



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	TRDEMVK52715 ISIN Kodlu Kira Sertifikasının 1. Dönemsel Getiri Ödemesi Hk.
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Related Companies	SMRTG
Subject of Notification	Coupon Payment

Board Decision Date	14.10.2025
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Related Issue Limit Info

Limit	250.000.000
Currency Unit	TRY
Issue Limit Security Type	Green/Sustainability-Themed Capital Market Instruments
Sale Type	Private Placement-Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	29.04.2026

Lease Certificates Info

Type	Green Management Based Lease Certificate
Maturity Date	13.05.2027
Maturity (Day)	363
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Is The Issued Capital Market Instrument Green/ Sustainability-Themed?	Yes
Approval Date of Tenor Issue Document	12.05.2026
Title Of Intermediary Brokerage House	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	14.05.2026
Ending Date of Sale	14.05.2026

Nominal Value of Capital Market Instrument Sold 250.000.000

Maturity Starting Date	15.05.2026
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 (%)	3,50
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRDEMVK52715
Fund User	SMART GÜNEŞ ENERJİSİ TEKNOLOJİLERİ ARAŞTIRMA GELİŞTİRME ÜRETİM SANAYİ VE TİCARET A.Ş.
Originator	SMART GÜNEŞ ENERJİSİ TEKNOLOJİLERİ ARAŞTIRMA GELİŞTİRME ÜRETİM SANAYİ VE TİCARET A.Ş.
Guarantor	Nope
Founder	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Coupon Number	4
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	14.08.2026	13.08.2026	14.08.2026	11,23348	45,05738	53,27	28.083.700		Yes
2	12.11.2026	11.11.2026	12.11.2026						
3	11.02.2027	10.02.2027	11.02.2027						
4	13.05.2027	12.05.2027	13.05.2027						
Principal/Maturity Date Payment Amount	13.05.2027	12.05.2027	13.05.2027						

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 Avrasya Derecelendirme A.Ş.	Uzun Vadeli Ulusal Kredi Notu- BBB (tr)	27.03.2026	Yes

Does the fund user have a rating note?	Yes
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Fund User Rating Note

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Rating Company	Rating Note	Rating Date	Is it Investment Grade?
JCR Avrasya Derecelendirme A.Ş.	Uzun Vadeli Ulusal Kredi Notu- BBB (tr)	27.03.2026	Yes

Additional Explanations

Şirketimizin ihraççı, Smart Güneş Enerjisi Teknolojileri Araştırma Geliştirme Üretim Sanayi ve Ticaret A.Ş.'nin fon kullanıcısı olarak yer aldığı, yıllık BIST TLREFK (Türk Lirası Gecelik Katılım Referans Oranı) Endeks Değişimi + %3,50 getiri oranlı TRDEMVK52715 ISIN kodlu kira sertifikasının 1. kupon(getiri) oranı %11,23348 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.