate tax rate is applied to tax base which is calculated by adding certain non-deductible expenses for tax purposes and deducting certain exemptions (like affiliation privilege) and exclusion of deductions on accounting income. If there is no dividend distribution, no further tax charges are made. Except for the withholding tax at the rate of 19.8%, calculated and paid on the basis of the exemption made in the event of an investment allowance exemption used in accordance with the Temporary Article 61 of the Tax Law.

The Law on the Amendment of Certain Tax Acts was approved by the Parliament on 28 November 2017 and published in the Official Gazette dated 5 December 2017, putting the rate of corporate taxation to be increased from 20% to 22% for the years 2018, 2019 and 2020. In this context, the rate of 22% was taken into account in the deferred tax asset / liability calculation of the Company as of December 31, 2019, and the rate of 20% in the deferred tax asset / liability calculation made as of December 31, 2020.

Dividends paid to non-resident corporations, which have a place of business in Turkey, or resident corporations are not subject to withholding tax. Otherwise, dividends paid are subject to withholding tax at the rate of 10% in accordance with 94th article of Income Tax Law. Addition of profit to share capital is not considered a profit distribution.

Corporations are required to pay advance corporate tax quarterly at a rate of 22% on their corporate income. Advance tax is declared and paid by the 17th day of the second month following each calendar quarter end. Advance tax paid by corporations which is for the current period is credited against the annual corporation tax calculated on their annual corporate income in the following year. Despite the offset, if there is temporary prepaid tax remaining, this balance can be refunded or used to offset any other financial liabilities to the government.

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### 23. TAX ASSETS AND LIABILITIES (Continued)

In Turkey, there is no procedure for a final and definitive agreement on tax assessments. Companies file their tax returns by the last day of the fourth month following the close of the financial year to which they relate.

Tax returns are open for five years from the beginning of the year following the date of filing during which period the tax authorities have the right to audit tax returns, and the related accounting records on which they are based, and may issue re-assessments based on their findings.

Under the Turkish Corporate Tax Law, losses can be carried forward to offset against future taxable income for up to five years. Losses cannot be carried back to offset profits from previous periods.

There are numerous exemptions in Corporate Tax Law concerning corporations. Accordingly, earnings of the above-mentioned nature, which are in the commercial profit / loss figures, have been taken into account in the calculation of corporate tax.

In addition to exemptions explained above, tax deductions specified in Corporation Tax Law articles 8, 9, 10, and Income Tax Law article 40, are also considered in the assessment of the corporation tax base.

#### Deferred tax assets and liabilities

	31 December 2020	31 December 2019
Deferred tax assets	19,423,765	27,723,481
Deferred tax liabilities	(37,175,451)	(8,992,278)
<b>Deferred tax assets / (liabilities), net</b>	<b>(17,751,686)</b>	<b>18,731,203</b>

Deferred tax assets and liabilities based upon temporary differences are as follows:

	31 December 2020		31 December 2019	
	Cumulative temporary differences	Deferred tax assets / liabilities	Cumulative temporary differences	Deferred tax assets / liabilities
Allowances for expected credit losses	30,065,883	6,013,177	26,085,046	5,738,710
Provision for employee bonus	19,170,688	4,217,551	13,649,853	3,002,968
Provision for employee termination benefits	11,670,627	2,334,125	11,174,984	2,458,496
Lawsuit provisions	2,151,307	430,261	1,290,529	283,916
Provision for unused vacation	2,100,587	420,118	3,122,600	686,972
Expense provision	1,303,163	286,696	1,194,195	262,723
TFRS 16 effect	247,419	49,484	281,761	61,987
Derivatives	-	-	61,074,324	13,436,351
Other	25,783,424	5,672,353	8,142,535	1,791,358
<b>Deferred tax assets</b>		<b>19,423,765</b>		<b>27,723,481</b>
Derivatives	132,958,946	26,591,789	-	-
Valuation differences of financial assets	28,585,802	5,717,160	28,436,807	6,256,098
Difference between the tax base and carrying amount of non-current assets	15,079,951	3,015,990	9,379,424	2,063,473
Investments in progress	115,733	23,147	2,592,197	570,283
Other (22% subject to corporate tax effect)	7,442,554	1,637,362	465,562	102,424
Other (20% subject to corporate tax effect)	950,016	190,003	-	-
<b>Deferred tax liabilities (-)</b>		<b>37,175,451</b>		<b>8,992,278</b>
<b>Deferred tax assets / (liabilities), net</b>		<b>(17,751,686)</b>		<b>18,731,203</b>

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### 23. TAX ASSETS AND LIABILITIES (Continued)

	1 January - 31 December 2020	1 January - 31 December 2019
Beginning balance of deferred tax liabilities, net	18,731,203	(879,018)
Deferred tax expense (-) / income	(36,417,848)	21,852,072
Deferred tax accounted under equity	(65,041)	(2,241,851)
<b>Period ending deferred tax assets / (liabilities), net</b>	<b>(17,751,686)</b>	<b>18,731,203</b>

