

Monthly Investor Report: September 2026

Issuance Details

Issuance	Nominal Value	Maturity Date	Coupon Rate	Derivatives
2025-1	3.915.283.500	12.06.2030	35,60%	N/A
2026-1	4.353.380.000	12.02.2031	29,91%	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	399,97%

Bond Legal Maturity

Less than 1 year	
1-2 years	
2-3 years	
3-4 years	
4-5 years	
5-10 years	8.268.663.500

Net Present Value Stress Test

	Pool			Payment	
	Mortgage Pool	Substitute Assets	Cover Assets Total	Covered Bond	Payments Total
Nominal	38.174.150.172	200.000.000	38.374.150.172	8.268.663.500	8.268.663.500
Cash Flows (12M)	11.839.130.905	40.989.167	11.880.120.072	2.735.252.630	2.735.252.630
PV	40.862.309.045	194.363.546	41.056.672.591	8.211.886.333	8.211.886.333
Stressed PV Up	39.224.430.359	190.664.823	39.415.095.183	7.675.263.232	7.675.263.232
Stressed PV Down	42.563.084.622	198.138.018	42.761.222.640	8.802.811.926	8.802.811.926
Currency UP PV	40.862.309.045	194.363.546	41.056.672.591	8.211.886.333	8.211.886.333
Currency Down PV	40.862.309.045	194.363.546	41.056.672.591	8.211.886.333	8.211.886.333
Substitute/Pool	0	194.363.546	41.056.672.591		
Overcollateralization	40.862.309.045	194.363.546	0		

Net Present Value Stress Test

	True Passed	Test Result
Nominal	Yes	21,55%
Cash Flows (12M)	Yes	23,02%
PV	Yes	399,97%
Stressed PV Up	Yes	19,47%
Stressed PV Down	Yes	20,59%
Currency UP PV	Yes	20,00%
Currency Down PV	Yes	20,00%
Substitute/Pool	Yes	0,47%
Overcollateralization	Yes	2,37%

Residential Cover Pool Data

Period Start Date	01.09.2026
Period End Date	30.09.2026
Number of Mortgage Loans	40.820
Number of Eligible Mortgage Loans	40.820
Mortgage Loan Pool Size (TL)	38.104.804.233
Number of Borrower	40.692
Average Mortgage Loan Balance	933.484
Maximum Mortgage Loan Balance	19.925.777
Current Loan to Value Limit for Residential Mortgage Loans	80%
Current Loan to Value Limit for Commercial Mortgage Loans	50%
Weighted Average LTV Ratio	26%
Weighted Average Interest Rate	2,68%
Weighted Average Seasoning (months)	22
Weighted Average Term to Maturity (months)	69
Maximum Terms to Maturity (months)	115
Expected WAL of Cover Pool	
Expected WAL of outstanding Covered Bonds (years)	
Interest to be Received for 1 year	11.639.462.803
Principal to be Received for 1 year	4.504.542.951
Substitute Asset Balance	200.000.000
Substitute Assets in Cover Pool	0,47%

Cover Asset Characteristics

Residential Mortgage Loans	38.104.804.233
Government Bonds	200.000.000
Other Substitute Assets	
Cash	
Other Cover Assets	
Totals	38.304.804.233

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	40.820	0,00%	38.104.804.233	0,00%

Current Loan Balance

Current Principal Balance	No of Contracts	% of Contracts	Outstanding	% of Outstanding
<10,000	197	0%	1.245.487	0%
>=10,000 <50,000	1.012	2%	30.473.112	0%
>=50,000 <100,000	1.773	4%	133.640.418	0%
>=100,000 <200,000	2.669	7%	383.869.808	1%
>=200,000 <300,000	1.895	5%	472.211.095	1%
>=300,000 <400,000	1.874	5%	657.631.334	2%
>=400,000 <500,000	2.360	6%	1.062.879.879	3%
>=500,000 <750,000	6.338	16%	3.948.687.585	10%
>=750,000 <1,000,000	7.284	18%	6.424.527.524	17%
>=1,000,000 <1,250,000	4.990	12%	5.589.981.955	15%
>=1,250,000 <1,500,000	3.756	9%	5.163.996.803	14%
>=1,500,000 <2,000,000	3.785	9%	6.624.969.392	17%
>=2,000,000	2.887	7%	7.610.689.840	20%
Total	40.820	100%	38.104.804.233	100%

Interest Rate Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Fixed	40.820	100%	38.104.804.233	100%
Floating	0	0%	0	0%
Other	0	0%	0	0%
Total	40.820	100%	38.104.804.233	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	22	0,05%	49.893.904	0,13%
>%65 <=%70	54	0,13%	144.673.424	0,38%
>%60 <=%65	176	0,43%	416.950.950	1,09%
>%55 <=%60	179	0,44%	398.348.024	1,05%
>%50 <=%55	304	0,74%	654.066.534	1,72%
>%45 <=%50	548	1,34%	963.072.667	2,53%
>%40 <=%45	1.473	3,61%	2.349.151.814	6,16%
>%35 <=%40	2.683	6,57%	4.025.551.050	10,56%
<=%35	35.381	86,68%	29.103.095.868	76,38%
Total	40.820	100,00%	38.104.804.233	100,00%

