



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	TRDEMVK92711 ISIN Kodlu Kira Sertifikasının 4. Dönemsel Getiri Ödemesi Hk.
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Related Companies	GRFIN
Subject of Notification	Coupon Payment

Board Decision Date	06.09.2024
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Related Issue Limit Info

Limit	3.000.000.000
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	28.11.2024

Lease Certificates Info

Type	Management Based Lease Certificate
Maturity Date	13.09.2027
Maturity (Day)	728
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	08.09.2025
Title Of Intermediary Brokerage House	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	12.09.2025
Ending Date of Sale	12.09.2025
Nominal Value of Capital Market Instrument Sold	500.000.000
Maturity Starting Date	15.09.2025
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 (%)	0,95
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRDEMVK92711
Fund User	GARANTİ FİNANSAL KİRALAMA A.Ş.
Originator	GARANTİ FİNANSAL KİRALAMA A.Ş.
Guarantor	Nope
Founder	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Coupon Number	8
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	15.12.2025	12.12.2025	15.12.2025	10,54722	42,30477	49,51	52.736.100		Yes
2	16.03.2026	13.03.2026	16.03.2026	10,00675	40,13695	46,6	50.033.750		Yes
3	15.06.2026	12.06.2026	15.06.2026	10,65477	42,73615	50,09	53.273.850		Yes
4	14.09.2026	11.09.2026	14.09.2026	10,36999	41,59391	48,55	51.849.950		Yes
5	14.12.2026	11.12.2026	14.12.2026						
6	15.03.2027	12.03.2027	15.03.2027						
7	14.06.2027	11.06.2027	14.06.2027						
8	13.09.2027	10.09.2027	13.09.2027						
Principal/Maturity Date Payment Amount	13.09.2027	10.09.2027	13.09.2027						

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?
Fitch Ratings	Uzun Vadeli Ulusal Kredi Notu AA (tur)	02.02.2026	Yes

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

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
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Fitch Ratings	Uzun Vadeli Ulusal Kredi Notu AA (tur)	02.02.2026	Yes
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Additional Explanations

Şirketimizin ihraççı, Garanti Finansal Kiralama A.Ş.'nin fon kullanıcısı olarak yer aldığı, yıllık BIST TLREFK (Türk Lirası Gecelik Katılım Referans Oranı) Endeks Değişimi + %0,95 getiri oranlı TRDEMVK92711 ISIN kodlu kira sertifikasının 4. kupon(getiri) oranı %10,36999 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.