### 24. REVENUE AND COST OF SALES

	1 January - 31 December 2020	1 January - 31 December 2019
<b>Revenue</b>		
Share certificates sales	5,075,374,953	3,700,648,789
Commissions on intermediary activities on stock market	375,991,273	107,168,192
Futures exchange intermediary commissions	44,483,865	26,112,371
Other intermediary commissions	28,929,477	9,103,855
Treasury bills and government bonds sales	24,938,301	14,803,857
Corporate finance fees	23,562,650	13,187,484
Commissions from leveraged transactions	12,977,300	9,875,664
Intermediary commissions for repurchase transactions	6,754,468	4,171,215
Custody commissions	3,195,381	1,705,560
Fund support / management fees	2,117,517	935,865
Consultancy services	1,439,397	1,497,979
Intermediary commissions for definite buy-sale transactions	93,330	66,016
Other services income	83,855,896	36,040,067
<b>Total revenue</b>	<b>5,683,713,808</b>	<b>3,925,316,914</b>
<b>Service income discounts and allowances</b>		
Commissions paid to agencies (-)	(147,753,116)	(45,574,437)
Commission returns (-)	(4,156,598)	(935,781)
<b>Total discounts and allowances (-)</b>	<b>(151,909,714)</b>	<b>(46,510,218)</b>
<b>Revenue</b>	<b>5,531,804,094</b>	<b>3,878,806,696</b>
<b>Cost of sales</b>		
Costs of share certificate sales (-)	(5,094,219,350)	(3,703,203,310)
Costs of treasury bills and government bond sales (-)	(24,927,192)	(14,803,857)
<b>Total cost of sales (-)</b>	<b>(5,119,146,542)</b>	<b>(3,718,007,167)</b>
<b>Gross operating profit</b>	<b>412,657,552</b>	<b>160,799,529</b>

## YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

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#### 25. REVENUE AND COST OF FINANCIAL ACTIVITIES

	1 January - 31 December 2019	1 January - 31 December 2020
<b>Revenue from financial activities</b>		
Investment funds management fee	130,605,925	67,705,018
Individual pension fund management fee	15,967,160	11,307,280
Individual pension fund performance fee	6,094,804	3,505,521
<b>Fund management fee</b>	<b>152,667,889</b>	<b>82,517,819</b>
Private portfolio management commission	1,434,663	1,561,216
Portfolio success premiums	7,022,411	1,164,750
<b>Private portfolio management income</b>	<b>8,457,074</b>	<b>2,725,966</b>
Investment consultancy income	3,907,899	2,393,991
<b>Other financial activities revenue</b>	<b>3,907,899</b>	<b>2,393,991</b>
<b>Total financial activities revenue (a)</b>	<b>165,032,862</b>	<b>87,637,776</b>
<b>Financial activities cost</b>		
Commission expenses	(2,796,195)	(1,610,838)
Commission expenses for investment and private pension fund management	(809,810)	(1,522,987)
<b>Total financial activities cost (b)</b>	<b>(3,606,005)</b>	<b>(3,133,825)</b>
<b>Gross profit / loss from financial sector activities (a-b)</b>	<b>161,426,857</b>	<b>84,503,951</b>

#### 26. OPERATING EXPENSES

##### General administrative expenses

	1 January - 31 December 2020	1 January - 31 December 2019
Personnel expenses	110,524,664	98,157,465
Information services expenses	20,322,603	16,535,475
Depreciation and amortization expenses	11,139,880	8,956,968
Data processing expenses	9,401,842	3,847,883
Communication expenses	6,463,872	2,521,126
Taxes, duties and charges	5,578,936	4,973,162
Stationary expenses	2,995,878	1,193,486
Audit and advisory expenses	1,893,405	2,310,583
IT transformation expenses	1,115,203	1,539,791
Other	15,537,569	11,187,896
	<b>184,973,852</b>	<b>151,223,835</b>

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### 26. OPERATING EXPENSES (Continued)

#### Marketing expenses

	1 January - 31 December 2020	1 January - 31 December 2019
Brokerage and other operational fees	101,001,728	42,006,669
Custody commissions	5,802,659	1,762,370
Advertising expenses	797,784	938,979
	<b>107,602,171</b>	<b>44,708,018</b>

### 27. OTHER INCOME FROM OPERATING ACTIVITIES

	1 January - 31 December 2020	1 January - 31 December 2019
Income due to derivative transactions	337,105,328	711,224,090
Interest income on deposit at banks	126,572,123	112,752,686
Interest income on loans	37,383,136	34,933,672
Other interest income	16,208,211	21,909,350
Interest income on treasury bills and government bonds	13,796,012	12,127,820
Dividend income	15,333,397	9,459,234
Foreign exchange gains	1,586,431	1,649,410
Repo transactions interest income	1,551,467	12,013,131
Realised cancellations of provisions	139,745	34,629,620
Other income	4,170,756	4,002,206
	<b>553,846,606</b>	<b>954,701,219</b>

### 28. OTHER EXPENSE FROM OPERATING ACTIVITIES

	1 January - 31 December 2020	1 January - 31 December 2019
Losses due from derivative transactions	190,292,878	131,153,983
Interest paid to Takasbank Money Market	171,171,357	475,800,839
Interest expense from issued bonds and bills	38,221,124	127,780,758
Commission expenses	35,961,431	13,839,504
Other interest expenses	20,588,084	13,533,443
Commissions paid for guarantee letters	9,539,504	15,117,364
Expected impairment provision	3,889,757	2,972,691
Interest expense from leasings (Note 9)	658,811	893,549
Impairment of financial investments	91,079	172,457
Other expenses	6,430,647	55,457,300
	<b>476,844,672</b>	<b>836,721,888</b>



