

Monthly Investor Report: December 2024**Issuance Details**

| Issuance | Nominal Value | Maturity Date | Coupon Rate | Derivatives |
|----------|---------------|---------------|-------------|-------------|
|----------|---------------|---------------|-------------|-------------|

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/Teblig/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 Covered Bond | B1 | BB- |
| | - | - |

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 | |

Bond Legal Maturity

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

Net Present Value Stress Test

| | Pool | | | Payment | |
|-----------------------|----------------|-------------------|--------------------|--------------|----------------|
| | Mortgage Pool | Substitute Assets | Cover Assets Total | Covered Bond | Payments Total |
| Nominal | 35.344.077.230 | 30.000.000 | 35.374.077.230 | 0 | 0 |
| Cash Flows (12M) | 10.323.230.915 | 6.148.375 | 10.329.379.290 | 0 | 0 |
| PV | 39.434.322.037 | 24.157.878 | 39.458.479.916 | 0 | 0 |
| Stressed PV Up | 37.434.367.621 | 22.777.265 | 37.457.144.886 | 0 | 0 |
| Stressed PV Down | 39.363.566.666 | 25.634.136 | 39.389.200.802 | 0 | 0 |
| Currency UP PV | 39.434.322.037 | 24.157.878 | 39.458.479.916 | 0 | 0 |
| Currency Down PV | 39.434.322.037 | 24.157.878 | 39.458.479.916 | 0 | 0 |
| Substitute/Pool | 0 | 24.157.878 | 39.458.479.916 | | |
| Overcollateralization | 39.434.322.037 | 24.157.878 | 0 | | |

Net Present Value Stress Test

| | True Passed? | Test Result |
|-----------------------|--------------|-------------|
| Nominal | Yes | 0,00% |
| Cash Flows (12M) | Yes | 0,00% |
| PV | No | |
| Stressed PV Up | Yes | 0,00% |
| Stressed PV Down | Yes | 0,00% |
| Currency UP PV | Yes | 0,00% |
| Currency Down PV | Yes | 0,00% |
| Substitute/Pool | Yes | 0,06% |
| Overcollateralization | No | |

Residential Cover Pool Data

| | |
|--|----------------|
| Period Start Date | 01.12.2024 |
| Period End Date | 31.12.2024 |
| Number of Mortgage Loans | 63.266 |
| Number of Eligible Mortgage Loans | 63.266 |
| Mortgage Loan Pool Size (TL) | 35.305.985.995 |
| Number of Borrower | 62.750 |
| Average Mortgage Loan Balance | 558.056 |
| Maximum Mortgage Loan Balance | 22.621.406 |
| Current Loan to Value Limit for Residential Mortgage Loans | 75% |
| Current Loan to Value Limit for Commercial Mortgage Loans | 50% |
| Weighted Average LTV Ratio | 28% |
| Weighted Average Interest Rate | 2,48% |
| Weighted Average Seasoning (months) | 17 |
| Weighted Average Term to Maturity (months) | 84 |
| 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 | 10.174.725.887 |
| Principal to be Received for 1 year | 2.948.507.391 |
| Substitute Asset Balance | 30.000.000 |
| Substitute Assets in Cover Pool | 0,06% |

Cover Asset Characteristics

| | |
|----------------------------|-----------------------|
| Residential Mortgage Loans | 35.305.985.995 |
| Government Bonds | 30.000.000 |
| Other Substitute Assets | |
| Cash | |
| Other Cover Assets | |
| Totals | 35.335.985.995 |

Arrears and Defaulted Loans Outstanding

| Arrears Breakdown | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|-------------------|-----------------|----------------|-----------------------|------------------|
| >1 to <=5 day | 15 | 0,02% | 3.901.232 | 0,01% |
| >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 | 63.266 | 0,02% | 35.305.985.995 | 0,01% |

