

Türkiye Garanti Bankası A.Ş. Covered Bond Programme (Turkey)

Monthly Investor Report Reporting Period : From 01.11.2015 to 30.11.2015 Cut-off Date : 30.11.2015 Reporting Date: 01.12.2015

1. PROGRAMME OVERVIEW

JGRA	MME OVERVIEW								
				Ra	ting	Rating Watch	Outlook		
	Senior Unsecured Rating (Issuer)	Fitch		В	BB-	Positive	Stable		
	Serior Orisecured Nating (133der)	Moody's	:		aa3	1 03.6.146	Negative		
		S&P	:		B+		Negative		
				•					
	Covered Bond Issuer								
	Name of the Covered Bond Issuer		:			Türkiye Garanti Banka	ası A.Ş.		
	Country in which the Issuer is based		:			Turkey			
	Financial information (link)		:			www.garantiinvestorre			
	Information on the legal framework (link)		:	http://wv	vw.cmb.gov.tr/app	os/teblig/displayteblig.a	spx?id=495&ct=f&acti	on=displayfile	
_				De	tin a	Deting Wetch	I Outland		
					ting	Rating Watch	Outlook		
	Covered Bond Ratings (Provisional)	Moody's	:		43				
	Transaction Parties								
	Role				Nan	ne		Rating (Mo	oody's / S&P / Fitch)
	Issuer		:		Türkiye Garant				a3/BB+/BBB
	Cover Monitor		:	Güney Bağımsı		1M A.Ş. (Ernst & Young	Türkiye)		NR/NR/NR
	Offshore Account Bank		:		The Bank of Nev	w York Mellon		A	1/A+/AA-
	Transfer Agent		:		The Bank of Nev	w York Mellon		A	\1/A+/AA-
	Registrar		:		The Bank of Nev	w York Mellon		<i>F</i>	\1/A+/AA-
	Exchange Agent		:		The Bank of Nev	w York Mellon		4	\1/A+/AA-
	Calculation Agent		:		The Bank of Nev	w York Mellon		A	1/A+/AA-
	Fiscal Agent				The Bank of Nev	w York Mellon		A	\1/A+/AA-
	Security Agent				The Bank of Nev				1/A+/AA-
	Hedging Counterparties		:		TBI				
	Listing Agent		:		Arthur Cox Listing			-	NR/NR/NR
	Esting rigent		·						,
	Outstanding Covered Bonds								
	ISIN Issue Date		Currency	Issue	Amount	OC Level	FX	Rate (FX/TL)	Issue Amount TL
	Legal Maturity Date Maturity	Yrs	Interest i	ate type	Interes	st Rate	Interest Paid		Principal Paid
	.,			71					
	Overcollateralisation Ratio								
	Over conacer disactori nacio								
	Legal ("coverage ratio") : 2%								
	[Contractual] : TBD								
	Current : 331,25%								
_									
	Bond Legal Maturity								
	Maturity Outstanding (TL)	<u></u> % o	f outstanding	_					

	Maturity	Outst
1		

Less than 1 year 1 - 2 years 2 - 3 years 3 - 4 years 4 - 5 years 5 - 10 years Total Maturity 6.600.167.333 0 6.600.167.333

