

Monthly Investor Report: January 2026

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 | 1,069.34% |

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 | 46,473,949,163 | 110,000,000 | 46,583,949,163 | 3,915,283,500 | 3,915,283,500 |
| Cash Flows (12M) | 14,566,608,693 | 22,544,042 | 14,589,152,735 | 1,414,167,773 | 1,414,167,773 |
| PV | 54,049,435,609 | 100,068,222 | 54,149,503,831 | 4,630,781,367 | 4,630,781,367 |
| Stressed PV Up | 51,573,070,166 | 96,509,363 | 51,669,579,529 | 4,295,589,549 | 4,295,589,549 |
| Stressed PV Down | 56,523,796,758 | 103,767,875 | 56,627,564,633 | 5,002,487,855 | 5,002,487,855 |
| Currency UP PV | 54,049,435,609 | 100,068,222 | 54,149,503,831 | 4,630,781,367 | 4,630,781,367 |
| Currency Down PV | 54,049,435,609 | 100,068,222 | 54,149,503,831 | 4,630,781,367 | 4,630,781,367 |
| Substitute/Pool | 0 | 100,068,222 | 54,149,503,831 | | |
| Overcollateralization | 54,049,435,609 | 100,068,222 | 0 | | |

Net Present Value Stress Test

| | True Passed? | Test Result |
|-----------------------|--------------|-------------|
| Nominal | Yes | 8.40% |
| Cash Flows (12M) | Yes | 9.69% |
| PV | Yes | 1,069.34% |
| Stressed PV Up | Yes | 8.31% |
| Stressed PV Down | Yes | 8.83% |
| Currency UP PV | Yes | 8.55% |
| Currency Down PV | Yes | 8.55% |
| Substitute/Pool | Yes | 0.18% |
| Overcollateralization | Yes | 2.16% |

Residential Cover Pool Data

| | |
|--|----------------|
| Period Start Date | 01.01.2026 |
| Period End Date | 30.01.2026 |
| Number of Mortgage Loans | 54,675 |
| Number of Eligible Mortgage Loans | 54,675 |
| Mortgage Loan Pool Size (TL) | 46,411,350,345 |
| Number of Borrower | 54,441 |
| Average Mortgage Loan Balance | 848,859 |
| Maximum Mortgage Loan Balance | 20,260,761 |
| 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 | 2.69% |
| Weighted Average Seasoning (months) | 19 |
| Weighted Average Term to Maturity (months) | 73 |
| 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 | 14,325,029,109 |
| Principal to be Received for 1 year | 4,693,993,051 |
| Substitute Asset Balance | 110,000,000 |
| Substitute Assets in Cover Pool | 0.18% |

Cover Asset Characteristics

| | |
|----------------------------|----------------|
| Residential Mortgage Loans | 46,411,350,345 |
| Government Bonds | 110,000,000 |
| Other Substitute Assets | |
| Cash | |
| Other Cover Assets | |
| Totals | 46,521,350,345 |

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 | 54,675 | 0.00% | 46,411,350,345 | 0.00% |

Current Loan Balance

| Current Principal Balance | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|---------------------------|-----------------|----------------|----------------|------------------|
| <10,000 | 464 | 1% | 3,053,525 | 0% |
| >=10,000 <50,000 | 2,356 | 4% | 67,267,601 | 0% |
| >=50,000 <100,000 | 2,872 | 5% | 216,290,722 | 0% |
| >=100,000 <200,000 | 4,116 | 8% | 590,935,467 | 1% |
| >=200,000 <300,000 | 2,511 | 5% | 626,323,843 | 1% |
| >=300,000 <400,000 | 2,472 | 5% | 867,853,489 | 2% |
| >=400,000 <500,000 | 3,252 | 6% | 1,478,795,496 | 3% |
| >=500,000 <750,000 | 8,354 | 15% | 5,225,407,384 | 11% |
| >=750,000 <1,000,000 | 9,714 | 18% | 8,658,162,236 | 19% |
| >=1,000,000 <1,250,000 | 6,640 | 12% | 7,449,774,998 | 16% |
| >=1,250,000 <1,500,000 | 4,839 | 9% | 6,688,021,788 | 14% |
| >=1,500,000 <2,000,000 | 4,386 | 8% | 7,687,730,945 | 17% |
| >=2,000,000 | 2,699 | 5% | 6,851,732,851 | 15% |
| Total | 54,675 | 100% | 46,411,350,345 | 100% |

