

Monthly Investor Report: January 2025**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

| | Mortgage Pool | Pool | | Payment | |
|-----------------------|----------------|-------------------|--------------------|--------------|----------------|
| | | Substitute Assets | Cover Assets Total | Covered Bond | Payments Total |
| Nominal | 38.092.778.738 | 30.000.000 | 38.122.778.738 | 0 | 0 |
| Cash Flows (12M) | 11.293.070.525 | 6.148.375 | 11.299.218.900 | 0 | 0 |
| PV | 44.184.839.795 | 25.457.416 | 44.210.297.212 | 0 | 0 |
| Stressed PV Up | 41.881.227.039 | 24.059.485 | 41.905.286.523 | 0 | 0 |
| Stressed PV Down | 43.826.476.354 | 26.949.040 | 43.853.425.394 | 0 | 0 |
| Currency UP PV | 44.184.839.795 | 25.457.416 | 44.210.297.212 | 0 | 0 |
| Currency Down PV | 44.184.839.795 | 25.457.416 | 44.210.297.212 | 0 | 0 |
| Substitute/Pool | 0 | 25.457.416 | 44.210.297.212 | | |
| Overcollateralization | 44.184.839.795 | 25.457.416 | 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 | 01.01.2025 |
| Period End Date | 31.01.2025 |
| Number of Mortgage Loans | 64.720 |
| Number of Eligible Mortgage Loans | 64.720 |
| Mortgage Loan Pool Size (TL) | 38.052.205.778 |
| Number of Borrower | 64.236 |
| Average Mortgage Loan Balance | 587.951 |
| Maximum Mortgage Loan Balance | 22.453.760 |
| Current Loan to Value Limit for Residential Mortgage Loans | 75% |
| Current Loan to Value Limit for Commercial Mortgage Loans | 50% |
| Weighted Average LTV Ratio | 29% |
| Weighted Average Interest Rate | 2,52% |
| Weighted Average Seasoning (months) | 16 |
| Weighted Average Term to Maturity (months) | 83 |
| 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 | 11.134.266.396 |
| Principal to be Received for 1 year | 3.200.303.319 |
| Substitute Asset Balance | 30.000.000 |
| Substitute Assets in Cover Pool | 0,06% |

Cover Asset Characteristics

| | |
|----------------------------|-----------------------|
| Residential Mortgage Loans | 38.052.205.778 |
| Government Bonds | 30.000.000 |
| Other Substitute Assets | |
| Cash | |
| Other Cover Assets | |
| Totals | 38.082.205.778 |

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 | 64.720 | 0,00% | 38.052.205.778 | 0,00% |

Current Loan Balance

| Current Principal Balance | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|---------------------------|-----------------|----------------|-----------------------|------------------|
| <10,000 | 1.620 | 3% | 10.249.308 | 0% |
| >=10,000 <50,000 | 7.918 | 12% | 228.962.500 | 1% |
| >=50,000 <100,000 | 6.586 | 10% | 488.722.458 | 1% |
| >=100,000 <200,000 | 8.302 | 13% | 1.191.296.616 | 3% |
| >=200,000 <300,000 | 3.904 | 6% | 968.093.254 | 3% |
| >=300,000 <400,000 | 3.036 | 5% | 1.076.749.836 | 3% |
| >=400,000 <500,000 | 3.492 | 5% | 1.601.799.748 | 4% |
| >=500,000 <750,000 | 8.063 | 12% | 5.075.837.942 | 13% |
| >=750,000 <1,000,000 | 8.776 | 14% | 7.860.968.809 | 21% |
| >=1,000,000 <1,250,000 | 5.367 | 8% | 6.036.551.529 | 16% |
| >=1,250,000 <1,500,000 | 3.343 | 5% | 4.639.554.523 | 12% |
| >=1,500,000 <2,000,000 | 2.762 | 4% | 4.865.496.508 | 13% |
| >=2,000,000 | 1.551 | 2% | 4.007.922.747 | 11% |
| Total | 64.720 | 100% | 38.052.205.778 | 100% |

Interest Rate Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| Fixed | 64.720 | 100% | 38.052.205.778 | 100% |
| Floating | 0 | 0% | 0 | 0% |
| Other | 0 | 0% | 0 | 0% |
| Total | 64.720 | 100% | 38.052.205.778 | 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 | 3 | 0,00% | 3.528.423 | 0,01% |
| >%65 <%70 | 37 | 0,06% | 54.502.866 | 0,14% |
| >%60 <%65 | 87 | 0,13% | 122.346.518 | 0,32% |
| >%55 <%60 | 372 | 0,57% | 448.074.111 | 1,18% |
| >%50 <%55 | 1.120 | 1,73% | 1.203.834.672 | 3,16% |
| >%45 <%50 | 2.613 | 4,04% | 3.053.937.959 | 8,03% |
| >%40 <%45 | 3.747 | 5,79% | 4.657.583.730 | 12,24% |
| >%35 <%40 | 3.826 | 5,91% | 4.573.452.058 | 12,02% |
| <%35 | 52.915 | 81,76% | 23.934.945.442 | 62,90% |
| Total | 64.720 | 100,00% | 38.052.205.778 | 100,00% |