% of outstanding
100%
0
0
0
0
0
100%



2. STATUTORY TESTS

2.1	Events		Y/N		Description	
	EVENTO		.,		Description	-
	Issuer Event of Default Occured	:	No		•	
	Event of Default Occured	:	No		-	
_						
2.2	Nominal Value Test					
	Test Date : 01.12.2015		Nominal	Value (TL)	_	
	Nominal value of total mortgage assets (TRY)	:	7 005	910.632	7	
	minus Nominal value of non-eligible mortgage assets (TRY)			743.299		
	Nominal value of eligible mortgage assets (TRY)	:		167.333		
	Nominal value of substitute assets (Government Bond) (TRY) Nominal value of total cover assets (TRY)	: ├─		00.000 167.333	_	
	Nothinal value of total cover assets (TKT)		0.040	107.555		
	Total nominal value of EUR-denominated covered bonds (EUR)	:	Т	BD		
	TRY equivalent nominal of covered bonds (TRY)	:		BD		
	Nominal value of TRY-denominated covered bonds (TRY) Nominal value of covered bonds (TRY) (taking into account derivatives)	: -		BD BD		
	Required Overcollateralisation Ratio	: -		BD		
	Nominal value of covered bonds (TRY) (taking into account derivatives) including	:	1	BD		
	required overcollateralisation					
			Y/N			
	Test Passed?	:	TBD			
2.3	Cash Flow Matching Test					
	Test Date : 01.12.2015	C	Cash Flows in the	next 12 months (TL)		
					=	
	Total receipts from mortgage assets (TRY) Total receipts from substitute assets (TRY)	: -		775.125 3.000		
	Total receipts from cover assets (TRY)	: -		283.125		
	, ,					
	Total payments under EUR-denominated covered bonds (EUR)	. —	7	BD	_	
	Total payments under TRY-denominated covered bonds (TRY)	: -		BD		
					_	
	Receipts under the XCCY (EUR)	:		BD		
	Payments under the XCCY (TRY)	. —		BD		
	Total net payments denominated in EUR (inc XCCY) (EUR)	:		BD		
	Total net payments denominated in TRY (inc XCCY) (TRY)	:		BD		
	Total payments under all liabilities (inc XCCY) (TRY)		Т	BD		
	,	-				
			Y/N			
	Test Passed?		TBD			
		-				
.4	Net Present Value Test					
	Test Date : 01.12.2015				_	
	NPV of mortgage assets (TRY)	:		994.953	4	
	NPV of substitute assets (TRY) Total NPV of cover assets (TRY)	: -	F 742	61.690 156.643	-	
	. State 1. St. cover assets (1111)		5.745	156.643		
	NPV of EUR-denominated covered bonds (EUR)	:		BD		
	NPV of TRY-denominated covered bonds (TRY)	:		BD		
	NPV of receipts under the XCCY (EUR)	:	7	BD		
	NPV of payments under the XCCY (TRY)			BD		
					=	
	Total NPV for liabilities denominated in EUR (inc XCCY) (EUR) Spot EUR TRY exchange rate	: -		BD 0795	=	
	Total NPV for liabilities denominated in EUR (inc XCCY) (TRY)	: -		BD	=	
	Total NPV for liabilities denominated in TRY (inc XCCY) (TRY)	:		BD		
	NDV of all liabilities (inc VCCV) (TDV)	. —	-	'BD		
	NPV of all liabilities (inc XCCY) (TRY) Minimum Excess Cover (required by the Covered Bonds Communiqué)	: -		BD 00%	+	
	NPV of all liabilities (inc XCCY) (TRY) including required statutory liability	: =		BD		
	- · · · · ·		Y/N		_	
		_				
	Test passed?	:	TBD			



Monthly Investor Report Reporting Period : From 01.11.2015 to 30.11.2015 Türkiye Garanti Bankası A.Ş. Covered Bond Programme (Turkey) Cut-off Date: 30.11.2015 2.5 Net Present Value Stress Test Note: No foreign interest rate stresses are run as neither CBs nor CP assets are based on floating foreign rates : 01.12.2015 Prepayment fee (% of notional repaid) Stress Test: TRY swap rates up Stressed NPV of mortgage assets (TRY) (inc. Prepayment fees) 5.316.686.238 Stressed NPV of substitute assets (TRY)
Total stressed NPV of cover assets (TRY) NPV of covered bonds (TRY) (post-swap) Required overcollateralisation NPV of covered bonds (TRY) including required overcollateralisation 2,00% Y/N Test passed? Stress Test: TRY swap rates down Stressed NPV of mortgage assets (TRY) (inc. Prepayment fees) Stressed NPV of substitute assets (TRY) 6.198.373.078 Total stressed NPV of cover assets (TRY) 6.225.294.046 NPV of covered bonds (TRY) (post-swap) Required overcollateralisation

NPV of covered bonds (TRY) including required overcollateralisation Y/N Test passed? Stress Test: TRY depreciation NPV of mortgage assets (TRY) (inc. prepayment fees) NPV of substitute assets (TRY) 5.729.131.678 22.161.690 Total NPV of cover assets (TRY) 5.751.293.368 NPV of EUR-denominated covered bonds (EUR) NPV of TRY-denominated covered bonds (TRY) NPV of receipts under the XCCY (EUR) NPV of payments under the XCCY (TRY) Total NPV for liabilities denominated in EUR (inc XCCY) (EUR) Stressed spot EUR TRY exchange rate (30% TRY depreciation) Total NPV for liabilities denominated in EUR (inc XCCY) (TRY)
Total NPV for liabilities denominated in TRY (inc XCCY) (TRY) NPV of all liabilities (inc XCCY) (TRY) Required overcollateralisation 2.00% NPV of all liabilities (inc XCCY) (TRY) including required overcollateralisation

Stress Test: TRY appreciation

Test passed?

