

Monthly Investor Report: November 2022**Issuance Details**

Issuance	Nominal Value	Maturity Date	Coupon Rate	Derivatives
2017-1	649.776.000	28.07.2023		
2017-3	536.280.000	16.10.2023		
2019-1	200.000.000	15.03.2024		

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 Communiqué	https://www.cmb.gov.tr/SiteApps/Tebliğ/File/495

Rating Information

	Moody's	Fitch
Long - Term FX Bank Deposits	B2	B-
Long - Term TL Bank Deposits	B2	B
Covered Bond	Ba3	-

Program Information

Issuer	Akbank T.A.Ş
Rating Agency	Moody's
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	350,05%

Bond Legal Maturity

Less than 1 year	
1-2 years	
2-3 years	
3-4 years	
4-5 years	
5-10 years	649.776.000
5-10 years	536.280.000
5-10 years	200.000.000

Net Present Value Stress Test

	Mortgage Pool	Pool Substitute Assets	Cover Assets Total	Payment Covered Bond	Payments Total
Nominal	8.114.214.375	79.340.591	8.193.554.967	1.386.056.000	1.386.056.000
Cash Flows (12M)	1.185.566.287	2.414.929	1.187.981.216	187.575.761	187.575.761
PV	5.414.453.376	84.174.745	5.498.628.121	1.221.774.160	1.221.774.160
Stressed PV Up	5.071.065.767	84.174.745	5.155.240.512	1.190.685.401	1.190.685.401
Stressed PV Down	8.307.906.502	84.174.745	8.392.081.247	1.253.743.831	1.253.743.831
Currency UP PV	5.414.453.376	84.174.745	5.498.628.121	1.221.774.160	1.221.774.160
Currency Down PV	5.414.453.376	84.174.745	5.498.628.121	1.221.774.160	1.221.774.160
Substitutue/Pool	0	84.174.745	5.498.628.121		
Overcollataralization	5.414.453.376	84.174.745	0		

Net Present Value Stress Test

	True Passed?	Test Result
Nominal	Yes	16,92%
Cash Flows (12M)	Yes	15,79%
PV	Yes	350,05%
Stressed PV Up	Yes	23,10%
Stressed PV Down	Yes	14,94%
Currency UP PV	Yes	22,22%
Currency Down PV	Yes	22,22%
Substitutue/Pool	Yes	1,53%
Overcollataralization	Yes	6,89%

Residential Cover Pool Data

Period Start Date	01.11.2022
Period End Date	30.11.2022
Number of Mortgage Loans	54.511
Number of Eligible Mortgage Loans	54.511
Mortgage Loan Pool Size (TL)	8.096.075.411
Number of Borrower	53.773
Average Mortgage Loan Balance	148.522
Maximum Mortgage Loan Balance	26.171.470
Current Loan to Value Limit for Residential Mortgage Loans	75%
Current Loan to Value Limit for Commercial Mortgage Loans	50%
Weighted Average LTV Ratio	18%
Weighted Average Interest Rate	1,39%
Weighted Average Seasoning (months)	25
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	1.259.745.070
Principal to be Received for 1 year	1.328.229.058
Substitute Asset Balance	79.340.591
Substitute Assets in Cover Pool	1,53%

Cover Asset Characteristics

Residential Mortgage Loans	8.096.075.411
Government Bonds	79.340.591
Other Substitute Assets	
Cash	
Other Cover Assets	
Totals	8.175.416.002

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	54.511	0,00%	8.096.075.411	0,00%

Current Loan Balance

Current Principal Balance	No of Contracts	% of Contracts	Outstanding	% of Outstanding
<10,000	4.073	7%	23.978.860	0%
>=10,000 <50,000	14.022	26%	407.812.936	5%
>=50,000 <100,000	12.173	22%	895.932.074	11%
>=100,000 <200,000	14.371	26%	2.069.398.913	26%
>=200,000 <300,000	5.221	10%	1.260.458.130	16%
>=300,000 <400,000	1.977	4%	682.279.583	8%
>=400,000 <500,000	825	2%	370.639.640	5%
>=500,000 <750,000	775	1%	470.475.386	6%
>=750,000 <1,000,000	388	1%	335.998.029	4%
>=1,000,000 <1,250,000	173	0%	194.282.142	2%
>=1,250,000 <1,500,000	119	0%	164.563.952	2%
>=1,500,000 <2,000,000	138	0%	248.953.698	3%
>=2,000,000	250	0%	970.702.073	12%
Total	54.511	100%	8.096.075.411	100%

Interest Rate Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Fixed	54.511	100%	8.096.075.411	100%
Floating	0	0%	0	0%
Other	0	0%	0	0%
Total	54.511	100%	8.096.075.411	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	27	0,05%	31.070.081	0,38%
>%65 <%70	28	0,05%	21.870.064	0,27%
>%60 <%65	36	0,07%	30.864.808	0,38%
>%55 <%60	178	0,33%	167.450.016	2,07%
>%50 <%55	136	0,25%	171.055.663	2,11%
>%45 <%50	217	0,40%	207.764.421	2,57%
>%40 <%45	197	0,36%	184.665.077	2,28%
>%35 <%40	237	0,43%	185.668.905	2,29%
<%35	53.455	98,06%	7.095.666.376	87,64%
Total	54.511	100,00%	8.096.075.411	100,00%

