



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 VDMK Kupon Oranı Bildirimi
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Coupon Rate Determination

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	25.02.2027
Maturity (Day)	363
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	25.02.2026
Title Of Intermediary Brokerage House	HALK YATIRIM MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	26.02.2026
Ending Date of Sale	26.02.2026
Nominal Value of Capital Market Instrument Sold	4.000.000.000
Maturity Starting Date	27.02.2026
Issue Price	1
Interest Rate Type	Floating Rate

The Period That Rate Will Be Used	T-1
Floating Rate Reference	TLREF
Additional Return (%)	1
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRPTMKG22711
Originator	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Founder	Birleşik İpotek Finansmanı A.Ş.
Issuer Fund	TMKŞ EKGYO Birinci Varlık Finansmanı Fonu
Coupon Number	4
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	02.06.2026	01.06.2026	02.06.2026	11,18387	42,9696	50,2787	447.354.800		Yes
2	27.08.2026	26.08.2026	27.08.2026	10,0672	42,7271	50,2464	402.688.000		
3	26.11.2026	25.11.2026	26.11.2026						
4	25.02.2027	24.02.2027	25.02.2027						
Principal/Maturity Date Payment Amount	25.02.2027	24.02.2027	25.02.2027				4.000.000.000		

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	AAA	25.02.2026	Yes

Does the originator have a rating note?	No
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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.