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### 29. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

#### (a) Cash and cash equivalents from related parties

	31 December 2020	31 December 2019
Yapı ve Kredi Bankası A.Ş.	705,884,661	214,640,700
Allowances for expected credit losses (-)	(7,825,318)	(1,769,470)
	<b>698,059,343</b>	<b>212,871,230</b>

#### (b) Short-term financial investments from related parties

	31 December 2020	31 December 2019
Financial assets measured at fair value through other comprehensive income	102,013,233	-
- Yapı ve Kredi Bankası A.Ş.	49,747,605	-
- <i>Private sector bonds and bills</i>	50,398,971	-
- <i>Allowances for expected credit losses (-)</i>	(651,366)	-
- Koç Finansman A.Ş.	32,229,513	-
- <i>Private sector bonds and bills</i>	32,633,403	-
- <i>Allowances for expected credit losses (-)</i>	(403,890)	-
- Koç Fiat Kredi Fin. A.Ş.	10,774,804	-
- <i>Private sector bonds and bills</i>	10,911,101	-
- <i>Allowances for expected credit losses (-)</i>	(136,297)	-
- Türkiye Petrol Rafinerileri A.Ş.	9,261,311	-
- <i>Private sector bonds and bills</i>	9,270,139	-
- <i>Allowances for expected credit losses (-)</i>	(8,828)	-
	<b>102,013,233</b>	<b>-</b>

#### (c) Receivables due from related parties

##### Trade receivables

	31 December 2020	31 December 2019
Allianz Yaşam ve Emeklilik A.Ş. Pension Funds	34,286,216	10,119,091
Yapı Kredi Portföy Yönetimi A.Ş. Investment Funds	42,379,186	67,049,756
Yapı ve Kredi Bankası A.Ş.	1,824,779	31,363
Koç Sistem Bilgi ve İletişim Hizmetleri A.Ş.	470,651	127,708
Other	1,092,094	25,200
	<b>80,052,926</b>	<b>77,353,118</b>

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### 29. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

#### (d) Receivables due from related parties (Continued)

##### Receivables from financial activities

	31 December 2020	31 December 2019
Yapı Kredi Portföy Yönetimi A.Ş. Investment Funds (Note 11)	13,959,059	8,019,140
Allianz Yaşam ve Emeklilik A.Ş. Pension Funds	8,062,195	4,289,770
Yapı ve Kredi Bankası A.Ş. - Investment Consultancy (Note 11)	1,006,194	2,437,083
	<b>23,027,448</b>	<b>14,745,993</b>

##### Prepaid expenses

Koç Sistem Bilgi ve İletişim Hizmetleri A.Ş.	557,580	-
	<b>557,580</b>	<b>-</b>

#### (e) Payables due to related parties

	31 December 2020	31 December 2019
<b>Short and long-term liabilities</b>		
<b>Bank loans</b>		
Yapı ve Kredi Bankası A.Ş.	100,057,778	-
	<b>100,057,778</b>	<b>-</b>
<b>Short-term liabilities from leasing activities</b>		
Yapı ve Kredi Bankası A.Ş.	1,665,667	1,518,817
Otokoç Otomotiv Ticaret ve Sanayi A.Ş.	667,806	670,863
	<b>2,333,473</b>	<b>2,189,680</b>
<b>Long-term liabilities from leasing activities</b>		
Otokoç Otomotiv Ticaret ve Sanayi A.Ş.	1,022,795	1,045,229
Yapı ve Kredi Bankası	-	44,368
	<b>1,022,795</b>	<b>1,089,597</b>

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### 29. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

#### (f) Payables due to related parties (Continued)

	31 December 2020	31 December 2019
<b>Trade payables</b>		
Allianz Yaşam ve Emeklilik A.Ş.	97,668,254	56,392,653
Yapı ve Kredi Bankası A.Ş.	19,628,609	6,647,808
Yapı Kredi Portföy Investment Funds	34,269,163	1,045,224
Koç Sistem Bilgi ve İletişim Hizmetleri A.Ş.	470,961	818,962
Otokoç Otomotiv Ticaret ve Sanayi A.Ş.	108,985	95,579
Zer Merkezi Hizmetler ve Tic. A.Ş.	13,590	12,370
Other	4,185	11,017
	<b>152,163,747</b>	<b>65,023,613</b>
<b>Other payables</b>		
YKS Tesis Yönetimi Hizmetleri A.Ş.	1,368	34,365
Koç Holding A.Ş.	-	3,841
Zer Merkezi Hizmetler ve Ticaret A.Ş.	-	512
Opet Petrolcülük A.Ş.	-	604
Setur Servis Turistik A.Ş.	-	228
	<b>1,368</b>	<b>39,550</b>
<b>Derivative assets / (liabilities), net</b>		
Yapı ve Kredi Bankası A.Ş.	25,540,001	(40,705,583)
	<b>25,540,001</b>	<b>(40,705,583)</b>

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### 29. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