Stressed NPV of mortgage assets (TRY) (inc. prepayment fees) Stressed NPV of substitute assets (TRY) 5.729.131.678 Total stressed NPV of cover assets (TRY) 5.751.293.368 NPV of EUR-denominated covered bonds (EUR) NPV of TRY-denominated covered bonds (TRY)

NPV of receipts under the XCCY (EUR) NPV of payments under the XCCY (TRY) Total NPV for liabilities denominated in EUR (inc XCCY) (EUR) Stressed spot EUR TRY exchange rate (30% TRY depreciation) 4,00 Total NPV for liabilities denominated in EUR (inc XCCY) (TRY)
Total NPV for liabilities denominated in TRY (inc XCCY) (TRY) NPV of all liabilities (inc XCCY) (TRY) 2,00%

Required overcollateralisation NPV of all liabilities (inc XCCY) (TRY) including required overcollateralisation Y/N Test passed?

Y/N



Total

Covered Bond Programme (Turkey) 3. RESIDENTIAL COVER POOL DATA 3.1 Portfolio Loan Summary Reporting Date Period Start Date 01.09.2015 05.12.2014 Period End Date 31.07.2015 Number of Housing Loans 110.219 Number of Eligible Housing Loans 101.064 Number of Ineligible Housing Loans Housing Loan Pool Size (TL) 7.005.910.632 Eligible Housing Loan Pool Size (TL)
Housing Loans in Cover Pool 99,40% of which: Interest only Loans of which: Loans with payment option 0% 405.743.299 Ineligible Housing Loan Pool Size (TL) Number of Borrower with Eligible Housing Loan 101.064 Average Housing Loan Balance (TL) 65.307 Maximum Housing Loan Balance (TL)
Current Loan-to-Value Limit for Residential mortgage loans 1.840.910 Current Loan-to-Value Limit for Commercial mortgage loans 50% Weighted Average Current Loan-to-Value Ratio (Unindexed) 54,09% Weighted Average Interest Rate (%) 0.89% Weighted Average Seasoning (months)
Weighted Average Term to Maturity (months) 79,74 Maximum Term to Maturity (months) Expected WAL of cover pool (yrs) 3,85 Expected WAL of outstanding covered bonds (yrs) Revenue Receipts for the Period (TL) 117.091.666 Principal Receipts for the Period (TL) 64.504.508 Substitute Assets Balance (TL) 40.000.000 Substitute Assets in Cover Pool 3.2 Cover Assets Characteristics Cover Assets Purposes Outstanding (TL) % of outstanding No. Of Contracts % of contracts Residential Mortgage Loans 6.600.167.333 101.064 100,00% 99,40% Substitute Cover Assets types Government bonds 40.000.000 0,60% 0,00% Other Substitute Assets 0,00% 0,00% Other Cover Assets 0.00% 0.00% 0 Total 6.640.167.333 100,00% 101.065 100,00% 3.3 Arrears and defaulted loans outstanding Outstanding (TL) % of outstanding No. Of Contracts % of contracts 6.354.990.358 96,29% 97.687 96,66% Arrears 0 - 1 month 245.176.975 3,71% 0,00% 3.377 3,349 1 month + 0,009 Current loan balance 3.4 Outstanding (TL) % of outstanding No. Of Contracts % of contracts [0 : 10.000 [6.103.258 0.09% 0.729 [10.000 ; 15.000 [0,43% 2.215 2,19% 3,43% 4,50% [15.000 : 20.000 61.271.280 0,93% 3,469 [20.000 ; 25.000 [[25.000 ; 50.000 [4.547 18,86% 32.694 32,35% [50.000 ; 75.000 [[75.000 ; 100.000 [1 728 232 57 26.18% 28 029 1.379.536.469 20,90% 16.011 15,84% 100.000 ; 125.000 [125.000 ; 250.000 [713.012.001 10,80% 6.427 6,36% 6.081 6,02% [250.000 ; 1.000.000] 321.445.849 4,87% 0,83% [1.000.000 ; 1.500.000 [1.500.000] 18 0,02% 13.382.457 0.20% 0.01% Over 2.000.000 TL 0,00% 0 6.600.167.333 101.06 100,00% 3.5 Current LTV Outstanding (TL) % of outstanding No. Of Contracts % of contracts [0% ; 10% [20.329.572 0,31% 1.192 1,18% [10% ; 20% [[20% ; 30% [186.100.764 7.046 6,97% 429.601.696 6,51% 10.860 10,75% [30% ; 40% [[40% ; 50% [695.217.486 10,53% 13.668 13,52% 1.049.750.186 15,90% 19,40% 17.220 17.564 17,04% 17,38% [50% ; 60% | 1.280.406.407 26,70% 17,83% 21.094 12.420 20,87% [70% : 75% [1.176.802.087 12.29% 0,00% Over 75% 0,00% 0 6.600.167.333 0 101.064