Seasoning

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	8.179	20,04%	12.402.172.403	32,55%
>12 <=18	4.601	11,27%	5.730.966.932	15,04%
>18 <=24	9.121	22,34%	8.792.602.642	23,07%
>24 <=30	4.085	10,01%	3.909.573.083	10,26%
>30 <=36	2.160	5,29%	1.545.671.907	4,06%
>36 <=42	4.558	11,17%	3.413.782.354	8,96%
>42 <=48	2.513	6,16%	1.272.240.539	3,34%
>48 <=54	419	1,03%	272.429.758	0,71%
>54 <=60	1.289	3,16%	270.396.406	0,71%
>60 <=66	1.352	3,31%	250.989.596	0,66%
>66 <=72	1.015	2,49%	136.242.762	0,36%
>72 <=78	693	1,70%	61.341.511	0,16%
>78 <=84	457	1,12%	39.107.319	0,10%
>84 <=90	5	0,01%	284.972	0,00%
>90 <=96	1	0,00%	46.686	0,00%
>96 <=102	8	0,02%	364.945	0,00%
>102 <=108	144	0,35%	3.957.550	0,01%
>108 <=114	121	0,30%	1.932.516	0,01%
>114 <=120	99	0,24%	700.354	0,00%
>120	0	0,00%	0	0,00%
Total	40.820	100,00%	38.104.804.233	100,00%

Year of Origination

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
2016	79	0,19%	557.617	0,00%
2017	425	1,04%	9.800.775	0,03%
2018	59	0,14%	2.857.810	0,01%
2019	426	1,04%	36.077.215	0,09%
2020	1.461	3,58%	173.253.973	0,45%
2021	3.108	7,61%	580.723.028	1,52%
2022	1.798	4,40%	985.158.606	2,59%
2023	6.696	16,40%	4.842.745.282	12,71%
2024	12.943	31,71%	12.254.586.911	32,16%
2025	11.457	28,07%	14.887.545.626	39,07%
2026	2.368	5,80%	4.331.497.390	11,37%
Total	40.820	100,00%	38.104.804.233	100,00%

Terms to Maturity

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
>0 <=12	1.188	2,91%	153.868.663	0,40%
>12 <=18	1.761	4,31%	588.075.312	1,54%
>18 <=24	1.326	3,25%	618.430.839	1,62%
>24 <=30	1.865	4,57%	1.223.643.265	3,21%
>30 <=36	1.119	2,74%	829.319.679	2,18%
>36 <=42	4.615	11,31%	3.665.361.897	9,62%
>42 <=48	3.811	9,34%	3.402.794.673	8,93%
>48 <=54	3.460	8,48%	3.193.354.936	8,38%
>54 <=60	2.978	7,30%	2.305.353.696	6,05%
>60 <=66	2.968	7,27%	3.448.372.669	9,05%
>66 <=72	897	2,20%	1.028.814.433	2,70%
>72 <=78	3.139	7,69%	3.050.082.553	8,00%
>78 <=84	2.641	6,47%	2.421.598.169	6,36%
>84 <=90	1.507	3,69%	1.535.642.015	4,03%
>90 <=96	1.814	4,44%	1.989.440.405	5,22%
>96 <=102	2.007	4,92%	2.492.776.719	6,54%
>102 <=108	1.577	3,86%	2.319.468.129	6,09%
>108 <=114	2.146	5,26%	3.834.228.695	10,06%
>114 <=120	1	0,00%	4.177.485	0,01%
Total	40.820	100,00%	38.104.804.233	100,00%

Security Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
First Lien Mortgage	40.820	100%	38.104.804.233	100%
Non First Lien Mortgage	0	0%	0	0%
Total	40.820	100%	38.104.804.233	100%

Payment Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Principal and Interest	40.820	100%	38.104.804.233	100%
Interest Only	0	0%	0	0%
Total	40.820	100%	38.104.804.233	100%

Prepayment Option

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Loan with Prepayment Option	40.820	100%	38.104.804.233	100%
Loan without Prepayment Option	0	0%	0	0%
Total	40.820	100%	38.104.804.233	100%

Borrower Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Employed	32.140	79%	30.738.527.332	81%
Self Employed	3.494	9%	3.648.296.879	10%
Unemployed	43	0%	23.753.089	0%
Student	5	0%	1.090.992	0%
Retired	4.540	11%	3.151.327.561	8%
Other	598	1%	541.808.381	1%
Total	40.820	100%	38.104.804.233	100%

Occupancy Type

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Investment Purpose	4.890	12%	3.230.841.890	8%
Owner Occupied	35.485	87%	34.584.903.885	91%
Vacation	445	1%	289.058.459	1%
Total	40.820	100%	38.104.804.233	100%

City Concentration

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Top 1	9.829	24,08%	9.699.570.118	25,45%
Top 5	23.085	56,55%	22.898.153.935	60,09%
Top 10	28.854	70,69%	27.929.161.824	73,30%
Top 20	35.079	85,94%	33.393.210.041	87,64%
Top 30	37.412	91,65%	35.349.212.548	92,77%
Total	40.820	100,00%	38.104.804.233	100,00%

