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KAMUYU AYDINLATMA PLATFORMU

TİMUR GAYRİMENKUL GELİŞTİRME YAPI VE YATIRIM A.Ş.
Notification Regarding Issue of Capital Market Instrument

Notification Regarding Issue of Capital Market Instrument

Summary Info	TRFTIMG62613 ISIN Kodlu Borçlanma Aracının Kupon Oranının Belirlenmesi
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Coupon Rate Determination

Board Decision Date	12.08.2025

Related Issue Limit Info

Currency Unit	TRY
Limit	2.000.000.000
Issue Limit Security Type	Debt Securities
Sale Type	Private Placement-Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	25.09.2025

Capital Market Instrument To Be Issued Info

Type	Bill
Maturity Date	11.06.2026
Maturity (Day)	178
Sale Type	Sale To Qualified Investor
Intended Nominal Amount	250.000.000
Intended Maximum Nominal Amount	250.000.000
The country where the issue takes place	Türkiye
Title Of Intermediary Brokerage House	MARBAŞ MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	15.12.2025
Ending Date of Sale	15.12.2025
Nominal Value of Capital Market Instrument Sold	250.000.000
Maturity Starting Date	15.12.2025
Issue Price	1

Interest Rate Type	Floating Rate
The Period That Rate Will Be Used	T-1
Floating Rate Reference	TLREF
Additional Return (%)	4,5
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRFTIMG62613
Coupon Number	2
Currency Unit	TRY
Coupon Payment Frequency	Quarterly

Redemption Plan of Capital Market Instrument Sold

Coupon Number	Payment Date	Record Date	Payment Date	Interest Rate - Periodic (%)	Interest Rate - Yearly Simple (%)	Interest Rate - Yearly Compound (%)	Payment Amount	Exchange Rate	Was The Payment Made?
1	16.03.2026	13.03.2026	16.03.2026	10,9701	44,001	51,8171	27.425.250		Yes
2	11.06.2026	10.06.2026	11.06.2026	11,0583	46,394	55,2762	27.645.757		
Principal/Maturity Date Payment Amount	11.06.2026	10.06.2026	11.06.2026						

Rating

Does the issuer have a rating note?	Yes

Issuer Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
KOBİRATE ULUSLARARASI KREDİ DERECELENDİRME VE KURUMSAL YÖNETİM HİZMETLERİ A.Ş.	KR A+	18.04.2025	Yes

Does the capital market instrument have a rating note?	No

Additional Explanations

Ortaklığımızın 15.12.2025 tarihinde 250.000.000 TL nominal değerli 178 gün vadeli borçlanma aracı ihracı için birinci kupon ödemesi faiz oranı 11,0583% olarak belirlenmiştir. Kamuoyu ve Yatırımcılarımıza saygıyla duyurulur.

We proclaim that our above disclosure is in conformity with the principles set down in "Material Events Communiqué" of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we're personally liable for the disclosures.