	d Bond Programme (Turkey)				Cut-off Date : 30.11.2015
3.6	[0%; 5% [[5%; 8% [[8%; 9% [] 9%; 10% [[10%; 11% [] 11%; 12% [] 12%; 15% [Over 15% Total	Outstanding (TL) 4.476.390 59.743.595 638.562.407 952.547.477 1.848.536.021 2.411.021.065 684.810.158 470.220 6.600.167.333	% of outstanding 0,07% 0,91% 9,67% 14,43% 28,01% 36,53% 10,38% 0,01% 100,00%	No. Of Contracts 159 1.068 11.407 19.981 25.689 31.512 11.237 11 101.064	% of contracts 0,16% 1,06% 11,29% 19,77% 25,42% 31,18% 11,12% 0,01% 100,00%
3.7	Interest rate type Fixed Rate Floating Rate Other Total	Outstanding (TL) 6.600.167.333 0 0 6.600.167.333	% of outstanding 100% 0% 0% 100%	No. Of Contracts 101.064 0 0 101.064	% of contracts 100% 0% 0% 100%
3.8	[0;12[[12;24[[24;36[[36;48[[48;54[[54;72[[72;96[[96;108[[108;120[[120;144[[144;168[[168;192] Over 192 months Total	Outstanding (TL) 2.207.069.287 2.001.498.215 1.396.450.940 513.470.500 148.753.703 322.392.353 10.532.334 0 0 0 0 0 0 0 0 6.600.167.333	% of outstanding 33,44% 30,32% 21,16% 7,78% 2,25% 4,88% 0,16% 0,00% 0,00% 0,00% 0,00% 0,00% 0,00% 100,00%	25.728 28.569 28.876 11.519 4.111 7.937 324 0 0 0 0 101.064	% of contracts 25,46% 28,27% 22,64% 11,40% 4,07% 7,85% 0,32% 0,00% 0,00% 0,00% 0,00% 0,00% 0,00% 100,00%
3.9	Year of origination 2009 2010 2011 2012 2012 2013 2014 2015 Total	Outstanding (TL) 10.532.334 145.024.223 326.121.833 513.470.500 1.396.450.940 2.001.498.215 2.207.069.287 6.600.167.333	% of outstanding 0,16% 2,20% 4,94% 7,78% 21,16% 30,32% 33,44% 100,00%	No. Of Contracts 324 3.651 8.397 11.519 22.876 28.569 25.728 101.064	Weighted Average term to maturity (months) 0,32% 3,61% 49 8,31% 57 11,40% 61 22,64% 77 28,27% 28,27% 82 25,46% 92 100,00% 80
3.10	Term to maturity [0; 12] [12; 24] [24; 36] [36; 48] [48; 54] [54; 72] [72; 96] [96; 108] [108; 120] [120; 144] [144; 168] [168; 192] Over 192 months Total	Outstanding (TL) 36.831.287 237.762.933 454.582.617 527.248.976 367.046.318 850.182.494 1.540.560.896 1.041.952.621 1.397.340.805 32.086.670 66.753.677 26.040.745 21.777.293 6.600.167.333	% of outstanding 0,56% 3,60% 6,88% 7,99% 5,56% 12,88% 23,34% 15,79% 21,17% 0,49% 1,01% 0,33% 0,33% 100,00%	No. Of Contracts 1.804 7.139 9.856 9.416 5.830 14.359 22.183 13.400 15.381 418 816 265 197 101.064	% of contracts 1,79% 7,06% 9,75% 9,32% 5,77% 14,21% 21,95% 13,26% 15,22% 0,41% 0,41% 0,81% 0,26% 0,19% 100,00%
3.11	Security types First Lien Mortgage Non First Lien Mortgage Total	Outstanding (TL) 6.600.167.333 0 6.600.167.333	% of outstanding 100% 0% 100%	No. Of Contracts 101.064 0 101.064	% of contracts 100% 0% 100%
3.12	Loan purpose Purchase Re-mortgage Construction loans	Outstanding (TL) 6.578.324.776 21.842.557 0 6.600.167.333	% of outstanding 99,67% 0,33% 0,00%	No. Of Contracts 100.605 459 0	% of contracts 99,55% 0,45% 0,00%



