

Monthly Investor Report: September 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	1,088.43%

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	49,855,165,364	110,000,000	49,965,165,364	3,915,283,500	3,915,283,500
Cash Flows (12M)	15,277,510,773	22,544,042	15,300,054,815	1,413,199,828	1,413,199,828
PV	55,887,934,277	98,623,932	55,986,558,209	4,710,967,650	4,710,967,650
Stressed PV Up	53,341,827,475	94,581,870	53,436,409,345	4,377,691,095	4,377,691,095
Stressed PV Down	58,442,495,824	102,863,529	58,545,359,353	5,082,586,317	5,082,586,317
Currency UP PV	55,887,934,277	98,623,932	55,986,558,209	4,710,967,650	4,710,967,650
Currency Down PV	55,887,934,277	98,623,932	55,986,558,209	4,710,967,650	4,710,967,650
Substitute/Pool	0	98,623,932	55,986,558,209		
Overcollateralization	55,887,934,277	98,623,932	0		

Net Present Value Stress Test

	True Passed?	Test Result
Nominal	Yes	7.84%
Cash Flows (12M)	Yes	9.24%
PV	Yes	1,088.43%
Stressed PV Up	Yes	8.19%
Stressed PV Down	Yes	8.68%
Currency UP PV	Yes	8.41%
Currency Down PV	Yes	8.41%
Substitute/Pool	Yes	0.18%
Overcollateralization	Yes	2.09%

Residential Cover Pool Data

Period Start Date	01.09.2025
Period End Date	30.09.2025
Number of Mortgage Loans	73,751
Number of Eligible Mortgage Loans	73,751
Mortgage Loan Pool Size (TL)	49,781,157,341
Number of Borrower	73,260
Average Mortgage Loan Balance	674,990
Maximum Mortgage Loan Balance	21,030,422
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	2.62%
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	15,017,422,965
Principal to be Received for 1 year	4,923,220,139
Substitute Asset Balance	110,000,000
Substitute Assets in Cover Pool	0.18%

Cover Asset Characteristics

Residential Mortgage Loans	49,781,157,341
Government Bonds	110,000,000
Other Substitute Assets	
Cash	
Other Cover Assets	
Totals	49,891,157,341

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	73,751	0.00%	49,781,157,341	0.00%

Current Loan Balance

Current Principal Balance	No of Contracts	% of Contracts	Outstanding	% of Outstanding
<10,000	1,272	2%	8,623,383	0%
>=10,000 <50,000	7,035	10%	195,082,223	0%
>=50,000 <100,000	6,220	8%	465,487,364	1%
>=100,000 <200,000	8,040	11%	1,150,240,282	2%
>=200,000 <300,000	3,973	5%	986,324,332	2%
>=300,000 <400,000	3,437	5%	1,205,463,167	2%
>=400,000 <500,000	4,152	6%	1,886,958,643	4%
>=500,000 <750,000	10,119	14%	6,337,981,451	13%
>=750,000 <1,000,000	11,119	15%	9,914,412,804	20%
>=1,000,000 <1,250,000	7,260	10%	8,124,747,851	16%
>=1,250,000 <1,500,000	4,753	6%	6,559,814,667	13%
>=1,500,000 <2,000,000	4,060	6%	7,094,960,619	14%
>=2,000,000	2,311	3%	5,851,060,556	12%
Total	73,751	100%	49,781,157,341	100%

Interest Rate Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Fixed	73,751	100%	49,781,157,341	100%
Floating	0	0%	0	0%
Other	0	0%	0	0%
Total	73,751	100%	49,781,157,341	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	2	0.00%	5,986,104	0.01%
>%65 <=%70	14	0.02%	28,648,245	0.06%
>%60 <=%65	46	0.06%	81,370,098	0.16%
>%55 <=%60	184	0.25%	283,933,101	0.57%
>%50 <=%55	412	0.56%	516,417,923	1.04%
>%45 <=%50	1,307	1.77%	1,718,733,514	3.45%
>%40 <=%45	2,838	3.85%	3,509,986,061	7.05%
>%35 <=%40	5,184	7.03%	6,503,906,709	13.06%
<=%35	63,764	86.46%	37,132,175,586	74.59%
Total	73,751	100.00%	49,781,157,341	100.00%

