



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 Tera Bank İkinci Varlık Finansmanı Fonu VDMK İtfası
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Redemption

Board Decision Date	23.07.2025
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Related Issue Limit Info

Currency Unit	TRY
Limit	10.000.000.000
Issue Limit Security Type	ABS-ACB
Sale Type	Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	02.10.2025

Capital Market Instrument To Be Issued Info

Type	Asset Backed Securities
Maturity Date	24.08.2026
Maturity (Day)	201
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	30.01.2026
Title Of Intermediary Brokerage House	TERA YATIRIM MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	03.02.2026
Ending Date of Sale	04.02.2026
Nominal Value of Capital Market Instrument Sold	600.000.000
Maturity Starting Date	04.02.2026
Issue Price	0,815807
Interest Rate Type	Discounted

Interest Rate - Equivalent to Maturity (%)	22,5781
Interest Rate - Yearly Simple (%)	41
Interest Rate - Yearly Compound (%)	44,73
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRPTMT282611
Originator	TERA YATIRIM BANKASI A.Ş.
Founder	Birleşik İpotek Finansmanı A.Ş.
Issuer Fund	TMKŞ Tera Bank İkinci Varlık Finansmanı Fonu
Coupon Number	0
Principal/Maturity Date Payment Amount	600.000.000
Redemption Date	24.08.2026
Record Date	21.08.2026
Was The Payment Made?	Yes
Payment Date	24.08.2026
Currency Unit	TRY

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?	No

Additional Explanations

Kurucusu olduğumuz TMKŞ Tera Bank İkinci Varlık Finansmanı Fonu'nun ihraç ettiği TRPTMT282611 ISIN kodlu varlığa dayalı menkul kıymetin 600.000.000,00 TL anapara ödemesi gerçekleştirilmiş olup kamuoyunun bilgilerine sunarız.

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.