Interest Rate Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|----------|-----------------|----------------|----------------|------------------|
| Fixed | 54,675 | 100% | 46,411,350,345 | 100% |
| Floating | 0 | 0% | 0 | 0% |
| Other | 0 | 0% | 0 | 0% |
| Total | 54,675 | 100% | 46,411,350,345 | 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 | 6 | 0.01% | 17,939,140 | 0.04% |
| >%65 <=%70 | 26 | 0.05% | 67,420,009 | 0.15% |
| >%60 <=%65 | 72 | 0.13% | 163,500,470 | 0.35% |
| >%55 <=%60 | 228 | 0.42% | 371,205,002 | 0.80% |
| >%50 <=%55 | 536 | 0.98% | 712,549,774 | 1.54% |
| >%45 <=%50 | 1,535 | 2.81% | 2,265,512,980 | 4.88% |
| >%40 <=%45 | 2,938 | 5.37% | 4,170,925,944 | 8.99% |
| >%35 <=%40 | 3,961 | 7.24% | 5,121,698,390 | 11.04% |
| <=%35 | 45,373 | 82.99% | 33,520,598,635 | 72.23% |
| Total | 54,675 | 100.00% | 46,411,350,345 | 100.00% |

Seasoning

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| >0 <=12 | 14,031 | 25.66% | 17,984,111,752 | 38.75% |
| >12 <=18 | 10,441 | 19.10% | 10,768,792,003 | 23.20% |
| >18 <=24 | 7,520 | 13.75% | 7,252,559,313 | 15.63% |
| >24 <=30 | 2,927 | 5.35% | 1,864,238,588 | 4.02% |
| >30 <=36 | 8,225 | 15.04% | 6,118,146,471 | 13.18% |
| >36 <=42 | 1,521 | 2.78% | 831,286,194 | 1.79% |
| >42 <=48 | 504 | 0.92% | 322,538,072 | 0.69% |
| >48 <=54 | 2,952 | 5.40% | 550,109,657 | 1.19% |
| >54 <=60 | 2,357 | 4.31% | 364,090,813 | 0.78% |
| >60 <=66 | 1,212 | 2.22% | 167,499,904 | 0.36% |
| >66 <=72 | 1,406 | 2.57% | 128,194,657 | 0.28% |
| >72 <=78 | 333 | 0.61% | 30,457,799 | 0.07% |
| >78 <=84 | 2 | 0.00% | 59,566 | 0.00% |
| >84 <=90 | 3 | 0.01% | 23,612 | 0.00% |
| >90 <=96 | 51 | 0.09% | 2,193,999 | 0.00% |
| >96 <=102 | 236 | 0.43% | 9,972,285 | 0.02% |
| >102 <=108 | 336 | 0.61% | 9,883,820 | 0.02% |
| >108 <=114 | 304 | 0.56% | 4,737,770 | 0.01% |
| >114 <=120 | 314 | 0.57% | 2,454,068 | 0.01% |
| >120 | 0 | 0.00% | 0 | 0.00% |
| Total | 54,675 | 100.00% | 46,411,350,345 | 100.00% |