City

	No of Contracts	% of Contracts	Outstanding	% of Outstanding
Adana	992	2,43%	816.101.519	2,14%
Adiyaman	20	0,05%	11.731.309	0,03%
Afyonkarahisar	113	0,28%	94.740.641	0,25%
Ağrı	44	0,11%	40.904.623	0,11%
Amasya	154	0,38%	135.289.801	0,36%
Ankara	6.580	16,12%	6.817.238.620	17,89%
Antalya	1.876	4,60%	1.835.818.704	4,82%
Artvin	121	0,30%	116.581.945	0,31%
Aydin	663	1,62%	588.333.730	1,54%
Balıkesir	675	1,65%	536.933.729	1,41%
Bilecik	103	0,25%	65.271.043	0,17%
Bingöl	2	0,00%	2.120.957	0,01%
Bitlis	6	0,01%	5.161.345	0,01%
Bolu	153	0,37%	164.056.418	0,43%
Burdur	44	0,11%	28.069.017	0,07%
Bursa	1.254	3,07%	1.134.773.752	2,98%
Çanakkale	408	1,00%	391.153.460	1,03%
Çankiri	51	0,12%	46.419.826	0,12%
Çorum	164	0,40%	123.655.427	0,32%
Denizli	625	1,53%	573.179.021	1,50%
Diyarbakir	361	0,88%	369.881.182	0,97%
Edirne	240	0,59%	188.152.635	0,49%
Elazığ	43	0,11%	35.742.162	0,09%
Erzincan	31	0,08%	26.687.460	0,07%
Erzurum	128	0,31%	126.122.795	0,33%
Eskişehir	703	1,72%	699.362.782	1,84%
Gaziantep	720	1,76%	605.363.486	1,59%
Giresun	130	0,32%	95.523.346	0,25%
Gümüşhane	27	0,07%	24.444.960	0,06%
Hakkari	0	0,00%	0	0,00%
Hatay	96	0,24%	69.489.176	0,18%
Isparta	61	0,15%	65.017.896	0,17%
Mersin	1.027	2,52%	858.780.428	2,25%
Istanbul	9.829	24,08%	9.699.570.118	25,45%
Izmir	3.546	8,69%	3.410.752.742	8,95%
Kars	96	0,24%	70.590.610	0,19%
Kastamonu	82	0,20%	66.605.706	0,17%
Kayseri	345	0,85%	266.443.201	0,70%
Kırklareli	233	0,57%	187.050.691	0,49%
Kırşehir	44	0,11%	24.326.919	0,06%
Kocaeli	1.119	2,74%	1.021.362.496	2,68%
Konya	495	1,21%	399.809.377	1,05%
Kütahya	139	0,34%	105.783.331	0,28%
Malatya	40	0,10%	39.644.223	0,10%
Manisa	1.309	3,21%	1.098.494.996	2,88%
Kahramanmaraş	155	0,38%	115.091.328	0,30%
Mardin	40	0,10%	28.041.998	0,07%
Muğla	875	2,14%	950.346.695	2,49%
Muş	6	0,01%	3.982.316	0,01%
Nevşehir	42	0,10%	34.744.972	0,09%
Niğde	90	0,22%	84.122.879	0,22%
Ordu	229	0,56%	178.384.853	0,47%
Rize	47	0,12%	33.209.848	0,09%
Sakarya	357	0,87%	296.830.785	0,78%
Samsun	583	1,43%	483.929.930	1,27%
Siirt	12	0,03%	9.198.696	0,02%
Sinop	54	0,13%	37.261.408	0,10%
Sivas	94	0,23%	78.598.544	0,21%
Tekirdağ	1.439	3,53%	1.102.023.274	2,89%
Tokat	118	0,29%	99.360.683	0,26%
Trabzon	175	0,43%	149.713.822	0,39%
Tunceli	0	0,00%	0	0,00%
Şanlıurfa	161	0,39%	116.566.179	0,31%

Uşak	115	0,28%	90.731.179	0,24%
Van	78	0,19%	67.895.563	0,18%
Yozgat	135	0,33%	94.288.627	0,25%
Zonguldak	193	0,47%	192.490.273	0,51%
Aksaray	62	0,15%	39.253.927	0,10%
Bayburt	6	0,01%	3.737.776	0,01%
Karaman	31	0,08%	27.345.338	0,07%
Kirikkale	247	0,61%	192.016.410	0,50%
Batman	53	0,13%	58.389.292	0,15%
Şirnak	1	0,00%	864.069	0,00%
Bartın	90	0,22%	82.794.273	0,22%
Ardahan	26	0,06%	16.347.607	0,04%
Iğdir	14	0,03%	12.898.085	0,03%
Yalova	161	0,39%	140.863.420	0,37%
Karabük	53	0,13%	35.831.931	0,09%
Kilis	6	0,01%	4.760.059	0,01%
Osmaniye	56	0,14%	52.840.548	0,14%
Düzce	124	0,30%	107.510.040	0,28%
Total	40.820	100,00%	38.104.804.233	100,00%