Owner Occupied Investment Purposes Rent Income Purposes Vacation Other(Blank) Total 5.752.742.004 651.911.632 111.458.366 16.849.562 67.205.769 6.600.167.333

3.13	Payment type				
		Outstanding (TL)	% of outstanding	No. Of Contracts	% of contracts
	Principal and Interest Interest Only Other Total	6.600.167.333 0 0 0 6.600.167.333	100% 0% 0% 100%	101.064 0 0 101.064	100% 0% 0% 100%
14	Prepayment option				
		Outstanding (TL)	% of outstanding	No. Of Contracts	% of contracts
	Loans with Prepayment option Loans without Prepayment option Total	6.600.167.333 0 0 6.600.167.333	100% 0% 100%	101.064 0 101.064	100% 0% 100%
5	Borrower type				
		Outstanding (TL)	% of outstanding	No. Of Contracts	% of contracts
	Employed Retired / Pensioner Self-Employed Unemployed Other Total	4.886.969.393 808.897.260 904.300.680 0 0 6.600.167.333	74,04% 12,26% 13,70% 0,00% 0,00% 100,00%	77.787 13.769 9.508 0 0 101.064	76,97% 13,62% 9,41% 0,00% 0,00% 100,00%
16	Occupancy type				

City concentration				
	Outstanding (TL)	% of outstanding	No. Of Contracts	% of contracts
TOP 1	2.121.639.086	32,15%	24.948	24,69%
TOP 5	4.024.702.411	60,98%	56.281	55,69%
TOP 10	4.741.776.986	71,84%	68.993	68,27%
TOP 20	5.647.911.735	85,57%	84.110	83,22%
TOP 30	6.083.119.906	92,17%	91.967	91,00%
Total	6.600.167.333	100,00%	101.064	100,00%

87,16% 9,88% 1,69% 0,26% 1,02% 100,00% 88.529 8.871 1.641 258 1.765 101.064 87,60% 8,78% 1,62% 0,26% 1,75% 100,00%



Türkiye Garanti Bankası A.Ş. Covered Bond Programme (Turkey)