Seasoning

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| >0 <=12 | 20.951 | 32,37% | 21.992.006.373 | 57,79% |
| >12 <=18 | 4.956 | 7,66% | 3.079.707.560 | 8,09% |
| >18 <=24 | 11.430 | 17,66% | 8.411.240.441 | 22,10% |
| >24 <=30 | 2.058 | 3,18% | 1.187.176.725 | 3,12% |
| >30 <=36 | 803 | 1,24% | 525.755.875 | 1,38% |
| >36 <=42 | 6.020 | 9,30% | 1.155.196.385 | 3,04% |
| >42 <=48 | 4.575 | 7,07% | 698.765.796 | 1,84% |
| >48 <=54 | 3.007 | 4,65% | 401.524.860 | 1,06% |
| >54 <=60 | 3.706 | 5,73% | 321.583.909 | 0,85% |
| >60 <=66 | 929 | 1,44% | 89.318.601 | 0,23% |
| >66 <=72 | 17 | 0,03% | 839.537 | 0,00% |
| >72 <=78 | 14 | 0,02% | 474.020 | 0,00% |
| >78 <=84 | 172 | 0,27% | 8.873.561 | 0,02% |
| >84 <=90 | 734 | 1,13% | 40.692.923 | 0,11% |
| >90 <=96 | 1.239 | 1,91% | 53.333.377 | 0,14% |
| >96 <=102 | 984 | 1,52% | 33.260.648 | 0,09% |
| >102 <=108 | 1.310 | 2,02% | 32.954.482 | 0,09% |
| >108 <=114 | 1.115 | 1,72% | 14.861.133 | 0,04% |
| >114 <=120 | 700 | 1,08% | 4.639.573 | 0,01% |
| >120 | 0 | 0,00% | 0 | 0,00% |
| Total | 64.720 | 100,00% | 38.052.205.778 | 100,00% |

Year of Origination

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| 2014 | 21 | 0,03% | 118.828 | 0,00% |
| 2015 | 2.308 | 3,57% | 25.770.700 | 0,07% |
| 2016 | 2.965 | 4,58% | 90.522.339 | 0,24% |
| 2017 | 2.769 | 4,28% | 139.703.089 | 0,37% |
| 2018 | 423 | 0,65% | 28.285.517 | 0,07% |
| 2019 | 1.605 | 2,48% | 161.702.031 | 0,42% |
| 2020 | 5.308 | 8,20% | 658.484.132 | 1,73% |
| 2021 | 11.423 | 17,65% | 1.996.498.743 | 5,25% |
| 2022 | 3.069 | 4,74% | 1.845.579.531 | 4,85% |
| 2023 | 13.916 | 21,50% | 11.112.601.328 | 29,20% |
| 2024 | 20.913 | 32,31% | 21.992.939.540 | 57,80% |
| Total | 64.720 | 100,00% | 38.052.205.778 | 100,00% |

Terms to Maturity

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| >0 <=12 | 4.397 | 6,79% | 181.224.305 | 0,48% |
| >12 <=18 | 3.273 | 5,06% | 303.299.605 | 0,80% |
| >18 <=24 | 3.170 | 4,90% | 350.339.845 | 0,92% |
| >24 <=30 | 2.497 | 3,86% | 524.124.392 | 1,38% |
| >30 <=36 | 2.892 | 4,47% | 829.882.306 | 2,18% |
| >36 <=42 | 2.448 | 3,78% | 1.210.482.678 | 3,18% |
| >42 <=48 | 2.045 | 3,16% | 1.160.353.137 | 3,05% |
| >48 <=54 | 973 | 1,50% | 452.718.213 | 1,19% |
| >54 <=60 | 3.909 | 6,04% | 2.441.950.189 | 6,42% |
| >60 <=66 | 5.182 | 8,01% | 3.510.673.291 | 9,23% |
| >66 <=72 | 4.441 | 6,86% | 2.667.918.641 | 7,01% |
| >72 <=78 | 5.243 | 8,10% | 3.167.754.308 | 8,32% |
| >78 <=84 | 4.146 | 6,41% | 1.761.965.747 | 4,63% |
| >84 <=90 | 1.020 | 1,58% | 844.476.923 | 2,22% |
| >90 <=96 | 2.331 | 3,60% | 1.665.251.870 | 4,38% |
| >96 <=102 | 6.367 | 9,84% | 5.888.781.190 | 15,48% |
| >102 <=108 | 2.384 | 3,68% | 2.051.339.219 | 5,39% |
| >108 <=114 | 5.933 | 9,17% | 6.519.450.385 | 17,13% |
| >114 <=120 | 2.069 | 3,20% | 2.520.219.535 | 6,62% |
| Total | 64.720 | 100,00% | 38.052.205.778 | 100,00% |

