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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	TRDEMVK22916 ISIN Kodlu Kira Sertifikasının 3. 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	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	09.02.2029
Maturity (Day)	1.106
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	16.01.2026
Title Of Intermediary Brokerage House	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	29.01.2026
Ending Date of Sale	29.01.2026
Nominal Value of Capital Market Instrument Sold	1.000.000.000
Maturity Starting Date	30.01.2026
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 (%)	0,80
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRDEMVK22916
Fund User	GARANTİ FİNANSAL KİRALAMA A.Ş.
Originator	GARANTİ FİNANSAL KİRALAMA A.Ş.
Guarantor	Nope
Founder	TÜRKİYE EMLAK KATILIM BANKASI A.Ş.
Coupon Number	12
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	08.05.2026	07.05.2026	08.05.2026	11,17965	41,63848	48,4	111.796.500		Yes
2	07.08.2026	06.08.2026	07.08.2026	10,56801	42,38817	49,62	105.680.100		Yes
3	06.11.2026	05.11.2026	06.11.2026	9,82275	39,39894	45,62	98.227.500		Yes
4	05.02.2027	04.02.2027	05.02.2027						
5	07.05.2027	06.05.2027	07.05.2027						
6	06.08.2027	05.08.2027	06.08.2027						
7	05.11.2027	04.11.2027	05.11.2027						
8	04.02.2028	03.02.2028	04.02.2028						
9	12.05.2028	11.05.2028	12.05.2028						
10	11.08.2028	10.08.2028	11.08.2028						
11	10.11.2028	09.11.2028	10.11.2028						
12	09.02.2029	08.02.2029	09.02.2029						
Principal/Maturity Date Payment Amount	09.02.2029	08.02.2029	09.02.2029						

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

Şirketimizin ihraççı, Garanti Finansal Kiralama A.Ş.'nin fon kullanıcısı olarak yer aldığı, yıllık BIST TLREFK (Türk Lirası Gecelik Katılım Referans Oranı) Endeks Değişimi + %0,80 getiri oranlı TRDEMVK22916 ISIN kodlu kira sertifikasının 3. kupon(getiri) oranı %9,82275 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.