#### (g) Income from related parties

	1 January - 31 December 2020	1 January - 31 December 2019
Yapı Kredi Portföy Investment Funds	130,423,134	67,705,018
Allianz Hayat ve Emeklilik A.Ş. Pension Funds	22,035,222	13,387,570
Yapı ve Kredi Bankası A.Ş.	19,760,624	7,229,888
Yapı Kredi Faktoring A.Ş.	1,032,333	941,743
Koç Finansman A.Ş.	475,000	140,000
Koç Fiat Kredi Finansman A.Ş.	437,500	180,000
Arçelik A.Ş.	20,000	2,024,000
Türkiye Petrol Rafinerileri A.Ş.	20,000	524,000
Aygaz A.Ş.	20,000	364,000
Türk Traktör A.Ş.	20,000	27,000
Yapı Kredi Finansal Kiralama A.O.	-	810,000
Otokoç Otomotiv Tic. ve San. A.Ş.	-	600,000
Opet Petrolcülük A.Ş.	-	500,000
Other	1,985,116	919,341
	<b>176,228,929</b>	<b>95,352,560</b>

#### Interest income from related parties

Yapı ve Kredi Bankası A.Ş.	19,780,425	14,573,627
	<b>19,780,425</b>	<b>14,573,627</b>

#### Derivative income from related parties

Yapı ve Kredi Bankası A.Ş.	111,751,212	271,086,769
	<b>111,751,212</b>	<b>271,086,769</b>

(\*) Derivative contracts totaling TRY523,314,982 had been entered into with Yapı ve Kredi Bankası as of 31 December 2020. (31 December 2019: TRY2,017,028,076).

#### Dividend income from related parties

Takasbank Takas ve Saklama Bankası A.Ş.	12,483,000	3,285,000
Borsa İstanbul A.Ş.	178,717	138,757
Allianz Yaşam ve Emeklilik A.Ş.	74,432	54,462
	<b>12,736,149</b>	<b>3,478,219</b>

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## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

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### 29. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

#### (h) Expenses paid to related parties

##### Operating expenses paid to related parties

	1 January - 31 December 2020	1 January - 31 December 2019
Koç Sistem Bilgi ve İletişim Hizm. A.Ş.	5,913,074	2,859,971
Yapı ve Kredi Bankası A.Ş.	2,970,436	3,384,416
YKS Tesis Yönetimi A.Ş.	1,426,682	1,428,423
Otokoç Otomotiv Tic. ve San, A.Ş.	901,551	1,254,422
Avis A.Ş.	764,588	653,430
YK Bina Yönetimi	648,176	617,130
Zer Merkezi Hizmetler ve Tic. A.Ş.	577,554	528,377
Allianz Sigorta A.Ş.	521,660	565,050
Opet Petrolcülük A.Ş.	175,618	270,109
Setur Servis Turistik A.Ş.	41,696	251,554
Koç Holding AŞ	-	73,318
Other	1,695,438	47,035

**15,636,473**

**11,933,235**

##### Commission expenses paid to related parties

Yapı ve Kredi Bankası A.Ş.	145,870,736	45,300,425
Allianz Yaşam ve Emeklilik A.Ş.	502,422	409,535
Yapı Kredi Portföy Investment Funds	307,388	1,011,347

**146,680,546**

**46,721,307**

##### Financial expenses paid to related parties

	1 Ocak - 31 Aralık 2020	1 Ocak - 31 Aralık 2019
Yapı ve Kredi Bankası A.Ş.	4,094,524	807,135
Otokoç Otomotiv Tic. ve San, A.Ş.	384,580	480,858
Koç Sistem Bilgi ve İletişim Hizm. A.Ş.	71,030	97,050

**4,550,134**

**1,385,043**

##### Benefits provided to key management

Top management consists of members and chairman of board of directors, general managers and vice general manager. As of 31 December 2020, the total amount of salary and other benefits provided to the top management by the Group is TRY9,032,214 (1 January - 31 December 2019: TRY7,595,379).

##### Dividends paid to related parties

The Group paid dividend amounting to TRY120,294,271 in 31 December 2020 (31 December 2019: TRY167,539,658) (Note 22).

# YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

## CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

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### 30. EARNINGS PER SHARE

The calculation of earnings per share for the years ending 31 December 2020 and 2019 is as follows:

	31 December 2020	31 December 2019
Total profit from continuing operations	282,043,801	132,232,295
Weighted average number of shares	9,891,808,346	9,891,808,346
<b>Earnings per share from continuing operations (Krs)</b>	<b>2.85</b>	<b>1.34</b>

  

	31 December 2020	31 December 2019
Total comprehensive income	282,272,025	140,180,674
Weighted average number of shares	9,891,808,346	9,891,808,346
<b>Comprehensive income per share from continuing operations (Krs)</b>	<b>2.85</b>	<b>1.42</b>

The company does not have any diluted shares (31 December 2019: None).

### 31. FINANCIAL RISK MANAGEMENT

The Group is subject to risks because of its commercial activities. The details and management of these risks are explained below. The Group management is fully responsible for the management of financial risk.

#### a. Information on credit risk

Credit risk is the risk that one party to a financial instrument will fail to meet the terms of their agreements as foreseen and cause the other party to incur a financial loss.