Security Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|-------------------------|-----------------|----------------|----------------|------------------|
| First Lien Mortgage | 64.720 | 100% | 38.052.205.778 | 100% |
| Non First Lien Mortgage | 0 | 0% | 0 | 0% |
| Total | 64.720 | 100% | 38.052.205.778 | 100% |

Payment Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|------------------------|-----------------|----------------|----------------|------------------|
| Principal and Interest | 64.720 | 100% | 38.052.205.778 | 100% |
| Interest Only | 0 | 0% | 0 | 0% |
| Total | 64.720 | 100% | 38.052.205.778 | 100% |

Prepayment Option

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------------------------|-----------------|----------------|----------------|------------------|
| Loan with Prepayment Option | 64.720 | 100% | 38.052.205.778 | 100% |
| Loan without Prepayment Option | 0 | 0% | 0 | 0% |
| Total | 64.720 | 100% | 38.052.205.778 | 100% |

Borrower Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|---------------|-----------------|----------------|----------------|------------------|
| Employed | 48.283 | 75% | 28.917.015.377 | 76% |
| Self Employed | 6.889 | 11% | 4.878.859.199 | 13% |
| Unemployed | 110 | 0% | 46.125.693 | 0% |
| Student | 7 | 0% | 2.757.223 | 0% |
| Retired | 8.293 | 13% | 3.506.118.970 | 9% |
| Other | 1.138 | 2% | 701.329.317 | 2% |
| Total | 64.720 | 100% | 38.052.205.778 | 100% |

Occupancy Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------------|-----------------|----------------|----------------|------------------|
| Investment Purpose | 10.713 | 17% | 4.906.737.242 | 13% |
| Owner Occupied | 53.002 | 82% | 32.623.510.610 | 86% |
| Vacation | 1.005 | 2% | 521.957.927 | 1% |
| Total | 64.720 | 100% | 38.052.205.778 | 100% |

City Concentration

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------|-----------------|----------------|----------------|------------------|
| Top 1 | 16.638 | 25,71% | 10.428.706.576 | 27,41% |
| Top 5 | 36.216 | 55,96% | 23.089.055.580 | 60,68% |
| Top 10 | 44.985 | 69,51% | 27.898.932.439 | 73,32% |
| Top 20 | 55.528 | 85,80% | 33.457.411.171 | 87,93% |
| Top 30 | 59.363 | 91,72% | 35.400.719.294 | 93,03% |
| Total | 64.720 | 100,00% | 38.052.205.778 | 100,00% |