Seasoning

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	4.430	8,13%	2.211.981.159	27,32%
>12 <=18	10.323	18,94%	2.294.481.426	28,34%
>18 <=24	8.080	14,82%	1.425.925.640	17,61%
>24 <=30	5.391	9,89%	672.056.624	8,30%
>30 <=36	5.936	10,89%	654.222.537	8,08%
>36 <=42	430	0,79%	38.945.096	0,48%
>42 <=48	48	0,09%	2.175.978	0,03%
>48 <=54	94	0,17%	4.751.891	0,06%
>54 <=60	841	1,54%	60.188.736	0,74%
>60 <=66	1.241	2,28%	92.173.514	1,14%
>66 <=72	2.877	5,28%	190.017.945	2,35%
>72 <=78	1.986	3,64%	111.094.083	1,37%
>78 <=84	1.814	3,33%	86.111.376	1,06%
>84 <=90	2.036	3,74%	83.415.389	1,03%
>90 <=96	2.008	3,68%	62.909.285	0,78%
>96 <=102	2.149	3,94%	58.154.506	0,72%
>102 <=108	1.176	2,16%	19.683.507	0,24%
>108 <=114	2.165	3,97%	20.489.874	0,25%
>114 <=120	1.486	2,73%	7.296.845	0,09%
>120	0	0,00%	0	0,00%
Total	54.511	100,00%	8.096.075.411	100,00%

Year of Origination

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
2012	22	0,04%	100.345	0,00%
2013	4.727	8,67%	43.218.034	0,53%
2014	3.717	6,82%	99.072.870	1,22%
2015	4.671	8,57%	185.250.171	2,29%
2016	4.889	8,97%	280.674.126	3,47%
2017	4.734	8,68%	355.182.203	4,39%
2018	856	1,57%	68.738.521	0,85%
2019	3.098	5,68%	354.645.118	4,38%
2020	8.407	15,42%	1.316.655.007	16,26%
2021	17.243	31,63%	3.771.316.885	46,58%
2022	2.147	3,94%	1.621.222.131	20,02%
Total	54.511	100,00%	8.096.075.411	100,00%

Terms to Maturity

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	6.337	11,63%	124.974.497	1,54%
>12 <=18	2.685	4,93%	156.542.538	1,93%
>18 <=24	3.772	6,92%	243.403.727	3,01%
>24 <=30	4.137	7,59%	323.838.218	4,00%
>30 <=36	3.613	6,63%	332.641.587	4,11%
>36 <=42	3.930	7,21%	428.522.489	5,29%
>42 <=48	3.848	7,06%	556.583.258	6,87%
>48 <=54	3.556	6,52%	596.945.692	7,37%
>54 <=60	2.570	4,71%	517.940.545	6,40%
>60 <=66	1.496	2,74%	218.285.688	2,70%
>66 <=72	979	1,80%	210.214.076	2,60%
>72 <=78	591	1,08%	106.692.026	1,32%
>78 <=84	1.124	2,06%	194.927.729	2,41%
>84 <=90	2.658	4,88%	412.465.814	5,09%
>90 <=96	2.323	4,26%	448.648.964	5,54%
>96 <=102	3.997	7,33%	834.191.979	10,30%
>102 <=108	5.408	9,92%	1.476.500.881	18,24%
>108 <=114	961	1,76%	558.222.403	6,89%
>114 <=120	526	0,96%	354.533.301	4,38%
Total	54.511	100,00%	8.096.075.411	100,00%

Security Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
First Lien Mortgage	54.511	100%	8.096.075.411	100%
Non First Lien Mortgage	0	0%	0	0%
Total	54.511	100%	8.096.075.411	100%

Payment Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Principal and Interest	54.511	100%	8.096.075.411	100%
Interest Only	0	0%	0	0%
Total	54.511	100%	8.096.075.411	100%

Prepayment Option

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Loan with Prepayment Option	54.511	100%	8.096.075.411	100%
Loan without Prepayment Option	0	0%	0	0%
Total	54.511	100%	8.096.075.411	100%

Borrower Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Employed	38.423	70%	4.583.383.979	57%
Self Employed	6.846	13%	2.246.621.076	28%
Unemployed	0	0%	0	0%
Student	276	1%	65.853.502	1%
Retired	2.424	4%	312.873.800	4%
Other	6.470	12%	845.831.370	10%
Total	54.511	100%	8.096.075.411	100%

Occupancy Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Owner Occupied	42.722	78%	5.853.509.811	72%
Investment Purpose	10.854	20%	2.003.464.485	25%
Vacation	935	2%	239.101.115	3%
Total	54.511	100%	8.096.075.411	100%

City Concentration

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Top 1	15.193	27,87%	3.264.286.889	40,32%
Top 5	28.754	52,75%	5.343.670.701	66,00%
Top 10	37.595	68,97%	6.336.706.221	78,27%
Top 20	46.191	84,74%	7.314.624.527	90,35%
Top 30	49.951	91,63%	7.685.849.036	94,93%
Total	54.511	100,00%	8.096.075.411	100,00%