	Outstanding (TL)	% of outstanding	No. Of Contracts	% of contracts
Adana	109.890.337	1,66%	1.506	1,49%
Adıyaman	10.364.626	0,16%	180	0,18%
Afyon	13.715.836	0,21%	245	0,24%
Ağrı	5.493.222	0,08%	97	0,10%
Aksaray	14.921.034	0,23%	248	0,25%
Amasya	8.242.101	0,12%	155	0,15%
Ankara	961.078.838	14,56%	16.202	16,03%
Antalya	288.686.819	4,37%	4.935	4,88%
Ardahan	881.571	0,01%	12	0,01%
Artvin	3.219.762	0,05%	51	0,05%
Aydın	95.478.047	1,45%	1.602	1,59%
Balıkesir	98.315.462	1,49%	1.856	1,84%
Bartin	15.089.129	0,23%	257	0,25%
Batman	5.116.003	0,08%	97	0,10%
Bayburt	918.911	0,01%	13	0,01%
Bilecik	6.162.207	0,09%	121	0,12%
Bingöl	1.133.120	0,02%	18	0,02%
Bitlis	2.368.339	0,04%	38	0,04%
Bolu	23.506.623	0,36%	437	0,43%
Burdur	3.314.665	0,05%	53	0,05%
Bursa	231.302.963	3,50%	3.971	3,93%
Çanakkale	47.668.486	0,72%	970	0,96%
Çankırı	2.756.418	0,04%	59	0,06%
Çorum	34.090.304	0,52%	768	0,76%
Denizli	71.811.063	1,09%	1.282	1,27%
Diyarbakır	78.468.400	1,19%	1.118	1,11%
Düzce	15.182.764	0,23%	251	0,25%
Edirne	18.402.772	0,23%	349	0,25%
	18.402.772 15.431.785	0,28%	315	0,35%
Elazığ		0,23%	40	0,31%
Erzincan	2.216.385		237	
Erzurum	14.718.162	0,22%		0,23%
Eskisehir	93.926.479	1,42%	1.794	1,78%
Gaziantep	106.747.841	1,62%	1.558	1,54%
Giresun	18.511.922	0,28%	360	0,36%
Gümüşhane	832.689	0,01%	13	0,01%
Hakkari	0	0,00%	0	0,00%
Hatay	58.967.935	0,89%	1.006	1,00%
lğdır	2.965.622	0,04%	48	0,05%
Isparta	9.974.612	0,15%	176	0,17%
Istanbul	2.121.639.086	32,15%	24.948	24,69%
İzmir	421.994.704	6,39%	6.225	6,16%
Kahramanmaraş	50.412.374	0,76%	958	0,95%
Karabük	19.700.220	0,30%	316	0,31%
Karaman	10.071.385	0,15%	208	0,21%
Kars	5.178.756	0,08%	93	0,09%
Kastamonu	17.379.017	0,26%	286	0,28%
Kayseri	87.266.461	1,32%	1.654	1,64%
Kilis	5.283.524	0,08%	89	0,09%
Kırıkkale	19.318.973	0,29%	337	0,33%
Kırklareli	24.691.560	0,37%	503	0,50%
Kırşehir	7.423.532	0,11%	126	0,12%
Kocaeli (İzmit)	207.333.624	3,14%	3.623	3,58%
Konya	110.867.704	1,68%	1.943	1,92%
Kütahya	14.858.929	0,23%	278	0,28%
Malatya	29.954.560	0,25%	542	0,54%
Manisa	82.058.955	1,24%	1.307	1,29%
Mardin	10.321.870	0,16%	160	0,16%
İçel	157.592.107	2,39%	2.752	2,72%
Nuğla	96.392.512	1,46%	1.223	1,21%
	2.256.588	0,03%	32	0,03%
Muş	0.000.450			
Nevşenir	9.329.450	0,14%	163	0,16%
Niğde	10.046.881	0,15%	182	0,18%
Ordu	39.192.373	0,59%	750	0,74%
Osmaniye	25.399.042	0,38%	470	0,47%
Rize	18.349.708	0,28%	302	0,30%
Sakarya (Adapazarı)	81.627.371	1,24%	1.622	1,60%
Samsun	85.853.221	1,30%	1.569	1,55%
Şanlıurfa	28.498.725	0,43%	466	0,46%
Siirt	2.278.572	0,03%	47	0,05%
Sinop	6.730.821	0,10%	121	0,12%
Sivas	16.451.386	0,25%	265	0,26%
Şırnak	311.843	0,00%	7	0,01%
Tekirdağ	131.390.803	1,99%	2.538	2,51%
Tokat	14.967.648	0,23%	251	0,25%
Trabzon	36.720.155	0,56%	578	0,57%
Turkish Republic of Northern Cyprus	0	0,00%	0	0,00%
Tunceli	1.692.412	0,03%	32	0,03%
Uşak	21.025.791	0,32%	357	0,35%
Van	10.630.110	0,16%	142	0,14%
Yalova	23.813.294	0,36%	423	0,42%
Yozgat	4.095.836	0,06%	74	0,07%
Zonguldak	37.892.196	0,57%	664	0,66%
Total	6.600.167.333	100,00%	101.064	100%