



KAMUYU AYDINLATMA PLATFORMU

KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Notification Regarding Issue of Capital Market Instrument



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Notification Regarding Issue of Capital Market Instrument

Summary Info	Finansman Bonosu İtfası
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Redemption

Board Decision Date	31.12.2025
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Related Issue Limit Info

Currency Unit	TRY
Limit	1.500.000.000
Issue Limit Security Type	Debt Securities
Sale Type	Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	08.04.2026

Capital Market Instrument To Be Issued Info

Type	Bill
Maturity Date	02.09.2026
Maturity (Day)	100
Sale Type	Sale To Qualified Investor
Intended Nominal Amount	260.000.000
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	08.04.2026
Title Of Intermediary Brokerage House	İFO YATIRIM MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	22.05.2026
Ending Date of Sale	22.05.2026
Nominal Value of Capital Market Instrument Sold	260.000.000
Maturity Starting Date	25.05.2026
Issue Price	1

Interest Rate Type	Fixed Rate
Interest Rate - Yearly Simple (%)	46
Interest Rate - Yearly Compound (%)	54,22
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRFKRYG92615
Coupon Number	1
Currency Unit	TRY
Coupon Payment Frequency	Single Coupon

Redemption Plan of Capital Market Instrument Sold

Coupon Number	Payment Date	Record Date	Payment Date	Interest Rate - Periodic (%)	Payment Amount	Exchange Rate	Was The Payment Made?
1	02.09.2026	01.09.2026	02.09.2026	12,6027	32.767.020		Yes
Principal/Maturity Date Payment Amount	02.09.2026	01.09.2026	02.09.2026		260.000.000		Yes

Rating

Does the issuer have a rating note? Yes

Issuer Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
İstanbul Uluslararası Derecelendirme Hizmetleri A.Ş. (Turkrating)	Uzun Vadeli Ulusal Kredi Derecelendirme Notu BBB, Kısa Vadeli Ulusal Kredi Derecelendirme Notu TRA2 ve Görünümü pozitif olarak belirlenmiştir.	19.11.2025	Yes

Does the capital market instrument have a rating note? No

Does the originator have a rating note? No

Additional Explanations

Şirketimiz tarafından, vade başlangıcı 25.05.2026 tarihli olan 260.000.000 TL tutarında ihracı yapılmış olan TRFKRYG92615 ISIN Kodlu vade sonunda tek kupon ödemeli finansman bonosunun kupon ödemesi ve 260.000.000 TL tutarındaki ana para ödemesi gerçekleşmiş olup ödeme tutarları ilgili üyelerin Takasbank A.Ş. nezdindeki serbest hesaplarına aktarılmıştır. Saygılarımızla.

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.