



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	TRPTMT212733 ISIN Kodlu VDMK kupon ödemesine ilişkin nakit bakiyesinin Tera Yatırım Bankası A.Ş. nezdinde bulunması ve ilgili bankanın Takasbank'a bakiyeyi aktaramaması nedeniyle yapılamamıştır
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Non-Payment of Coupon

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	28.01.2027
Maturity (Day)	267
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	24.04.2026
Title Of Intermediary Brokerage House	TERA YATIRIM MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	05.05.2026
Ending Date of Sale	05.05.2026
Nominal Value of Capital Market Instrument Sold	1.339.500.000
Maturity Starting Date	06.05.2026
Issue Price	1
Interest Rate Type	Fixed Rate

Interest Rate - Yearly Simple (%)	44
Interest Rate - Yearly Compound (%)	51,99
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRPTMT212733
Originator	TERA YATIRIM BANKASI A.Ş.
Founder	Birleşik İpotek Finansmanı A.Ş.
Issuer Fund	TMKŞ Tera Bank İkinci Varlık Finansmanı Fonu
Coupon Number	3
Currency Unit	TRY
Coupon Payment Frequency	Quarterly
Reason Of Nonpayment	30.10.2026 tarihinde (bugün) gerçekleşmesi beklenen TMKŞ Tera Bank İkinci Varlık Finansmanı Fonu'nun TRPTMT212733 ISIN Kodlu VDMK kupon ödemesine ilişkin nakit bakiyesinin Tera Yatırım Bankası A.Ş. nezdinde bulunması ve ilgili banka tarafından Takasbank'a bakiyenin aktarılamaması nedeniyle vadesinde yapılamamıştır

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	31.07.2026	30.07.2026	31.07.2026	10,3671	138.867.304,49		Yes
2	30.10.2026	28.10.2026	30.10.2026	10,9698	146.940.471		No
3	28.01.2027	27.01.2027	28.01.2027	10,8493	145.326.374		
Principal/Maturity Date Payment Amount	28.01.2027	27.01.2027	28.01.2027		1.339.500.000		

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

30.10.2026 tarihinde (bugün) gerçekleşmesi beklenen TMKŞ Tera Bank İkinci Varlık Finansmanı Fonu'nun TRPTMT212733 ISIN Kodlu VDMK kupon ödemesine ilişkin nakit bakiyesinin Tera Yatırım Bankası A.Ş. nezdinde bulunması ve ilgili banka tarafından Takasbank'a bakiyenin aktarılamaması nedeniyle vadesinde yapılamamıştır.

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.