



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	TRDEMVKA2663 ISIN Kodlu Kira Sertifikası İhracının Nitelikli Yatırımcıya Satışının Tamamlanması Hk.
Update Notification Flag	No
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Completion of the Sale

Board Decision Date	26.08.2025
---------------------	------------

Related Issue Limit Info

Limit	2.000.000.000
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	23.10.2025

Lease Certificates Info

Type	Management Based Lease Certificate
Maturity Date	16.12.2026
Maturity (Day)	126
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	11.06.2026
Title Of Intermediary Brokerage House	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	11.08.2026
Ending Date of Sale	11.08.2026
Nominal Value of Capital Market Instrument Sold	200.000.000
Maturity Starting Date	12.08.2026
Issue Price	1
Yield/Profit Share Rate Type	Fixed Rate

Yield/Profit Share Rate - Yearly Simple (%)	44,00
Yield/Profit Share Rate - Yearly Compound (%)	50,63
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRDEMVK2663
Fund User	EFOR GÜBRE MADENCİLİK SANAYİ TİCARET ANONİM ŞİRKETİ
Originator	EFOR GÜBRE MADENCİLİK SANAYİ TİCARET ANONİM ŞİRKETİ
Guarantor	Nope
Founder	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Coupon Number	1
Currency Unit	TRY
Coupon Payment Frequency	Single Coupon

Redemption Plan Of Lease Certificates

Coupon Number	Payment Date	Record Date	Payment Date	Yield/Profit Share Rate - Periodic (%)	Payment Amount	Exchange Rate	Was The Payment Made ?
1	16.12.2026	15.12.2026	16.12.2026	15,18904			
Principal/Maturity Date Payment Amount	16.12.2026	15.12.2026	16.12.2026				

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?
JCR Eurasia Rating	Uzun Vadeli Ulusal Kredi Notu BBB+ (tr)	24.06.2026	Yes

Does the fund user have a rating note?	Yes
--	-----

Fund User Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
JCR Eurasia Rating	Uzun Vadeli Ulusal Kredi Notu BBB+ (tr)	24.06.2026	Yes

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.