



KAMUYU AYDINLATMA PLATFORMU

EMLAK VARLIK KİRALAMA A.Ş. Notification Regarding Issue of Capital Market Instrument



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasaları - Merkezi
Saklama ve Veri Depolama Kuruluşu

Notification Regarding Issue of Capital Market Instrument

Summary Info	TRDEMVK12917 ISIN Kodlu Kira Sertifikası İhracının 2. Kupon Oranının Belirlenmesi Hk.
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Related Companies	ISFIN
Subject of Notification	Coupon Rate Determination

Board Decision Date	20.12.2024
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Related Issue Limit Info

Limit	3.000.000.000
Currency Unit	TRY
Issue Limit Security Type	Lease Certificates
Sale Type	Private Placement-Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	10.04.2025

Lease Certificates Info

Type	Management Based Lease Certificate
Maturity Date	10.01.2029
Maturity (Day)	1.091
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	13.05.2025
Title Of Intermediary Brokerage House	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	14.01.2026
Ending Date of Sale	14.01.2026
Nominal Value of Capital Market Instrument Sold	250.000.000
Maturity Starting Date	15.01.2026
Issue Price	1

Yield/Profit Share Rate Type	Floating Rate
The Period That Rate Will Be Used	T-1
Floating Yield Reference	TLREFK
Additional Return (%)	0,80
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRDEMVK12917
Fund User	İŞ FİNANSAL KİRALAMA A.Ş.
Originator	İŞ FİNANSAL KİRALAMA A.Ş.
Guarantor	Nope
Founder	TÜRKİYE EMLAK KATILIM BANKASI A.Ş
Coupon Number	12
Currency Unit	TRY
Coupon Payment Frequency	Quarterly

Redemption Plan Of Lease Certificates

Coupon Number	Payment Date	Record Date	Payment Date	Yield/Profit Share Rate - Periodic (%)	Yield/Profit Share Rate - Yearly Simple (%)	Yield/Profit Share Rate - Yearly Compound (%)	Payment Amount	Exchange Rate	Was The Payment Made?
1	16.04.2026	15.04.2026	16.04.2026	10,19547	40,8939	47,61	25.488.675		Yes
2	16.07.2026	14.07.2026	16.07.2026	10,61087	42,56006	49,86			
3	15.10.2026	14.10.2026	15.10.2026						
4	14.01.2027	13.01.2027	14.01.2027						
5	15.04.2027	14.04.2027	15.04.2027						
6	14.07.2027	13.07.2027	14.07.2027						
7	13.10.2027	12.10.2027	13.10.2027						
8	12.01.2028	11.01.2028	12.01.2028						
9	12.04.2028	11.04.2028	12.04.2028						
10	12.07.2028	11.07.2028	12.07.2028						
11	11.10.2028	10.10.2028	11.10.2028						
12	10.01.2029	09.01.2029	10.01.2029						
Principal/Maturity Date Payment Amount	10.01.2029	09.01.2029	10.01.2029						

Rating

Does the issuer have a rating note?	No
Does the capital market instrument have a rating note?	No
Does the originator have a rating note?	Yes

Originator Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
Fitch Ratings	Uzun Vadeli Ulusal Kredi Notu AA- (tur)	16.03.2026	Yes

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Does the fund user have a rating note?

Yes

Fund User Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
Fitch Ratings	Uzun Vadeli Ulusal Kredi Notu AA- (tur)	16.03.2026	Yes

Additional Explanations

Şirketimizin ihraççı, İş Finansal Kiralama A.Ş.'nin fon kullanıcısı olarak yer aldığı, BIST TLREFK (Türk Lirası Gecelik Katılım Referans Oranı) Endeks Değişimi + %0,80 getiri oranlı TRDEMVK12917 ISIN kodlu kira sertifikasının 2. kupon(getiri) oranı %10.61087 olarak belirlenmiştir.

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.