Current Loan Balance

| Current Principal Balance | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|---------------------------|-----------------|----------------|-----------------------|------------------|
| <10,000 | 1.707 | 3% | 10.733.268 | 0% |
| >=10,000 <50,000 | 8.196 | 13% | 236.533.438 | 1% |
| >=50,000 <100,000 | 6.816 | 11% | 505.905.377 | 1% |
| >=100,000 <200,000 | 8.541 | 14% | 1.227.093.765 | 3% |
| >=200,000 <300,000 | 3.939 | 6% | 974.931.177 | 3% |
| >=300,000 <400,000 | 3.034 | 5% | 1.074.002.874 | 3% |
| >=400,000 <500,000 | 3.475 | 5% | 1.593.985.393 | 5% |
| >=500,000 <750,000 | 7.665 | 12% | 4.819.249.058 | 14% |
| >=750,000 <1,000,000 | 8.257 | 13% | 7.385.777.055 | 21% |
| >=1,000,000 <1,250,000 | 4.831 | 8% | 5.437.383.400 | 15% |
| >=1,250,000 <1,500,000 | 2.986 | 5% | 4.143.975.633 | 12% |
| >=1,500,000 <2,000,000 | 2.438 | 4% | 4.290.057.833 | 12% |
| >=2,000,000 | 1.381 | 2% | 3.606.357.724 | 10% |
| Total | 63.266 | 100% | 35.305.985.995 | 100% |

Interest Rate Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| Fixed | 63.266 | 100% | 35.305.985.995 | 100% |
| Floating | 0 | 0% | 0 | 0% |
| Other | 0 | 0% | 0 | 0% |
| Total | 63.266 | 100% | 35.305.985.995 | 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 | 4 | 0,01% | 8.205.056 | 0,02% |
| >%65 <%70 | 25 | 0,04% | 31.216.654 | 0,09% |
| >%60 <%65 | 87 | 0,14% | 117.163.952 | 0,33% |
| >%55 <%60 | 333 | 0,53% | 388.107.427 | 1,10% |
| >%50 <%55 | 1.117 | 1,77% | 1.194.028.251 | 3,38% |
| >%45 <%50 | 2.316 | 3,66% | 2.641.467.804 | 7,48% |
| >%40 <%45 | 3.407 | 5,39% | 4.196.441.241 | 11,89% |
| >%35 <%40 | 3.411 | 5,39% | 3.981.736.442 | 11,28% |
| <%35 | 52.566 | 83,09% | 22.747.619.167 | 64,43% |
| Total | 63.266 | 100,00% | 35.305.985.995 | 100,00% |

Seasoning

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| >0 <=12 | 19.085 | 30,17% | 19.532.389.868 | 55,32% |
| >12 <=18 | 4.476 | 7,07% | 2.675.235.271 | 7,58% |
| >18 <=24 | 12.597 | 19,91% | 9.123.976.249 | 25,84% |
| >24 <=30 | 1.070 | 1,69% | 623.157.663 | 1,77% |
| >30 <=36 | 1.050 | 1,66% | 480.376.917 | 1,36% |
| >36 <=42 | 6.673 | 10,55% | 1.275.202.195 | 3,61% |
| >42 <=48 | 4.860 | 7,68% | 710.598.769 | 2,01% |
| >48 <=54 | 2.834 | 4,48% | 327.358.453 | 0,93% |
| >54 <=60 | 3.661 | 5,79% | 324.436.104 | 0,92% |
| >60 <=66 | 322 | 0,51% | 29.064.283 | 0,08% |
| >66 <=72 | 19 | 0,03% | 850.822 | 0,00% |
| >72 <=78 | 22 | 0,03% | 826.625 | 0,00% |
| >78 <=84 | 273 | 0,43% | 14.469.283 | 0,04% |
| >84 <=90 | 768 | 1,21% | 42.039.362 | 0,12% |
| >90 <=96 | 1.443 | 2,28% | 62.595.254 | 0,18% |
| >96 <=102 | 1.007 | 1,59% | 32.965.931 | 0,09% |
| >102 <=108 | 1.213 | 1,92% | 30.120.095 | 0,09% |
| >108 <=114 | 1.344 | 2,12% | 17.172.936 | 0,05% |
| >114 <=120 | 549 | 0,87% | 3.149.914 | 0,01% |
| >120 | 0 | 0,00% | 0 | 0,00% |
| Total | 63.266 | 100,00% | 35.305.985.995 | 100,00% |

