

Monthly Investor Report: August 2025

Issuance Details

Issuance	Nominal Value	Maturity Date	Coupon Rate	Derivatives
2025-1	3.915.283.500	12.06.2030	35,60%	N/A

Issuer Details

Issuer	Akbank T.A.Ş
Issuer Country	Turkey
Investor Relations Web Site	http://www.akbank.com/en-us/investor-relations/Pages/default.aspx
Covered Bond Communique	https://www.cmb.gov.tr/SiteApps/Tebliğ/File/495

Rating Information

	Moody's	Fitch
Long - Term FX Bank Deposit / Long-Term IDR	B1	BB-
Long - Term TL Bank Deposit / Local Currency Long-Term IDR	B1	BB-
Covered Bond	-	-

Program Information

Issuer	Akbank T.A.Ş
Rating Agency	-
Listing Agent	
Cover Monitor	KPMG
Trustee	BONY
Fiscal Agent	BONY
Calculation Agent	BONY
Exchange Agent	
Transfer Agent	
Registrar	Clearstream

Overcollateralization Ratio

Legal Coverage Ratio	2%
Contractual	12,5%
Current	1.114,43%

Bond Legal Maturity

Less than 1 year	
1-2 years	
2-3 years	
3-4 years	
4-5 years	
5-10 years	3.915.283.500

Net Present Value Stress Test

		Pool			Payment
	Mortgage Pool	Substitute Assets	Cover Assets Total	Covered Bond	Payments Total
Nominal	49.425.759.429	110.000.000	49.535.759.429	3.915.283.500	3.915.283.500
Cash Flows (12M)	15.130.645.092	22.544.042	15.153.189.134	1.413.199.828	1.413.199.828
PV	54.173.407.328	93.341.806	54.266.749.134	4.468.496.303	4.468.496.303
Stressed PV Up	51.779.867.121	89.310.189	51.869.177.310	4.143.837.539	4.143.837.539
Stressed PV Down	56.546.593.373	97.579.268	56.644.172.641	4.830.967.844	4.830.967.844
Currency UP PV	54.173.407.328	93.341.806	54.266.749.134	4.468.496.303	4.468.496.303
Currency Down PV	54.173.407.328	93.341.806	54.266.749.134	4.468.496.303	4.468.496.303
Substitute/Pool	0	93.341.806	54.266.749.134		
Overcollateralization	54.173.407.328	93.341.806	0		

Net Present Value Stress Test

	True Passed?	Test Result
Nominal	Yes	7,90%
Cash Flows (12M)	Yes	9,33%
PV	Yes	1.114,43%
Stressed PV Up	Yes	7,99%
Stressed PV Down	Yes	8,53%
Currency UP PV	Yes	8,23%
Currency Down PV	Yes	8,23%
Substitute/Pool	Yes	0,17%
Overcollateralization	Yes	2,09%

Residential Cover Pool Data

Period Start Date	01.08.2025
Period End Date	29.08.2025
Number of Mortgage Loans	74.330
Number of Eligible Mortgage Loans	74.330
Mortgage Loan Pool Size (TL)	49.349.209.578
Number of Borrower	73.824
Average Mortgage Loan Balance	663.920
Maximum Mortgage Loan Balance	21.216.612
Current Loan to Value Limit for Residential Mortgage Loans	75%
Current Loan to Value Limit for Commercial Mortgage Loans	50%
Weighted Average LTV Ratio	26%
Weighted Average Interest Rate	2,61%
Weighted Average Seasoning (months)	19
Weighted Average Term to Maturity (months)	75
Maximum Terms to Maturity (months)	117
Expected WAL of Cover Pool	
Expected WAL of outstanding Covered Bonds (years)	
Interest to be Received for 1 year	14.835.953.723
Principal to be Received for 1 year	4.829.545.664
Substitute Asset Balance	110.000.000
Substitute Assets in Cover Pool	0,17%

Cover Asset Characteristics

Residential Mortgage Loans	49.349.209.578
Government Bonds	110.000.000
Other Substitute Assets	
Cash	
Other Cover Assets	
Totals	49.459.209.578