Seasoning

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	18,873	25.59%	21,116,157,824	42.42%
>12 <=18	10,222	13.86%	10,435,123,700	20.96%
>18 <=24	5,692	7.72%	4,626,165,538	9.29%
>24 <=30	9,192	12.46%	6,946,805,211	13.95%
>30 <=36	6,693	9.08%	3,469,286,146	6.97%
>36 <=42	888	1.20%	548,094,893	1.10%
>42 <=48	4,099	5.56%	809,562,584	1.63%
>48 <=54	4,765	6.46%	765,590,080	1.54%
>54 <=60	3,862	5.24%	491,140,435	0.99%
>60 <=66	3,132	4.25%	279,592,066	0.56%
>66 <=72	2,012	2.73%	179,603,997	0.36%
>72 <=78	20	0.03%	1,115,132	0.00%
>78 <=84	9	0.01%	222,819	0.00%
>84 <=90	86	0.12%	4,241,338	0.01%
>90 <=96	617	0.84%	27,892,938	0.06%
>96 <=102	694	0.94%	25,880,509	0.05%
>102 <=108	1,356	1.84%	34,944,633	0.07%
>108 <=114	1,194	1.62%	17,337,618	0.03%
>114 <=120	345	0.47%	2,399,881	0.00%
>120	0	0.00%	0	0.00%
Total	73,751	100.00%	49,781,157,341	100.00%

Year of Origination

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
2014	2	0.00%	11,752	0.00%
2015	269	0.36%	1,831,097	0.00%
2016	2,753	3.73%	50,836,545	0.10%
2017	2,607	3.53%	102,778,109	0.21%
2018	397	0.54%	21,939,083	0.04%
2019	1,611	2.18%	146,650,229	0.29%
2020	5,299	7.18%	632,444,937	1.27%
2021	11,204	15.19%	1,848,641,617	3.71%
2022	3,474	4.71%	1,953,142,575	3.92%
2023	13,933	18.89%	10,588,036,653	21.27%
2024	25,160	34.11%	25,861,356,495	51.95%
2025	7,042	9.55%	8,573,488,248	17.22%
Total	73,751	100.00%	49,781,157,341	100.00%

Terms to Maturity

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	5,016	6.80%	261,083,761	0.52%
>12 <=18	3,314	4.49%	287,117,150	0.58%
>18 <=24	2,131	2.89%	420,922,925	0.85%
>24 <=30	4,219	5.72%	1,647,229,226	3.31%
>30 <=36	2,441	3.31%	1,250,339,552	2.51%
>36 <=42	3,109	4.22%	2,183,553,091	4.39%
>42 <=48	1,627	2.21%	1,061,286,892	2.13%
>48 <=54	8,790	11.92%	6,634,543,146	13.33%
>54 <=60	5,520	7.48%	4,171,835,546	8.38%
>60 <=66	5,680	7.70%	3,258,276,729	6.55%
>66 <=72	5,742	7.79%	3,318,036,726	6.67%
>72 <=78	3,084	4.18%	1,962,748,482	3.94%
>78 <=84	1,153	1.56%	1,064,876,678	2.14%
>84 <=90	6,189	8.39%	5,062,179,393	10.17%
>90 <=96	3,657	4.96%	3,353,969,885	6.74%
>96 <=102	4,062	5.51%	4,031,078,846	8.10%
>102 <=108	3,619	4.91%	4,025,521,666	8.09%
>108 <=114	3,457	4.69%	4,434,423,968	8.91%
>114 <=120	941	1.28%	1,352,133,681	2.72%
Total	73,751	100.00%	49,781,157,341	100.00%

Security Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
First Lien Mortgage	73,751	100%	49,781,157,341	100%
Non First Lien Mortgage	0	0%	0	0%
Total	73,751	100%	49,781,157,341	100%

Payment Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Principal and Interest	73,751	100%	49,781,157,341	100%
Interest Only	0	0%	0	0%
Total	73,751	100%	49,781,157,341	100%

Prepayment Option

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Loan with Prepayment Option	73,751	100%	49,781,157,341	100%
Loan without Prepayment Option	0	0%	0	0%
Total	73,751	100%	49,781,157,341	100%

Borrower Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Employed	56,205	76%	38,776,858,650	78%
Self Employed	7,441	10%	5,797,617,276	12%
Unemployed	99	0%	40,807,297	0%
Student	7	0%	2,428,358	0%
Retired	8,779	12%	4,351,956,041	9%
Other	1,220	2%	811,489,719	2%
Total	73,751	100%	49,781,157,341	100%

Occupancy Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Investment Purpose	11,090	15%	5,494,870,292	11%
Owner Occupied	61,637	84%	43,741,672,940	88%
Vacation	1,024	1%	544,614,109	1%
Total	73,751	100%	49,781,157,341	100%

City Concentration

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Top 1	18,224	24.71%	13,143,579,433	26.40%
Top 5	41,661	56.49%	29,773,052,371	59.81%
Top 10	51,781	70.21%	36,139,540,097	72.60%
Top 20	63,362	85.91%	43,659,950,879	87.70%
Top 30	67,592	91.65%	46,196,576,345	92.80%
Total	73,751	100.00%	49,781,157,341	100.00%