Year of Origination

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| 2014 | 36 | 0,06% | 223.543 | 0,00% |
| 2015 | 2.588 | 4,09% | 30.995.108 | 0,09% |
| 2016 | 3.006 | 4,75% | 95.718.087 | 0,27% |
| 2017 | 2.874 | 4,54% | 148.242.202 | 0,42% |
| 2018 | 453 | 0,72% | 30.248.481 | 0,09% |
| 2019 | 1.662 | 2,63% | 168.454.138 | 0,48% |
| 2020 | 5.511 | 8,71% | 688.109.610 | 1,95% |
| 2021 | 11.646 | 18,41% | 2.062.564.407 | 5,84% |
| 2022 | 3.236 | 5,11% | 1.938.497.551 | 5,49% |
| 2023 | 14.234 | 22,50% | 11.384.884.789 | 32,25% |
| 2024 | 18.020 | 28,48% | 18.758.048.079 | 53,13% |
| Total | 63.266 | 100,00% | 35.305.985.995 | 100,00% |

Terms to Maturity

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| >0 <=12 | 4.590 | 7,26% | 184.017.609 | 0,52% |
| >12 <=18 | 3.310 | 5,23% | 320.501.267 | 0,91% |
| >18 <=24 | 3.052 | 4,82% | 337.568.771 | 0,96% |
| >24 <=30 | 2.832 | 4,48% | 553.970.888 | 1,57% |
| >30 <=36 | 2.672 | 4,22% | 631.468.247 | 1,79% |
| >36 <=42 | 2.645 | 4,18% | 1.235.067.194 | 3,50% |
| >42 <=48 | 1.775 | 2,81% | 863.496.420 | 2,45% |
| >48 <=54 | 1.021 | 1,61% | 477.030.820 | 1,35% |
| >54 <=60 | 2.407 | 3,80% | 1.190.133.898 | 3,37% |
| >60 <=66 | 5.169 | 8,17% | 3.379.259.243 | 9,57% |
| >66 <=72 | 4.387 | 6,93% | 2.543.667.402 | 7,20% |
| >72 <=78 | 5.319 | 8,41% | 3.100.337.563 | 8,78% |
| >78 <=84 | 4.494 | 7,10% | 1.823.801.675 | 5,17% |
| >84 <=90 | 987 | 1,56% | 792.784.442 | 2,25% |
| >90 <=96 | 1.610 | 2,54% | 1.121.854.618 | 3,18% |
| >96 <=102 | 6.913 | 10,93% | 6.254.222.347 | 17,71% |
| >102 <=108 | 2.201 | 3,48% | 1.810.582.247 | 5,13% |
| >108 <=114 | 6.038 | 9,54% | 6.523.112.623 | 18,48% |
| >114 <=120 | 1.844 | 2,91% | 2.163.108.720 | 6,13% |
| Total | 63.266 | 100,00% | 35.305.985.995 | 100,00% |

Security Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|-------------------------|-----------------|----------------|----------------|------------------|
| First Lien Mortgage | 63.266 | 100% | 35.305.985.995 | 100% |
| Non First Lien Mortgage | 0 | 0% | 0 | 0% |
| Total | 63.266 | 100% | 35.305.985.995 | 100% |

Payment Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|------------------------|-----------------|----------------|----------------|------------------|
| Principal and Interest | 63.266 | 100% | 35.305.985.995 | 100% |
| Interest Only | 0 | 0% | 0 | 0% |
| Total | 63.266 | 100% | 35.305.985.995 | 100% |

Prepayment Option

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------------------------|-----------------|----------------|----------------|------------------|
| Loan with Prepayment Option | 63.266 | 100% | 35.305.985.995 | 100% |
| Loan without Prepayment Option | 0 | 0% | 0 | 0% |
| Total | 63.266 | 100% | 35.305.985.995 | 100% |