Year of Origination

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| 2015 | 2 | 0.00% | 34,442 | 0.00% |
| 2016 | 771 | 1.41% | 9,943,789 | 0.02% |
| 2017 | 782 | 1.43% | 29,412,009 | 0.06% |
| 2018 | 132 | 0.24% | 7,884,944 | 0.02% |
| 2019 | 560 | 1.02% | 53,138,277 | 0.11% |
| 2020 | 2,337 | 4.27% | 286,719,302 | 0.62% |
| 2021 | 5,712 | 10.45% | 970,414,584 | 2.09% |
| 2022 | 2,159 | 3.95% | 1,239,203,189 | 2.67% |
| 2023 | 10,299 | 18.84% | 7,844,129,390 | 16.90% |
| 2024 | 18,653 | 34.12% | 18,695,621,681 | 40.28% |
| 2025 | 13,268 | 24.27% | 17,274,848,738 | 37.22% |
| Total | 54,675 | 100.00% | 46,411,350,345 | 100.00% |

Terms to Maturity

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------|-----------------|----------------|-----------------------|------------------|
| >0 <=12 | 2,235 | 4.09% | 156,950,954 | 0.34% |
| >12 <=18 | 1,222 | 2.24% | 255,760,777 | 0.55% |
| >18 <=24 | 1,892 | 3.46% | 686,269,744 | 1.48% |
| >24 <=30 | 2,245 | 4.11% | 1,156,308,933 | 2.49% |
| >30 <=36 | 2,423 | 4.43% | 1,693,485,722 | 3.65% |
| >36 <=42 | 1,121 | 2.05% | 784,958,562 | 1.69% |
| >42 <=48 | 5,315 | 9.72% | 4,651,561,935 | 10.02% |
| >48 <=54 | 5,248 | 9.60% | 4,392,186,393 | 9.46% |
| >54 <=60 | 5,045 | 9.23% | 4,820,849,104 | 10.39% |
| >60 <=66 | 4,216 | 7.71% | 3,105,790,984 | 6.69% |
| >66 <=72 | 3,477 | 6.36% | 2,689,810,359 | 5.80% |
| >72 <=78 | 1,197 | 2.19% | 1,322,149,334 | 2.85% |
| >78 <=84 | 2,175 | 3.98% | 1,907,908,491 | 4.11% |
| >84 <=90 | 5,286 | 9.67% | 4,784,567,880 | 10.31% |
| >90 <=96 | 1,617 | 2.96% | 1,479,519,178 | 3.19% |
| >96 <=102 | 3,701 | 6.77% | 3,958,305,568 | 8.53% |
| >102 <=108 | 2,910 | 5.32% | 3,575,468,547 | 7.70% |
| >108 <=114 | 2,145 | 3.92% | 3,094,125,002 | 6.67% |
| >114 <=120 | 1,205 | 2.20% | 1,895,372,877 | 4.08% |
| Total | 54,675 | 100.00% | 46,411,350,345 | 100.00% |

Security Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|-------------------------|-----------------|----------------|----------------|------------------|
| First Lien Mortgage | 54,675 | 100% | 46,411,350,345 | 100% |
| Non First Lien Mortgage | 0 | 0% | 0 | 0% |
| Total | 54,675 | 100% | 46,411,350,345 | 100% |

Payment Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|------------------------|-----------------|----------------|----------------|------------------|
| Principal and Interest | 54,675 | 100% | 46,411,350,345 | 100% |
| Interest Only | 0 | 0% | 0 | 0% |
| Total | 54,675 | 100% | 46,411,350,345 | 100% |

Prepayment Option

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------------------------|-----------------|----------------|----------------|------------------|
| Loan with Prepayment Option | 54,675 | 100% | 46,411,350,345 | 100% |
| Loan without Prepayment Option | 0 | 0% | 0 | 0% |
| Total | 54,675 | 100% | 46,411,350,345 | 100% |

Borrower Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|---------------|-----------------|----------------|----------------|------------------|
| Employed | 42,406 | 78% | 36,785,679,066 | 79% |
| Self Employed | 5,229 | 10% | 4,991,676,587 | 11% |
| Unemployed | 54 | 0% | 33,924,116 | 0% |
| Student | 7 | 0% | 2,181,851 | 0% |
| Retired | 6,133 | 11% | 3,912,724,448 | 8% |
| Other | 846 | 2% | 685,164,277 | 1% |
| Total | 54,675 | 100% | 46,411,350,345 | 100% |

