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KAMUYU AYDINLATMA PLATFORMU

EMLAK VARLIK KİRALAMA A.Ş.
Notification Regarding Issue of Capital Market Instrument

Notification Regarding Issue of Capital Market Instrument

Summary Info	TRDEMVKE2719 ISIN Kodlu Kira Sertifikası İhracının Nitelikli Yatırımcıya Satışının Tamamlanması Hk.
Update Notification Flag	No
Correction Notification Flag	No
Postponed Notification Flag	No
Related Companies	GRFIN
Subject of Notification	Completion of the Sale

Board Decision Date	03.10.2025

Related Issue Limit Info

Limit	10.000.000.000
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	18.12.2025

Lease Certificates Info

Type	Management Based Lease Certificate
Maturity Date	13.10.2027
Maturity (Day)	371
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	20.05.2026
Title Of Intermediary Brokerage House	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	06.10.2026
Ending Date of Sale	06.10.2026
Nominal Value of Capital Market Instrument Sold	500.000.000
Maturity Starting Date	07.10.2026
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 (%)	0,60
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRDEMVKE2719
Fund User	GARANTİ FİNANSAL KİRALAMA A.Ş.
Originator	GARANTİ FİNANSAL KİRALAMA 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	06.01.2027	05.01.2027	06.01.2027						
2	07.04.2027	06.04.2027	07.04.2027						
3	07.07.2027	06.07.2027	07.07.2027						
4	13.10.2027	12.10.2027	13.10.2027						
Principal/Maturity Date Payment Amount	13.10.2027	12.10.2027	13.10.2027						

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

Fund User 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

Additional Explanations

İlgili ihraç TLREFK+60 bps olarak ihraç edilmiştir. Kupon kar payı hesaplamalarında, ilgili kupona ait Getiri Ödeme(Kupon) Başlangıç Tarihinden 1(bir) iş günü önce(Dönem Başlangıç Tarihi) ve Getiri Ödeme(Kupon) Tarihinden 1(bir) iş günü önce(Dönem Bitiş Tarihi) ilan edilen BIST TLREFK Endeksleri dikkate alınır. Hesaplanan Yıllık Gösterge Kar Payı Oranı üzerine ek getiri oranı eklenerek ilgili döneme ait Yıllık Kupon Kar Payı belirlenir. Resmi tatil veya herhangi bir nedenle BIST TLREFK Endeksin açıklanmaması durumunda ilgili günlerin öncesindeki son işlem günü için açıklanan TLREFK Endeksi dikkate alınır.

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.