Borrower Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|---------------|-----------------|----------------|----------------|------------------|
| Employed | 46.890 | 74% | 26.542.731.827 | 75% |
| Self Employed | 6.842 | 11% | 4.696.464.870 | 13% |
| Unemployed | 107 | 0% | 44.278.694 | 0% |
| Student | 7 | 0% | 2.806.829 | 0% |
| Retired | 8.270 | 13% | 3.331.009.063 | 9% |
| Other | 1.150 | 2% | 688.694.712 | 2% |
| Total | 63.266 | 100% | 35.305.985.995 | 100% |

Occupancy Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------------|-----------------|----------------|----------------|------------------|
| Investment Purpose | 10.792 | 17% | 4.817.446.455 | 14% |
| Owner Occupied | 51.449 | 81% | 29.958.218.575 | 85% |
| Vacation | 1.025 | 2% | 530.320.965 | 2% |
| Total | 63.266 | 100% | 35.305.985.995 | 100% |

City Concentration

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------|-----------------|----------------|----------------|------------------|
| Top 1 | 16.408 | 25,93% | 9.773.243.998 | 27,68% |
| Top 5 | 35.367 | 55,90% | 21.429.568.513 | 60,70% |
| Top 10 | 43.932 | 69,44% | 25.863.950.709 | 73,26% |
| Top 20 | 54.268 | 85,78% | 31.017.852.183 | 87,85% |
| Top 30 | 58.048 | 91,75% | 32.865.692.867 | 93,09% |
| Total | 63.266 | 100,00% | 35.305.985.995 | 100,00% |

City

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|----------------|-----------------|----------------|---------------|------------------|
| Adana | 1.532 | 2,42% | 673.632.492 | 1,91% |
| Adiyaman | 34 | 0,05% | 5.591.353 | 0,02% |
| Afyonkarahisar | 179 | 0,28% | 108.796.485 | 0,31% |
| Ağrı | 52 | 0,08% | 29.498.455 | 0,08% |
| Amasya | 187 | 0,30% | 80.958.695 | 0,23% |
| Ankara | 9.452 | 14,94% | 6.215.344.362 | 17,60% |
| Antalya | 2.436 | 3,85% | 1.332.526.082 | 3,77% |
| Artvin | 167 | 0,26% | 86.978.722 | 0,25% |
| Aydin | 1.060 | 1,68% | 535.691.713 | 1,52% |
| Balikesir | 1.189 | 1,88% | 623.925.274 | 1,77% |
| Bilecik | 181 | 0,29% | 92.482.309 | 0,26% |
| Bingöl | 4 | 0,01% | 977.987 | 0,00% |
| Bitlis | 7 | 0,01% | 2.879.608 | 0,01% |
| Bolu | 123 | 0,19% | 83.730.780 | 0,24% |
| Burdur | 110 | 0,17% | 35.187.532 | 0,10% |
| Bursa | 1.910 | 3,02% | 1.064.669.772 | 3,02% |
| Çanakkale | 560 | 0,89% | 329.609.583 | 0,93% |
| Çankiri | 68 | 0,11% | 29.539.000 | 0,08% |
| Çorum | 270 | 0,43% | 90.675.276 | 0,26% |
| Denizli | 917 | 1,45% | 560.219.623 | 1,59% |
| Diyarbakir | 663 | 1,05% | 358.126.792 | 1,01% |
| Edirne | 371 | 0,59% | 148.963.774 | 0,42% |
| Elazığ | 76 | 0,12% | 36.962.284 | 0,10% |
| Erzincan | 47 | 0,07% | 20.384.374 | 0,06% |
| Erzurum | 157 | 0,25% | 98.902.328 | 0,28% |
| Eskişehir | 1.063 | 1,68% | 776.739.168 | 2,20% |
| Gaziantep | 1.001 | 1,58% | 488.799.176 | 1,38% |
| Giresun | 249 | 0,39% | 95.683.714 | 0,27% |
| Gümüşhane | 26 | 0,04% | 17.476.856 | 0,05% |
| Hakkari | 0 | 0,00% | 0 | 0,00% |
| Hatay | 181 | 0,29% | 53.027.750 | 0,15% |
| Isparta | 99 | 0,16% | 54.583.880 | 0,15% |
| Mersin | 1.731 | 2,74% | 736.827.325 | 2,09% |
| Istanbul | 16.408 | 25,93% | 9.773.243.998 | 27,68% |
| Izmir | 5.161 | 8,16% | 3.043.784.299 | 8,62% |
| Kars | 110 | 0,17% | 52.126.635 | 0,15% |
| Kastamonu | 150 | 0,24% | 75.897.517 | 0,21% |
| Kayseri | 682 | 1,08% | 300.401.940 | 0,85% |
| Kirklareli | 296 | 0,47% | 136.819.144 | 0,39% |
| Kırşehir | 90 | 0,14% | 42.759.425 | 0,12% |
| Kocaeli | 1.916 | 3,03% | 973.274.719 | 2,76% |
| Konya | 885 | 1,40% | 439.420.535 | 1,24% |
| Kütahya | 194 | 0,31% | 92.469.576 | 0,26% |
| Malatya | 73 | 0,12% | 19.759.956 | 0,06% |
| Manisa | 1.923 | 3,04% | 832.282.762 | 2,36% |
| Kahramanmaraş | 286 | 0,45% | 92.304.092 | 0,26% |
| Mardin | 49 | 0,08% | 18.930.186 | 0,05% |
| Muğla | 1.287 | 2,03% | 871.994.272 | 2,47% |
| Muş | 18 | 0,03% | 10.679.557 | 0,03% |
| Nevşehir | 57 | 0,09% | 25.253.478 | 0,07% |
| Niğde | 114 | 0,18% | 56.527.543 | 0,16% |
| Ordu | 371 | 0,59% | 197.301.599 | 0,56% |
| Rize | 114 | 0,18% | 36.216.004 | 0,10% |
| Sakarya | 633 | 1,00% | 326.773.177 | 0,93% |
| Samsun | 798 | 1,26% | 407.648.963 | 1,15% |
| Sıirt | 50 | 0,08% | 26.855.508 | 0,08% |
| Sinop | 112 | 0,18% | 49.162.684 | 0,14% |
| Sivas | 150 | 0,24% | 78.110.577 | 0,22% |
| Tekirdağ | 2.376 | 3,76% | 980.091.275 | 2,78% |
| Tokat | 267 | 0,42% | 163.938.048 | 0,46% |
| Trabzon | 249 | 0,39% | 138.498.752 | 0,39% |
| Tunceli | 2 | 0,00% | 146.029 | 0,00% |
| Şanlıurfa | 280 | 0,44% | 120.302.586 | 0,34% |

