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KAMUYU AYDINLATMA PLATFORMU

BİRLEŞİK İPOTEK FİNANSMANI A.Ş.
Notification Regarding Issue of Capital Market Instrument

Notification Regarding Issue of Capital Market Instrument

Summary Info	TRPTMKTK2615 ISIN Kodlu menkul kıymetin anapara ve faiz itfa ödemeleri, kaynak kuruluş Tarfin Tarım A.Ş.'nin hizmet sağlayıcı yükümlülükleri ile garantörlük yükümlülüklerini yerine getirmemiş olması
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No
Subject of Notification	Non-Payment of Principal

Board Decision Date	28.01.2026

Related Issue Limit Info

Currency Unit	TRY
Limit	5.000.000.000
Issue Limit Security Type	ABS-ACB
Sale Type	Sale To Qualified Investor
Domestic / Oversea	Domestic
Capital Market Board Approval Date	12.02.2026

Capital Market Instrument To Be Issued Info

Type	Asset Backed Securities
Maturity Date	27.11.2026
Maturity (Day)	99
Sale Type	Sale To Qualified Investor
The country where the issue takes place	Türkiye
Approval Date of Tenor Issue Document	18.08.2026
Title Of Intermediary Brokerage House	OSMANLI YATIRIM MENKUL DEĞERLER A.Ş.
Central Securities Depository	Merkezi Kayıt Kuruluşu A.Ş.
Starting Date of Sale	19.08.2026
Ending Date of Sale	19.08.2026
Nominal Value of Capital Market Instrument Sold	70.000.000
Maturity Starting Date	20.08.2026
Issue Price	1
Interest Rate Type	Fixed Rate

Interest Rate - Yearly Simple (%)	46
Interest Rate - Yearly Compound (%)	54,26
Traded in the Stock Exchange	Yes
Payment Type	TL Payment
ISIN Code	TRPTMKTK2615
Originator	TARFİN TARIM A.Ş.
Founder	Birleşik İpotek Finansmanı A.Ş.
Issuer Fund	TMKŞ Tarfin Birinci Varlık Finansmanı Fonu
Coupon Number	1
Currency Unit	TRY
Coupon Payment Frequency	Single Coupon
Reason Of Nonpayment	TRPTMKTK2615 ISIN Kodlu menkul kıymetin anapara ve faiz itfa ödemeleri,fon hesabında yeterli bakiyenin oluşmaması ve kaynak kuruluş Tarfin Tarım A.Ş.'nin hizmet sağlayıcı yükümlülükleri ile garantörlük yükümlülüklerini yerine getirmemiş olması nedeniyle 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	27.11.2026	26.11.2026	27.11.2026	12,4767	8.733.699		No
Principal/Maturity Date Payment Amount	27.11.2026	26.11.2026	27.11.2026		70.000.000		No

Rating

Does the issuer have a rating note?	No
Does the capital market instrument have a rating note?	Yes

Capital Market Instrument Rating Note

Rating Company	Rating Note	Rating Date	Is it Investment Grade?
SAHA Kurumsal Yönetim ve Kredi Derecelendirme Hizmetleri A.Ş.	AA+	18.08.2026	Yes

Does the originator have a rating note?	No

Additional Explanations

TRPTMKTK2615 ISIN Kodlu menkul kıymetin anapara ve faiz itfa ödemeleri,fon hesabında yeterli bakiyenin oluşmaması ve kaynak kuruluş Tarfin Tarım A.Ş.'nin hizmet sağlayıcı yükümlülükleri ile garantörlük yükümlülüklerini yerine getirmemiş olması nedeniyle 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.