Arrears and Defaulted Loans Outstanding

Arrears Breakdown	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>1 to <=5 day	0	0,00%	0	0,00%
>5 to <=10	0	0,00%	0	0,00%
>10 to <=15	0	0,00%	0	0,00%
>15 to <=30	0	0,00%	0	0,00%
>30 to <=59	0	0,00%	0	0,00%
>=60	0	0,00%	0	0,00%
Total	74.330	0,00%	49.349.209.578	0,00%

Current Loan Balance

Current Principal Balance	No of Contracts	% of Contracts	Outstanding	% of Outstanding
<10,000	1.307	2%	8.636.881	0%
>=10,000 <50,000	7.388	10%	206.355.747	0%
>=50,000 <100,000	6.433	9%	481.711.734	1%
>=100,000 <200,000	8.274	11%	1.186.974.985	2%
>=200,000 <300,000	4.019	5%	999.461.463	2%
>=300,000 <400,000	3.469	5%	1.219.571.272	2%
>=400,000 <500,000	4.100	6%	1.865.596.277	4%
>=500,000 <750,000	10.115	14%	6.338.824.251	13%
>=750,000 <1,000,000	11.163	15%	9.957.979.162	20%
>=1,000,000 <1,250,000	7.227	10%	8.091.403.593	16%
>=1,250,000 <1,500,000	4.641	6%	6.405.869.192	13%
>=1,500,000 <2,000,000	3.960	5%	6.918.274.825	14%
>=2,000,000	2.234	3%	5.668.550.197	11%
Total	74.330	100%	49.349.209.578	100%

Interest Rate Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Fixed	74.330	100%	49.349.209.578	100%
Floating	0	0%	0	0%
Other	0	0%	0	0%
Total	74.330	100%	49.349.209.578	100%

Current LTV

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>%100	0	0,00%	0	0,00%
>%80 <=%100	0	0,00%	0	0,00%
>%75 <=%80	0	0,00%	0	0,00%
>%70 <=%75	1	0,00%	1.983.012	0,00%
>%65 <=%70	13	0,02%	25.512.757	0,05%
>%60 <=%65	54	0,07%	102.059.416	0,21%
>%55 <=%60	170	0,23%	256.970.937	0,52%
>%50 <=%55	484	0,65%	601.425.428	1,22%
>%45 <=%50	1.391	1,87%	1.687.005.646	3,42%
>%40 <=%45	3.272	4,40%	4.060.182.218	8,23%
>%35 <=%40	5.362	7,21%	6.714.633.754	13,61%
<=%35	63.583	85,54%	35.899.436.411	72,75%
Total	74.330	100,00%	49.349.209.578	100,00%

Seasoning

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	19.350	26,03%	21.443.548.820	43,45%
>12 <=18	11.170	15,03%	11.275.300.764	22,85%
>18 <=24	4.571	6,15%	3.306.488.556	6,70%
>24 <=30	11.707	15,75%	8.007.872.083	16,23%
>30 <=36	3.684	4,96%	2.092.858.703	4,24%
>36 <=42	813	1,09%	500.035.080	1,01%
>42 <=48	5.727	7,70%	1.093.945.797	2,22%
>48 <=54	4.333	5,83%	639.679.132	1,30%
>54 <=60	3.275	4,41%	421.543.270	0,85%
>60 <=66	3.574	4,81%	310.872.370	0,63%
>66 <=72	1.460	1,96%	130.779.283	0,27%
>72 <=78	11	0,01%	695.028	0,00%
>78 <=84	12	0,02%	293.644	0,00%
>84 <=90	128	0,17%	5.914.200	0,01%
>90 <=96	707	0,95%	32.808.819	0,07%
>96 <=102	914	1,23%	32.763.307	0,07%
>102 <=108	1.221	1,64%	31.749.454	0,06%
>108 <=114	1.241	1,67%	19.329.945	0,04%
>114 <=120	432	0,58%	2.731.324	0,01%
>120	0	0,00%	0	0,00%
Total	74.330	100,00%	49.349.209.578	100,00%