| | | | | |
|-----------|--------|---------|----------------|---------|
| Uşak | 105 | 0,17% | 46.962.350 | 0,13% |
| Van | 141 | 0,22% | 84.083.862 | 0,24% |
| Yozgat | 168 | 0,27% | 83.213.767 | 0,24% |
| Zonguldak | 213 | 0,34% | 133.040.341 | 0,38% |
| Aksaray | 122 | 0,19% | 52.248.010 | 0,15% |
| Bayburt | 4 | 0,01% | 1.894.113 | 0,01% |
| Karaman | 83 | 0,13% | 31.007.694 | 0,09% |
| Kirikkale | 418 | 0,66% | 181.801.323 | 0,51% |
| Batman | 154 | 0,24% | 87.394.293 | 0,25% |
| Şirnak | 0 | 0,00% | 0 | 0,00% |
| Bartın | 70 | 0,11% | 48.059.055 | 0,14% |
| Ardahan | 31 | 0,05% | 12.564.398 | 0,04% |
| İğdir | 25 | 0,04% | 8.701.815 | 0,02% |
| Yalova | 194 | 0,31% | 101.343.155 | 0,29% |
| Karabük | 101 | 0,16% | 56.856.315 | 0,16% |
| Kilis | 18 | 0,03% | 6.092.041 | 0,02% |
| Osmaniye | 94 | 0,15% | 42.591.784 | 0,12% |
| Düzce | 122 | 0,19% | 75.764.319 | 0,21% |
| Total | 63.266 | 100,00% | 35.305.985.995 | 100,00% |