For the loans provided, a default risk that the counterparty will not be able to fulfill the liabilities associated with the loan is present. The Group attempts to control credit risk by monitoring credit exposures, limiting transactions with specific counterparties, and continually assessing the creditworthiness of counterparties. The Group also manages credit risk by keeping equity shares obtained from loan customers as collateral. Credit risk is fully concentrated in Turkey where the Group mainly operates.

Limits of new credits and additional credit limits are bound by the limits approved by Credit Committee and Board of Directors. Limits to be provided to customers are initially proposed by the Credit Committee and approved by the Board of Directors.

The Group makes a regular collateral / equity check for credit transactions where the current equity and benchmark equity is compared. If the collateral amount falls below the benchmark amount, additional collateral is requested from the customer.

The common stocks which the customers would like to buy using credit are bound to be in the “Marketable Securities Accepted for Credit Purchase” list. The items to be included in this list are determined by considering factors like transaction volume, changes in transaction volume, free float rate, liquidity and amount of shares in circulation. The common stocks in the customer’s portfolio are accepted, as collateral if the customer would like to buy common stocks other than the stocks listed in “Marketable Securities Accepted for Credit Purchase”.

The share of the receivables from the biggest 10 credit customers in the total receivables from credit customers of the Group is 65% (31 December 2019: 84%).

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### 31. FINANCIAL RISK MANAGEMENT (Continued)

The table below shows credit risk exposure based on financial instruments as of 31 December 2020 and 31 December 2019. In the determination of the maximum amount of credit risk exposure, in addition to the collaterals received, factors that lead to credit enhancement are not taken into account.

	Receivables				Bank Deposits	Financial Investments	Derivatives
	Trade Receivables		Other Receivables				
	Related Party	Other	Related Party	Other			
<b>31 December 2020</b>							
<b>Total credit risk exposure (A+B+C)</b>	<b>80,052,926</b>	<b>778,001,191</b>	-	<b>321,933,584</b>	<b>2,904,454,202</b>	<b>228,389,802</b>	<b>132,958,946</b>
- Amount of risk that is guaranteed with collateral	-	229,944,612	-	-	-	-	-
A. Net book value of financial assets that are not past due or impaired	80,052,926	778,001,191	-	321,933,584	2,933,225,635	229,684,252	-
B. Net book value of impaired assets	-	-	-	-	(28,771,433)	(1,294,450)	-
- Past due (gross book value)	-	1,021,677	-	-	-	-	-
- Impairment	-	(1,021,677)	-	-	(28,771,433)	(1,294,450)	-
- Part of net amount that is guaranteed by collateral	-	-	-	-	-	-	-
C. Off balance sheet items with credit risk	-	-	-	-	-	-	132,958,946
	Receivables				Bank Deposits	Financial Investments	Derivatives
	Trade Receivables		Other Receivables				
	Related Party	Other	Related Party	Other			
<b>31 December 2019</b>							
<b>Total credit risk exposure (A+B+C)</b>	<b>77,353,118</b>	<b>539,787,348</b>	-	<b>171,876,384</b>	<b>3,548,582,985</b>	<b>128,482,012</b>	-
- Amount of risk that is guaranteed with collateral	-	276,665,959	-	-	-	-	-
A. Net book value of financial assets that are not past due or impaired	77,353,118	539,787,348	-	171,876,384	3,574,400,526	128,749,517	-
B. Net book value of impaired assets	-	-	-	-	(25,817,541)	(267,505)	-
- Past due (gross book value)	-	1,021,677	-	-	-	-	-
- Impairment	-	(1,021,677)	-	-	(25,817,541)	(267,505)	-
- Part of net amount that is guaranteed by collateral	-	-	-	-	-	-	-
C. Off balance sheet items with credit risk	-	-	-	-	-	-	-

(\*) An expected credit loss provision of TRY28,771,433 was allocated for bank deposits (31 December 2019: TRY25,817,541) (Note 6).

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### 31. FINANCIAL RISK MANAGEMENT (Continued)

#### b. Information on market risk

##### *Interest rate risk*

The need of Group's dealing ways with interest risk rate arises from effects of interest rates changes on the financial instruments. The sensitivity of the Group to interest rate risk is related with maturity mismatch of assets and liabilities. This risk is managed through corresponding assets that are sensitive to interest rates with similar liabilities.

Financial assets classified in the Group's balance sheet either as financial assets measured at fair value through other comprehensive income or treasury bills and government treasuries measured at amortised cost with floating interest rate are exposed to price risk due to interest rate changes. Those with fixed interest rates from financial assets measured at amortised cost may be exposed to risk of re-investment if they are directed to re-invest the resulting cash.

The table below shows the interest rate position details and sensitivity analysis as of 31 December 2020 and 2019:

##### **Interest rate position table**

<b>Fixed rate financial instruments</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Financial assets</b>		
Banks	2,723,258,763	3,366,263,371
Receivables from reverse repo agreements	-	100,279,332
<b>Financial liabilities</b>		
Funds generated from Takasbank Money Market	2,322,937,445	2,572,534,820
Issued bonds and bills	109,503,579	612,390,246
Bank loans	339,188,139	209,943,264
Funds generated from repo transactions	87,624,150	7,486,071
Leasing payables	3,527,707	3,476,291
<b>Variable rate financial instruments</b>		
<b>Financial assets</b>		
Financial assets measured at amortised cost (*)	37,630,962	46,921,324
Financial assets measured at fair value through other comprehensive income	119,853,834	15,120,872

(\*) Financial assets that bear an interest rate and are classified as financial investments measured at amortised cost.