Year of Origination

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
2014	2	0,00%	14.956	0,00%
2015	541	0,73%	3.791.009	0,01%
2016	2.834	3,81%	58.068.352	0,12%
2017	2.707	3,64%	110.657.524	0,22%
2018	409	0,55%	23.445.211	0,05%
2019	1.656	2,23%	151.671.466	0,31%
2020	5.471	7,36%	656.280.624	1,33%
2021	11.521	15,50%	1.924.037.163	3,90%
2022	3.520	4,74%	1.990.442.211	4,03%
2023	14.109	18,98%	10.811.216.705	21,91%
2024	25.777	34,68%	26.747.400.921	54,20%
2025	5.783	7,78%	6.872.183.437	13,93%
Total	74.330	100,00%	49.349.209.578	100,00%

Terms to Maturity

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	5.014	6,75%	258.962.021	0,52%
>12 <=18	3.418	4,60%	273.791.710	0,55%
>18 <=24	2.341	3,15%	453.566.631	0,92%
>24 <=30	3.847	5,18%	1.347.874.040	2,73%
>30 <=36	2.788	3,75%	1.406.168.792	2,85%
>36 <=42	3.258	4,38%	2.262.312.879	4,58%
>42 <=48	1.194	1,61%	648.863.764	1,31%
>48 <=54	8.294	11,16%	6.393.514.031	12,96%
>54 <=60	5.677	7,64%	4.143.111.280	8,40%
>60 <=66	5.641	7,59%	3.481.570.557	7,05%
>66 <=72	5.704	7,67%	3.343.968.373	6,78%
>72 <=78	4.009	5,39%	2.207.553.670	4,47%
>78 <=84	1.181	1,59%	1.066.349.785	2,16%
>84 <=90	4.124	5,55%	3.051.196.829	6,18%
>90 <=96	5.635	7,58%	5.293.224.696	10,73%
>96 <=102	3.005	4,04%	2.760.003.377	5,59%
>102 <=108	4.764	6,41%	5.251.888.894	10,64%
>108 <=114	3.781	5,09%	4.797.305.481	9,72%
>114 <=120	655	0,88%	907.982.767	1,84%
Total	74.330	100,00%	49.349.209.578	100,00%

Security Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
First Lien Mortgage	74.330	100%	49.349.209.578	100%
Non First Lien Mortgage	0	0%	0	0%
Total	74.330	100%	49.349.209.578	100%

Payment Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Principal and Interest	74.330	100%	49.349.209.578	100%
Interest Only	0	0%	0	0%
Total	74.330	100%	49.349.209.578	100%

Prepayment Option

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Loan with Prepayment Option	74.330	100%	49.349.209.578	100%
Loan without Prepayment Option	0	0%	0	0%
Total	74.330	100%	49.349.209.578	100%

Borrower Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Employed	56.577	76%	38.375.156.186	78%
Self Employed	7.503	10%	5.784.885.461	12%
Unemployed	100	0%	42.318.770	0%
Student	6	0%	2.384.710	0%
Retired	8.905	12%	4.331.118.084	9%
Other	1.239	2%	813.346.367	2%
Total	74.330	100%	49.349.209.578	100%

Occupancy Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Investment Purpose	11.347	15%	5.557.122.995	11%
Owner Occupied	61.938	83%	43.251.196.985	88%
Vacation	1.045	1%	540.889.598	1%
Total	74.330	100%	49.349.209.578	100%

City Concentration

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Top 1	18.455	24,83%	13.144.957.921	26,64%
Top 5	42.048	56,57%	29.639.165.834	60,06%
Top 10	52.233	70,27%	35.909.973.039	72,77%
Top 20	63.844	85,89%	43.348.815.903	87,84%
Top 30	68.154	91,69%	45.838.523.410	92,89%
Total	74.330	100,00%	49.349.209.578	100,00%