Occupancy Type

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------------------|-----------------|----------------|----------------|------------------|
| Investment Purpose | 7,140 | 13% | 4,495,046,763 | 10% |
| Owner Occupied | 46,861 | 86% | 41,485,775,206 | 89% |
| Vacation | 674 | 1% | 430,528,375 | 1% |
| Total | 54,675 | 100% | 46,411,350,345 | 100% |

City Concentration

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|--------|-----------------|----------------|----------------|------------------|
| Top 1 | 13,521 | 24.73% | 12,168,062,469 | 26.22% |
| Top 5 | 30,808 | 56.35% | 27,781,867,122 | 59.86% |
| Top 10 | 38,544 | 70.50% | 33,808,071,175 | 72.84% |
| Top 20 | 47,021 | 86.00% | 40,659,463,035 | 87.61% |
| Top 30 | 50,201 | 91.82% | 43,059,750,930 | 92.78% |
| Total | 54,675 | 100.00% | 46,411,350,345 | 100.00% |

City

| | No of Contracts | % of Contracts | Outstanding | % of Outstanding |
|----------------|-----------------|----------------|----------------|------------------|
| Adana | 1,349 | 2.47% | 1,001,724,555 | 2.16% |
| Adiyaman | 22 | 0.04% | 15,962,306 | 0.03% |
| Afyonkarahisar | 158 | 0.29% | 124,248,293 | 0.27% |
| Ağrı | 53 | 0.10% | 42,762,150 | 0.09% |
| Amasya | 176 | 0.32% | 138,820,803 | 0.30% |
| Ankara | 8,503 | 15.55% | 7,978,088,559 | 17.19% |
| Antalya | 2,384 | 4.36% | 2,086,747,279 | 4.50% |
| Artvin | 145 | 0.27% | 116,207,727 | 0.25% |
| Aydin | 939 | 1.72% | 773,946,190 | 1.67% |
| Balıkesir | 947 | 1.73% | 708,992,681 | 1.53% |
| Bilecik | 134 | 0.25% | 88,532,421 | 0.19% |
| Bingöl | 6 | 0.01% | 5,165,265 | 0.01% |
| Bitlis | 6 | 0.01% | 4,702,281 | 0.01% |
| Bolu | 158 | 0.29% | 152,764,431 | 0.33% |
| Burdur | 70 | 0.13% | 41,785,116 | 0.09% |
| Bursa | 1,658 | 3.03% | 1,358,951,784 | 2.93% |
| Çanakkale | 521 | 0.95% | 443,971,118 | 0.96% |
| Çankiri | 62 | 0.11% | 40,970,674 | 0.09% |
| Çorum | 215 | 0.39% | 140,461,417 | 0.30% |
| Denizli | 842 | 1.54% | 690,574,388 | 1.49% |
| Diyarbakir | 486 | 0.89% | 445,893,036 | 0.96% |
| Edirne | 339 | 0.62% | 232,380,323 | 0.50% |
| Elazığ | 62 | 0.11% | 51,315,422 | 0.11% |
| Erzincan | 40 | 0.07% | 31,080,974 | 0.07% |
| Erzurum | 161 | 0.29% | 143,382,432 | 0.31% |
| Eskişehir | 930 | 1.70% | 832,605,223 | 1.79% |
| Gaziantep | 970 | 1.77% | 795,471,564 | 1.71% |
| Giresun | 189 | 0.35% | 112,326,871 | 0.24% |
| Gümüşhane | 17 | 0.03% | 12,673,253 | 0.03% |
| Hakkari | 0 | 0.00% | 0 | 0.00% |
| Hatay | 134 | 0.25% | 85,597,011 | 0.18% |
| Isparta | 82 | 0.15% | 67,145,485 | 0.14% |
| Mersin | 1,390 | 2.54% | 1,010,332,983 | 2.18% |
| Istanbul | 13,521 | 24.73% | 12,168,062,469 | 26.22% |
| Izmir | 4,742 | 8.67% | 4,190,017,031 | 9.03% |
| Kars | 110 | 0.20% | 76,291,425 | 0.16% |
| Kastamonu | 133 | 0.24% | 103,600,452 | 0.22% |
| Kayseri | 501 | 0.92% | 357,289,318 | 0.77% |
| Kırklareli | 305 | 0.56% | 220,747,987 | 0.48% |
| Kırşehir | 64 | 0.12% | 35,142,676 | 0.08% |
| Kocaeli | 1,562 | 2.86% | 1,308,000,690 | 2.82% |
| Konya | 705 | 1.29% | 547,946,783 | 1.18% |
| Kütahya | 185 | 0.34% | 128,709,368 | 0.28% |
| Malatya | 46 | 0.08% | 35,382,791 | 0.08% |
| Manisa | 1,702 | 3.11% | 1,253,593,144 | 2.70% |
| Kahramanmaraş | 218 | 0.40% | 155,446,221 | 0.33% |
| Mardin | 45 | 0.08% | 28,991,932 | 0.06% |
| Muğla | 1,125 | 2.06% | 1,100,309,650 | 2.37% |
| Muş | 15 | 0.03% | 15,094,152 | 0.03% |
| Nevşehir | 55 | 0.10% | 43,119,241 | 0.09% |
| Niğde | 119 | 0.22% | 90,447,941 | 0.19% |
| Ordu | 319 | 0.58% | 241,916,936 | 0.52% |
| Rize | 78 | 0.14% | 40,575,963 | 0.09% |
| Sakarya | 532 | 0.97% | 409,168,149 | 0.88% |
| Samsun | 788 | 1.44% | 610,266,322 | 1.31% |
| Siirt | 26 | 0.05% | 16,586,074 | 0.04% |
| Sinop | 75 | 0.14% | 46,048,179 | 0.10% |
| Sivas | 129 | 0.24% | 106,422,764 | 0.23% |
| Tekirdağ | 1,957 | 3.58% | 1,353,967,584 | 2.92% |
| Tokat | 182 | 0.33% | 144,605,346 | 0.31% |
| Trabzon | 235 | 0.43% | 199,253,283 | 0.43% |
| Tunceli | 2 | 0.00% | 2,118,805 | 0.00% |
| Şanlıurfa | 210 | 0.38% | 155,092,808 | 0.33% |