Due to the impact of interest rate changes on financial assets that have variable rate, if the interest in TRY currency increase/decrease 100 basis points as of December 31, 2020 and all other variables remained constant, the profit would increase by TL 1.574.848 (31 December 2019: TL 620.422) or 1.574 .848 TL (31 December 2019: 620.422 TL) would decrease.

Financial liabilities with fixed interest rates and financial assets measured at amortised cost with fixed interest rates are assumed insensitive to changes in market interest rates. If the financial assets measured in these circumstances are measured at amortised cost, the redemption rate may be exposed to risk if the resulting cash is redirected to cash.



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### 31. FINANCIAL RISK MANAGEMENT (Continued)

As of 31 December 2020 and 2019, average interest rates of financial instruments:

	31 December 2020		31 December 2019	
	TRY (%)	EUR (%)	TRY (%)	EUR (%)
<b>Assets</b>				
Cash and cash equivalents	18.19	2.32	11.60	0.40
Financial assets measured at fair value through other comprehensive income	10.56	-	17.09	-
Financial assets measured at amortised cost	12.17	-	20.68	-
<b>Liabilities</b>				
Issued bonds and bills	18.46	-	12.17	-
Bank borrowings	19.71	-	-	-
Funds from Takasbank Money Market	17.16	-	11.33	-

The Group's assets and liabilities are grouped based on their repricing maturities as follows as of 31 December 2020 and 2019:

	31 December 2020					Total
	Up to 1 month	Up to 3 months	3 months to 1 year	1 year to 5 years	Non-interest bearings	
Cash and cash equivalents	2,366,170,270	330,603,482	-	-	207,680,450	2,904,454,202
Financial investments	-	-	37,630,962	72,626,712	118,132,128	228,389,802
Trade receivables	229,944,612	-	-	-	628,109,505	858,054,117
Other assets	-	-	-	-	485,282,039	485,282,039
	<b>2,596,114,882</b>	<b>330,603,482</b>	<b>37,630,962</b>	<b>72,626,712</b>	<b>1,439,204,122</b>	<b>4,476,180,160</b>
Financial liabilities	2,560,333,768	299,009,131	2,504,913	1,022,795	-	2,862,870,607
Trade payables	-	-	-	-	689,176,547	689,176,547
Other liabilities	-	-	-	-	230,426,090	230,426,090
	<b>2,560,333,768</b>	<b>299,009,131</b>	<b>2,504,913</b>	<b>1,022,795</b>	<b>919,602,637</b>	<b>3,782,473,244</b>
	<b>35,781,114</b>	<b>31,594,351</b>	<b>35,126,049</b>	<b>71,603,917</b>	<b>519,601,485</b>	<b>693,706,916</b>
	31 December 2019					Total
	Up to 1 month	Up to 3 months	3 months to 1 year	1 year to 5 years	Non-interest bearings	
Cash and cash equivalents	2,621,495,982	819,229,180	-	-	107,857,823	3,548,582,985
Financial investments	13,330,169	-	29,107,131	80,252,453	5,792,259	128,482,012
Trade receivables	292,754,699	-	-	-	324,385,767	617,140,466
Other assets	-	-	-	-	-	192,476,434
	<b>192,476,434</b>					
	<b>2,927,580,850</b>	<b>819,229,180</b>	<b>29,107,131</b>	<b>80,252,453</b>	<b>630,512,283</b>	<b>4,486,681,897</b>
Financial liabilities	3,082,028,064	322,803,327	2,363,890	1,112,401	-	3,408,307,682
Trade payables	-	-	-	-	400,392,813	400,392,813
Other liabilities	-	-	-	-	162,735,899	162,735,899
	<b>3,082,028,064</b>	<b>322,803,327</b>	<b>2,363,890</b>	<b>1,112,401</b>	<b>563,128,712</b>	<b>3,971,436,394</b>
	<b>(154,447,214)</b>	<b>496,425,853</b>	<b>26,743,241</b>	<b>79,140,052</b>	<b>67,383,571</b>	<b>515,245,503</b>

## YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

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#### 31. FINANCIAL RISK MANAGEMENT (Continued)

##### c. Exchange rate risk

As of 31 December 2020 and 2019, the Group’s assets and liabilities denominated in foreign currencies are as follows:

	31 December 2020				31 December 2019			
	TRY Equivalent	USD	EUR	Other	TRY Equivalent	USD	EUR	Other
Cash and cash equivalents	2,363,564,797	77,207,759	199,831,707	118,895	2,774,122,834	12,896,601	405,317,600	307,337
Other receivables	41,660,728	766,859	4,000,000	-	23,854,155	656,940	3,000,000	-
<b>Current assets (a)</b>	<b>2,405,225,525</b>	<b>77,974,618</b>	<b>203,831,707</b>	<b>118,895</b>	<b>2,797,976,989</b>	<b>13,553,541</b>	<b>408,317,600</b>	<b>307,337</b>
Trade payables	(183,936,749)	(21,389,182)	(2,925,722)	(98,855)	(94,672,935)	(12,294,748)	(2,979,275)	(294,608)
<b>Short term financial liabilities (b)</b>	<b>(183,936,749)</b>	<b>(21,389,182)</b>	<b>(2,925,722)</b>	<b>(98,855)</b>	<b>(94,672,935)</b>	<b>(12,294,748)</b>	<b>(2,979,275)</b>	<b>(294,608)</b>
Off-balance sheet derivatives denominated in foreign currency	(2,238,864,871)	(56,046,358)	(202,872,654)	-	(2,723,573,657)	(1,150,000)	(408,495,839)	-
<b>Net liability position of foreign currency denominated derivatives (c)</b>	<b>(2,238,864,871)</b>	<b>(56,046,358)</b>	<b>(202,872,654)</b>	<b>-</b>	<b>(2,723,573,657)</b>	<b>(1,150,000)</b>	<b>(408,495,839)</b>	<b>-</b>
<b>Total net foreign currency asset / (liability) position (a+b+c)</b>	<b>(17,576,095)</b>	<b>539,078</b>	<b>(1,966,669)</b>	<b>20,040</b>	<b>(20,269,603)</b>	<b>108,793</b>	<b>(3,157,514)</b>	<b>12,729</b>

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### 31. FINANCIAL RISK MANAGEMENT (Continued)

Off-balance sheet liabilities in foreign currencies consist of guarantee letters and derivative transactions (Note 17).

The following table shows the sensitivity of the Group for the change of a 20% change in USD, EUR and other currencies. These amounts represent the equity effect apart from net profit for the period and effect of net profit for the period of USD, 20% increase of EUR and other foreign currencies against TRY. According to the analyses of the Group's sensitivity where, all other variables are kept as constant.

#### Exchange rate sensitivity analysis table

31 December 2020	Profit / (Loss)		Equity	
	Depreciation of foreign currency	Appreciation of foreign currency	Depreciation of foreign currency	Appreciation of foreign currency
<i>In case of a 20% change in USD exchange rates:</i>				
USD net asset / liability effect	(791,420)	791,420	(791,420)	791,420
<i>In case of a 20% change in EURO exchange rates:</i>				
EUR net asset / liability effect	3,543,111	(3,543,111)	3,543,111	(3,543,111)
<i>In case of a 20% change in other exchange rates:</i>				
Other foreign currency net effect	36,044	(36,044)	36,044	(36,044)
<b>Total</b>	<b>2,787,735</b>	<b>(2,787,735)</b>	<b>2,787,735</b>	<b>(2,787,735)</b>

  

31 December 2019	Profit / (Loss)		Equity	
	Depreciation of foreign currency	Appreciation of foreign currency	Depreciation of foreign currency	Appreciation of foreign currency
<i>In case of a 20% change in USD exchange rates:</i>				
USD net asset / liability effect	(129,250)	129,250	(129,250)	129,250
<i>In case of a 20% change in EURO exchange rates:</i>				
EUR net asset / liability effect	4,199,873	(4,199,873)	4,199,873	(4,199,873)
<i>In case of a 20% change in other exchange rates:</i>				
Other foreign currency net effect	16,701	(16,701)	16,701	(16,701)
<b>Total</b>	<b>4,087,324</b>	<b>(4,087,324)</b>	<b>4,087,324</b>	<b>(4,087,324)</b>

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### 31. FINANCIAL RISK MANAGEMENT (Continued)

#### d. Share certificate price risk

The majority of the stocks classified in the Group's balance sheet as fair value through profit or loss financial assets and financial assets measured at fair value through other comprehensive income are traded on the BIST. According to the Group's analysis, if the Group has a 10% increase / decrease in the prices of the shares in its portfolio, assuming that all other variables remain constant, effects occurring on the carrying value of the shares in the portfolio which are traded in BIST, on growth funds, on the net profit of the year and shareholders' equity are presented below.

#### 31 December 2020

Balance sheet item	Rate of change	Change direction	Effect on carrying value	Effect on revaluation fund	Effect on net income	Effect on equity
<b>Share certificates</b>						
Financial assets measured						
at fair value through profit or loss		Increase	1,025,745	-	1,025,745	1,025,745
- Financial assets	10%	Decrease	(1,025,745)	-	(1,025,745)	(1,025,745)

#### 31 December 2019

Balance sheet item	Rate of change	Change direction	Effect on carrying value	Effect on revaluation fund	Effect on net income	Effect on equity
<b>Share certificates</b>						
Financial assets measured						
at fair value through profit or loss		Increase	579,226	-	579,226	579,226
- Financial assets	10%	Decrease	(579,226)	-	(579,226)	(579,226)

#### e. Liquidity risk disclosures

Liquidity risk is the possibility that the Group is unable to meet its net funding commitments and is defined as the risk of loss because of not being able to close positions at all or at an appropriate price because of barriers in the market. Liquidity risk stems from deterioration in markets or occurrence of events resulting in diminution of fund resources such as fall of credit ratings. The management of the Group controls liquidity risk by allocating fund resources and keeping a sufficient level of cash and cash equivalents to meet its existing and possible obligations.