City

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Adana	1.863	2,51%	1.023.681.451	2,07%
Adiyaman	34	0,05%	11.773.736	0,02%
Afyonkarahisar	215	0,29%	145.633.132	0,30%
Ağrı	60	0,08%	43.838.682	0,09%
Amasya	230	0,31%	124.264.436	0,25%
Ankara	11.630	15,65%	8.735.489.932	17,70%
Antalya	3.009	4,05%	1.991.255.486	4,04%
Artvin	186	0,25%	124.270.487	0,25%
Aydin	1.230	1,65%	745.928.022	1,51%
Balıkesir	1.344	1,81%	838.571.944	1,70%
Bilecik	194	0,26%	110.358.151	0,22%
Bingöl	3	0,00%	1.798.895	0,00%
Bitlis	12	0,02%	5.592.787	0,01%
Bolu	179	0,24%	141.620.844	0,29%
Burdur	112	0,15%	50.692.945	0,10%
Bursa	2.238	3,01%	1.426.407.590	2,89%
Çanakkale	653	0,88%	459.167.040	0,93%
Çankiri	88	0,12%	48.300.115	0,10%
Çorum	334	0,45%	143.390.927	0,29%
Denizli	1.177	1,58%	824.621.760	1,67%
Diyarbakir	750	1,01%	515.124.398	1,04%
Edirne	411	0,55%	204.434.446	0,41%
Elazığ	83	0,11%	50.604.302	0,10%
Erzincan	61	0,08%	31.450.085	0,06%
Erzurum	191	0,26%	138.493.106	0,28%
Eskişehir	1.314	1,77%	1.022.397.779	2,07%
Gaziantep	1.256	1,69%	784.592.475	1,59%
Giresun	273	0,37%	131.303.976	0,27%
Gümüşhane	31	0,04%	20.025.921	0,04%
Hakkari	0	0,00%	0	0,00%
Hatay	214	0,29%	79.896.199	0,16%
Isparta	116	0,16%	74.367.634	0,15%
Mersin	1.925	2,59%	1.023.625.493	2,07%
Istanbul	18.455	24,83%	13.144.957.921	26,64%
Izmir	6.181	8,32%	4.324.645.836	8,76%
Kars	143	0,19%	82.998.098	0,17%
Kastamonu	160	0,22%	87.301.538	0,18%
Kayseri	789	1,06%	407.947.913	0,83%
Kırklareli	372	0,50%	207.571.677	0,42%
Kırşehir	94	0,13%	51.092.424	0,10%
Kocaeli	2.241	3,01%	1.400.302.556	2,84%
Konya	963	1,30%	600.675.490	1,22%
Kütahya	247	0,33%	144.133.759	0,29%
Malatya	82	0,11%	32.020.679	0,06%
Manisa	2.385	3,21%	1.312.080.346	2,66%
Kahramanmaraş	333	0,45%	158.240.932	0,32%
Mardin	72	0,10%	41.250.513	0,08%
Muğla	1.458	1,96%	1.108.335.263	2,25%
Muş	24	0,03%	13.865.400	0,03%
Nevşehir	64	0,09%	31.080.895	0,06%
Niğde	141	0,19%	76.927.807	0,16%
Ordu	405	0,54%	250.987.594	0,51%
Rize	111	0,15%	48.588.598	0,10%
Sakarya	727	0,98%	444.624.390	0,90%
Samsun	999	1,34%	624.138.463	1,26%
Siirt	56	0,08%	30.611.379	0,06%
Sinop	119	0,16%	62.024.647	0,13%
Sivas	172	0,23%	109.387.034	0,22%
Tekirdağ	2.773	3,73%	1.442.816.659	2,92%
Tokat	318	0,43%	206.583.235	0,42%
Trabzon	281	0,38%	182.532.752	0,37%
Tunceli	5	0,01%	1.447.399	0,00%
Şanlıurfa	301	0,40%	163.395.148	0,33%

Uşak	145	0,20%	87.667.688	0,18%
Van	148	0,20%	105.684.909	0,21%
Yozgat	203	0,27%	115.746.140	0,23%
Zonguldak	266	0,36%	206.716.276	0,42%
Aksaray	130	0,17%	58.093.651	0,12%
Bayburt	6	0,01%	2.590.857	0,01%
Karaman	79	0,11%	43.129.573	0,09%
Kirikkale	440	0,59%	214.914.075	0,44%
Batman	180	0,24%	120.555.422	0,24%
Şirnak	1	0,00%	1.095.003	0,00%
Bartın	107	0,14%	81.516.235	0,17%
Ardahan	32	0,04%	16.191.847	0,03%
Iğdir	31	0,04%	19.967.427	0,04%
Yalova	245	0,33%	156.982.649	0,32%
Karabük	113	0,15%	63.297.567	0,13%
Kilis	22	0,03%	9.190.923	0,02%
Osmaniye	122	0,16%	63.809.498	0,13%
Düzce	173	0,23%	116.519.313	0,24%
Total	74.330	100,00%	49.349.209.578	100,00%