City

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|----------------|-----------------|----------------|----------------|------------------|
| Adana | 1.592 | 2,46% | 751.347.437 | 1,97% |
| Adiyaman | 34 | 0,05% | 8.491.802 | 0,02% |
| Afyonkarahisar | 190 | 0,29% | 118.733.186 | 0,31% |
| Ağrı | 56 | 0,09% | 31.931.166 | 0,08% |
| Amasya | 198 | 0,31% | 92.789.136 | 0,24% |
| Ankara | 9.856 | 15,23% | 6.791.565.847 | 17,85% |
| Antalya | 2.523 | 3,90% | 1.459.075.256 | 3,83% |
| Artvin | 162 | 0,25% | 85.196.012 | 0,22% |
| Aydin | 1.076 | 1,66% | 564.550.926 | 1,48% |
| Balikesir | 1.190 | 1,84% | 636.369.155 | 1,67% |
| Bilecik | 186 | 0,29% | 99.409.071 | 0,26% |
| Bingöl | 3 | 0,00% | 970.237 | 0,00% |
| Bitlis | 8 | 0,01% | 2.711.005 | 0,01% |
| Bolu | 139 | 0,21% | 105.063.235 | 0,28% |
| Burdur | 103 | 0,16% | 35.323.493 | 0,09% |
| Bursa | 1.951 | 3,01% | 1.157.061.807 | 3,04% |
| Çanakkale | 568 | 0,88% | 368.932.795 | 0,97% |
| Çankiri | 70 | 0,11% | 32.359.486 | 0,09% |
| Çorum | 274 | 0,42% | 97.465.287 | 0,26% |
| Denizli | 927 | 1,43% | 591.997.774 | 1,56% |
| Diyarbakir | 675 | 1,04% | 380.116.418 | 1,00% |
| Edirne | 381 | 0,59% | 163.644.763 | 0,43% |
| Elazığ | 76 | 0,12% | 37.314.584 | 0,10% |
| Erzincan | 47 | 0,07% | 21.957.290 | 0,06% |
| Erzurum | 168 | 0,26% | 115.114.080 | 0,30% |
| Eskişehir | 1.094 | 1,69% | 830.297.981 | 2,18% |
| Gaziantep | 1.028 | 1,59% | 542.169.530 | 1,42% |
| Giresun | 250 | 0,39% | 97.709.312 | 0,26% |
| Gümüşhane | 29 | 0,04% | 18.251.249 | 0,05% |
| Hakkari | 0 | 0,00% | 0 | 0,00% |
| Hatay | 181 | 0,28% | 56.182.247 | 0,15% |
| Isparta | 94 | 0,15% | 55.326.922 | 0,15% |
| Mersin | 1.775 | 2,74% | 810.430.207 | 2,13% |
| Istanbul | 16.638 | 25,71% | 10.428.706.576 | 27,41% |
| Izmir | 5.248 | 8,11% | 3.252.646.094 | 8,55% |
| Kars | 118 | 0,18% | 59.579.258 | 0,16% |
| Kastamonu | 152 | 0,23% | 74.452.616 | 0,20% |
| Kayseri | 683 | 1,06% | 318.632.652 | 0,84% |
| Kirklareli | 306 | 0,47% | 147.365.932 | 0,39% |
| Kirşehir | 89 | 0,14% | 44.562.094 | 0,12% |
| Kocaeli | 1.967 | 3,04% | 1.081.653.541 | 2,84% |
| Konya | 886 | 1,37% | 464.956.593 | 1,22% |
| Kütahya | 200 | 0,31% | 102.121.262 | 0,27% |
| Malatya | 79 | 0,12% | 28.744.146 | 0,08% |
| Manisa | 1.988 | 3,07% | 918.019.517 | 2,41% |
| Kahramanmaraş | 292 | 0,45% | 109.684.642 | 0,29% |
| Mardin | 52 | 0,08% | 22.099.152 | 0,06% |
| Muğla | 1.294 | 2,00% | 907.064.246 | 2,38% |
| Muş | 18 | 0,03% | 10.593.682 | 0,03% |
| Nevşehir | 54 | 0,08% | 22.561.141 | 0,06% |
| Niğde | 125 | 0,19% | 65.278.742 | 0,17% |
| Ordu | 367 | 0,57% | 201.704.912 | 0,53% |
| Rize | 111 | 0,17% | 32.889.981 | 0,09% |
| Sakarya | 665 | 1,03% | 354.457.387 | 0,93% |
| Samsun | 826 | 1,28% | 447.607.898 | 1,18% |
| Siirt | 51 | 0,08% | 27.609.399 | 0,07% |
| Sinop | 118 | 0,18% | 55.196.860 | 0,15% |
| Sivas | 145 | 0,22% | 78.801.071 | 0,21% |
| Tekirdağ | 2.426 | 3,75% | 1.072.841.573 | 2,82% |
| Tokat | 261 | 0,40% | 158.995.294 | 0,42% |
| Trabzon | 250 | 0,39% | 141.746.867 | 0,37% |
| Tunceli | 2 | 0,00% | 144.490 | 0,00% |
| Şanlıurfa | 287 | 0,44% | 129.833.186 | 0,34% |

| | | | | |
|-----------|--------|---------|----------------|---------|
| Uşak | 110 | 0,17% | 52.056.409 | 0,14% |
| Van | 145 | 0,22% | 93.990.939 | 0,25% |
| Yozgat | 179 | 0,28% | 94.697.966 | 0,25% |
| Zonguldak | 216 | 0,33% | 138.052.304 | 0,36% |
| Aksaray | 124 | 0,19% | 56.344.090 | 0,15% |
| Bayburt | 4 | 0,01% | 1.876.152 | 0,00% |
| Karaman | 86 | 0,13% | 35.163.961 | 0,09% |
| Kirikkale | 419 | 0,65% | 188.874.826 | 0,50% |
| Batman | 161 | 0,25% | 92.572.698 | 0,24% |
| Şirnak | 0 | 0,00% | 0 | 0,00% |
| Bartın | 78 | 0,12% | 56.101.377 | 0,15% |
| Ardahan | 30 | 0,05% | 11.516.841 | 0,03% |
| İğdir | 28 | 0,04% | 12.102.625 | 0,03% |
| Yalova | 201 | 0,31% | 111.456.634 | 0,29% |
| Karabük | 101 | 0,16% | 58.234.292 | 0,15% |
| Kilis | 15 | 0,02% | 4.860.186 | 0,01% |
| Osmaniye | 95 | 0,15% | 43.983.968 | 0,12% |
| Düzce | 126 | 0,19% | 79.311.013 | 0,21% |
| Total | 64.720 | 100,00% | 38.052.205.778 | 100,00% |