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### 31. FINANCIAL RISK MANAGEMENT (Continued)

	31 December 2020				Total of contractual cash outflows
	Net book value	Up to 1 month	1 month to 1 year	1 year to 5 years	
Financial liabilities	2,862,870,607	2,577,282,713	309,557,754	1,022,795	2,887,952,514
Trade payables	689,176,547	689,176,547	-	-	689,176,547
Other liabilities	131,554,157	131,554,157	-	-	131,554,157
	<b>3,683,601,311</b>	<b>3,398,013,417</b>	<b>309,557,754</b>	<b>1,022,795</b>	<b>3,708,683,218</b>

  

	31 December 2019				Total of contractual cash outflows
	Net book value	Up to 1 month	1 month to 1 year	1 year to 5 years	
Financial liabilities	3,408,307,682	2,909,807,936	722,156,772	1,112,401	3,633,077,109
Trade payables	400,392,813	400,392,813	-	-	400,392,813
Other liabilities	43,625,638	43,625,638	-	-	43,625,638
	<b>3,852,326,133</b>	<b>3,353,826,387</b>	<b>722,156,772</b>	<b>1,112,401</b>	<b>4,077,095,560</b>

### 32. FINANCIAL INSTRUMENTS

#### Fair value of financial instruments

Fair value is the amount for which an asset could be exchanged, or a liability settled between knowledgeable, willing parties in an arm's length transaction.

The estimated fair values of financial instruments have been determined by the Group using available market information and appropriate valuation methodologies. However, judgement is necessarily required to interpret market data to estimate the fair value. Accordingly, the estimates presented herein are not necessarily indicative of the amounts the Group could realize in a current market exchange.

The following methods and assumptions were used to estimate the fair value of the financial instruments for which it is practicable to estimate fair value:

#### *i. Financial assets:*

The fair values of financial assets carried at cost, including cash and cash equivalents and other financial assets, are considered to approximate their respective carrying values due to their short-term nature and their insignificant credit risk.

Market prices are used on the determination of the fair values of government bonds and common stocks.

Financial investments' costs, fair value and carrying values are disclosed in Note 7.

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### 32. FINANCIAL INSTRUMENTS (Continued)

#### ii. *Financial liabilities:*

The fair values of monetary liabilities are considered to approximate their respective carrying values due to their short-term nature.

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: Quoted (unadjusted) prices in active markets for identical assets or liabilities.
- Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.
- Level 3: Techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

Financial assets and financial liabilities carried at fair value:

<b>31 December 2020</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Financial assets measured at fair value through profit or loss	10,257,451	-	-
- <i>Share certificates trading on BIST</i>	10,257,451	-	-
Financial assets measured at fair value through other comprehensive income	-	180,501,389	-
- <i>Share certificates</i>	-	60,647,555	-
- <i>Corporate bonds and bills</i>	-	119,853,834	-
Financial receivables from derivatives held for trading	-	132,958,946	-
Financial liabilities from derivatives held for trading	-	-	-
<b>31 December 2019</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Financial assets measured at fair value through profit or loss	5,792,261	-	-
- <i>Share certificates trading on BIST</i>	5,792,261	-	-
Financial assets measured at fair value through other comprehensive income	-	75,768,427	-
- <i>Share certificates</i>	-	60,647,555	-
- <i>Corporate bonds and bills</i>	-	15,120,872	-
Financial receivables from derivatives held for trading	-	-	-
Financial liabilities from derivatives held for trading	-	61,074,324	-

## YAPI KREDİ YATIRIM MENKUL DEĞERLER A.Ş. AND ITS SUBSIDIARY

### CONVENIENCE TRANSLATION INTO ENGLISH OF EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2020 ORIGINALLY ISSUED IN TURKISH

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

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#### 33. DISCLOSURE OF OTHER MATTERS

##### a. Explanation on portfolio management operations:

As of 31 December 2020, the Group managed 35 mutual funds and 26 pension funds (31 December 2019: 36 mutual funds and 28 pension funds). In accordance with the Funds' statute, the Group purchases and sells securities and share certificates for the Funds, markets their participation certificates and provides other services and charges daily management fees. As of 31 December 2020, the Group earned a management fee of TRY151,858,079 (31 December 2019: TRY80,994,832).

##### b. Capital management and capital adequacy requirements

The Group aims to increase its profit by using liability and equity balance in the most efficient way. The Group's funding structure is mainly composed of equity items.

The Group defines and manages its capital in accordance with CMB's Communiqué Series: V No: 34 on capital and capital adequacy of intermediary institutions. According to the related communiqué, the equity of intermediary institutions is composed of the portion of total assets, which are valued according to the valuation principles discussed in Communiqué Serie: V No: 34 and are present in the balance sheet prepared as of the valuation date. According to the communiqué which is published on 11 July 2013 and named as Communiqué Series: V No: 34, capital adequacy base of intermediary institutions cannot be lower than any of the following; TRY2,000,000 for narrow authority intermediaries, TRY10,000,000 for partial authorized intermediaries and 25.000,000 for broad authority intermediaries. The Company has broad authority intermediation license dated 15 January 2016 and numbered G-028 (286). Accordingly, the total equity required by the company as of 31 December 2020, including the annual revaluation, was calculated to be TRY28,693,544 (31 December 2019: TRY27,453,733).

#### 34. SUBSEQUENT EVENTS

None.

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