City

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Adana	1,837	2.49%	1,018,986,742	2.05%
Adiyaman	38	0.05%	13,443,896	0.03%
Afyonkarahisar	215	0.29%	146,327,538	0.29%
Ağrı	60	0.08%	41,373,881	0.08%
Amasya	227	0.31%	127,919,972	0.26%
Ankara	11,534	15.64%	8,766,655,960	17.61%
Antalya	2,993	4.06%	1,996,781,663	4.01%
Artvin	197	0.27%	135,151,540	0.27%
Aydin	1,234	1.67%	767,823,074	1.54%
Balıkesir	1,338	1.81%	838,421,605	1.68%
Bilecik	189	0.26%	107,628,180	0.22%
Bingöl	4	0.01%	1,884,217	0.00%
Bitlis	11	0.01%	5,485,856	0.01%
Bolu	176	0.24%	140,228,018	0.28%
Burdur	106	0.14%	49,190,198	0.10%
Bursa	2,212	3.00%	1,435,624,385	2.88%
Çanakkale	662	0.90%	462,974,708	0.93%
Çankiri	94	0.13%	53,728,338	0.11%
Çorum	331	0.45%	147,287,983	0.30%
Denizli	1,160	1.57%	837,662,738	1.68%
Diyarbakir	749	1.02%	516,081,797	1.04%
Edirne	405	0.55%	204,095,750	0.41%
Elazığ	82	0.11%	51,163,044	0.10%
Erzincan	59	0.08%	30,810,052	0.06%
Erzurum	197	0.27%	149,407,623	0.30%
Eskişehir	1,307	1.77%	1,020,867,895	2.05%
Gaziantep	1,245	1.69%	800,350,254	1.61%
Giresun	264	0.36%	126,448,047	0.25%
Gümüşhane	30	0.04%	19,218,110	0.04%
Hakkari	0	0.00%	0	0.00%
Hatay	205	0.28%	86,013,697	0.17%
Isparta	109	0.15%	72,366,234	0.15%
Mersin	1,884	2.55%	1,039,655,087	2.09%
Istanbul	18,224	24.71%	13,143,579,433	26.40%
Izmir	6,186	8.39%	4,410,726,427	8.86%
Kars	141	0.19%	86,999,401	0.17%
Kastamonu	164	0.22%	95,655,404	0.19%
Kayseri	794	1.08%	423,392,334	0.85%
Kırklareli	362	0.49%	205,523,520	0.41%
Kırşehir	92	0.12%	50,716,325	0.10%
Kocaeli	2,203	2.99%	1,409,975,340	2.83%
Konya	965	1.31%	612,126,944	1.23%
Kütahya	246	0.33%	145,753,943	0.29%
Malatya	78	0.11%	31,414,229	0.06%
Manisa	2,382	3.23%	1,354,791,912	2.72%
Kahramanmaraş	339	0.46%	163,150,924	0.33%
Mardin	71	0.10%	39,723,512	0.08%
Muğla	1,439	1.95%	1,126,441,002	2.26%
Muş	22	0.03%	13,767,950	0.03%
Nevşehir	64	0.09%	34,119,108	0.07%
Niğde	141	0.19%	79,778,799	0.16%
Ordu	407	0.55%	259,072,641	0.52%
Rize	110	0.15%	50,010,427	0.10%
Sakarya	734	1.00%	466,031,572	0.94%
Samsun	1,012	1.37%	642,058,161	1.29%
Siirt	54	0.07%	29,948,985	0.06%
Sinop	121	0.16%	61,030,027	0.12%
Sivas	174	0.24%	117,635,944	0.24%
Tekirdağ	2,724	3.69%	1,455,308,888	2.92%
Tokat	312	0.42%	199,084,133	0.40%
Trabzon	285	0.39%	189,820,940	0.38%
Tunceli	4	0.01%	1,145,659	0.00%
Şanlıurfa	309	0.42%	170,726,081	0.34%

Uşak	146	0.20%	89,719,964	0.18%
Van	150	0.20%	105,554,551	0.21%
Yozgat	203	0.28%	115,510,892	0.23%
Zonguldak	261	0.35%	207,808,500	0.42%
Aksaray	130	0.18%	59,264,705	0.12%
Bayburt	7	0.01%	2,976,390	0.01%
Karaman	78	0.11%	45,671,862	0.09%
Kirikkale	433	0.59%	214,126,857	0.43%
Batman	177	0.24%	116,986,642	0.24%
Şirnak	1	0.00%	1,080,115	0.00%
Bartın	112	0.15%	90,463,554	0.18%
Ardahan	34	0.05%	17,949,852	0.04%
Iğdir	30	0.04%	19,876,401	0.04%
Yalova	254	0.34%	163,383,740	0.33%
Karabük	112	0.15%	62,460,376	0.13%
Kilis	22	0.03%	10,559,840	0.02%
Osmaniye	121	0.16%	68,420,006	0.14%
Düzce	167	0.23%	108,775,047	0.22%
Total	73,751	100.00%	49,781,157,341	100.00%