City

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Adana	1.522	2,79%	203.664.749	2,52%
Adiyaman	96	0,18%	10.004.910	0,12%
Afyonkarahisar	127	0,23%	12.128.550	0,15%
Ağrı	36	0,07%	3.693.039	0,05%
Amasya	164	0,30%	14.779.038	0,18%
Ankara	5.837	10,71%	708.908.194	8,76%
Antalya	2.218	4,07%	348.829.290	4,31%
Artvin	132	0,24%	11.814.817	0,15%
Aydin	980	1,80%	116.301.417	1,44%
Balikesir	1.003	1,84%	115.484.406	1,43%
Bilecik	137	0,25%	11.118.150	0,14%
Bingöl	6	0,01%	227.708	0,00%
Bitlis	16	0,03%	1.079.517	0,01%
Bolu	78	0,14%	8.346.598	0,10%
Burdur	103	0,19%	8.006.639	0,10%
Bursa	1.570	2,88%	183.782.719	2,27%
Çanakkale	419	0,77%	43.705.635	0,54%
Çankiri	64	0,12%	5.751.354	0,07%
Çorum	323	0,59%	22.158.380	0,27%
Denizli	592	1,09%	66.535.009	0,82%
Diyarbakir	600	1,10%	74.802.601	0,92%
Edirne	353	0,65%	35.015.690	0,43%
Elazığ	98	0,18%	8.495.045	0,10%
Erzincan	43	0,08%	4.879.660	0,06%
Erzurum	105	0,19%	7.283.371	0,09%
Eskişehir	558	1,02%	60.544.493	0,75%
Gaziantep	1.013	1,86%	162.854.860	2,01%
Giresun	217	0,40%	17.661.689	0,22%
Gümüşhane	20	0,04%	1.907.886	0,02%
Hakkari	0	0,00%	0	0,00%
Hatay	529	0,97%	64.215.936	0,79%
Isparta	101	0,19%	10.612.089	0,13%
Mersin	1.773	3,25%	200.630.038	2,48%
Istanbul	15.193	27,87%	3.264.286.889	40,32%
Izmir	4.449	8,16%	680.395.347	8,40%
Kars	54	0,10%	6.563.736	0,08%
Kastamonu	138	0,25%	9.390.002	0,12%
Kayseri	667	1,22%	66.413.132	0,82%
Kirklareli	281	0,52%	23.877.459	0,29%
Kırşehir	72	0,13%	6.300.085	0,08%
Kocaeli	1.698	3,11%	180.252.050	2,23%
Konya	830	1,52%	72.537.166	0,90%
Kütahya	143	0,26%	12.320.013	0,15%
Malatya	172	0,32%	16.068.114	0,20%
Manisa	1.646	3,02%	166.888.284	2,06%
Kahramanmaraş	463	0,85%	43.613.873	0,54%
Mardin	57	0,10%	5.192.419	0,06%
Muğla	1.057	1,94%	341.250.981	4,22%
Muş	8	0,01%	461.285	0,01%
Nevşehir	77	0,14%	7.233.768	0,09%
Niğde	101	0,19%	9.350.799	0,12%
Ordu	278	0,51%	24.580.549	0,30%
Rize	129	0,24%	10.254.294	0,13%
Sakarya	538	0,99%	59.015.467	0,73%
Samsun	736	1,35%	71.885.495	0,89%
Sıirt	30	0,06%	3.409.750	0,04%
Sinop	100	0,18%	9.358.515	0,12%
Sivas	115	0,21%	7.810.697	0,10%
Tekirdağ	2.278	4,18%	224.705.964	2,78%
Tokat	194	0,36%	18.509.647	0,23%
Trabzon	242	0,44%	22.829.697	0,28%
Tunceli	5	0,01%	674.747	0,01%
Şanlıurfa	305	0,56%	35.883.264	0,44%

Uşak	73	0,13%	6.969.998	0,09%
Van	66	0,12%	9.373.403	0,12%
Yozgat	113	0,21%	8.203.170	0,10%
Zonguldak	130	0,24%	10.169.887	0,13%
Aksaray	117	0,21%	11.659.413	0,14%
Bayburt	2	0,00%	22.940	0,00%
Karaman	127	0,23%	7.485.093	0,09%
Kirikkale	288	0,53%	20.998.941	0,26%
Batman	101	0,19%	15.262.089	0,19%
Şirnak	0	0,00%	0	0,00%
Bartın	38	0,07%	3.786.112	0,05%
Ardahan	30	0,06%	2.332.380	0,03%
İğdir	40	0,07%	3.267.584	0,04%
Yalova	167	0,31%	20.378.786	0,25%
Karabük	72	0,13%	5.432.246	0,07%
Kilis	21	0,04%	1.376.085	0,02%
Osmaniye	150	0,28%	15.049.121	0,19%
Düzce	87	0,16%	7.771.201	0,10%
Total	54.511	100,00%	8.096.075.411	100,00%