| | | | | |
|-----------|--------|---------|----------------|---------|
| Uşak | 130 | 0.24% | 104,239,297 | 0.22% |
| Van | 115 | 0.21% | 96,541,637 | 0.21% |
| Yozgat | 156 | 0.29% | 108,189,239 | 0.23% |
| Zonguldak | 222 | 0.41% | 210,787,687 | 0.45% |
| Aksaray | 88 | 0.16% | 50,943,324 | 0.11% |
| Bayburt | 6 | 0.01% | 4,178,341 | 0.01% |
| Karaman | 55 | 0.10% | 49,987,066 | 0.11% |
| Kirikkale | 299 | 0.55% | 201,509,994 | 0.43% |
| Batman | 90 | 0.16% | 77,146,114 | 0.17% |
| Şirnak | 1 | 0.00% | 1,016,133 | 0.00% |
| Bartın | 106 | 0.19% | 97,598,043 | 0.21% |
| Ardahan | 29 | 0.05% | 17,395,554 | 0.04% |
| Iğdir | 17 | 0.03% | 14,729,864 | 0.03% |
| Yalova | 210 | 0.38% | 171,787,999 | 0.37% |
| Karabük | 76 | 0.14% | 45,932,258 | 0.10% |
| Kilis | 9 | 0.02% | 7,221,662 | 0.02% |
| Osmaniye | 89 | 0.16% | 71,343,042 | 0.15% |
| Düzce | 143 | 0.26% | 121,003,591 | 0.26% |
| Total | 54,675 | 100.00% | 46,411,350,345 | 100.00% |