



KAMUYU AYDINLATMA PLATFORMU

BİRLEŞİK İPOTEK FİNANSMANI 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	TMKŞ EKGYO Birinci Varlık Finansmanı Fonu tarafından gerçekleştirilen Varlığa Dayalı Menkul Kıymet 4. İhraç B Grubu 1. Tertip Bilgileri
Update Notification Flag	No
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Completion of the Sale

Board Decision Date	16.10.2025
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Related Issue Limit Info

Currency Unit	TRY
Limit	50.000.000.000
Issue Limit Security Type	ABS-ACB
Sale Type	Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	18.12.2025

Capital Market Instrument To Be Issued Info

Type	Asset Backed Securities
Maturity Date	13.01.2027
Maturity (Day)	181
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	14.07.2026
Title Of Intermediary Brokerage House	HALK YATIRIM MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	14.07.2026
Ending Date of Sale	14.07.2026
Nominal Value of Capital Market Instrument Sold	684.600.000
Maturity Starting Date	16.07.2026
Issue Price	1
Interest Rate Type	Floating Rate

The Period That Rate Will Be Used	T-1
Floating Rate Reference	TLREF
Additional Return (%)	0,25
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRPTMKG12712
Originator	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Founder	Birleşik İpotek Finansmanı A.Ş.
Issuer Fund	TMKŞ EKGYO Birinci Varlık Finansmanı Fonu
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	15.10.2026	14.10.2026	15.10.2026						
2	13.01.2027	12.01.2027	13.01.2027						
Principal/Maturity Date Payment Amount	13.01.2027	12.01.2027	13.01.2027				684.600.000		

Rating

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

Capital Market Instrument Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
SAHA Kurumsal Yönetim ve Kredi Derecelendirme Hizmetleri A.Ş.	AAA	13.07.2026	Yes

Does the originator have a rating note?	No
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Additional Explanations

Kupon oranları TLREF endeksine bağlı olduğu için kupon itfalarından 1 gün öncesinde açıklanacaktır.

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.