# BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

**Report Date:** 31/05/2026
**Completion Date:** 02/06/2026

## CYPRIOT COVER POOL MONTHLY INVESTOR REPORT

| | Series 1 | Series 2 | Series 3 | Series 4 | Series 5 |
|---|---|---|---|---|---|
| **Issue** | 650.000.000 € | | | | |
| **Coupon** | EURIBOR 003M + 1.00% | | | | |
| **Coupon Payment Frequency** | Quarterly | | | | |
| **Coupon Payment Dates** | 12/3 - 12/6 - 12/9 - 12/12 | | | | |
| **Maturity Date** | 12/12/2033 | | | | |
| **Extension Period** | 12/12/2087 | | | | |
| **Maturity Type** | **Pass through** | | | | |
| **Maturity extension triggers** | Issuer’s failure to pay the Final Redemption Amount on the Final Maturity Date as specified in the applicable Final Terms | | | | |
| **Rating Agencies** | Moody's/ Fitch | | | | |
| **Issue Rating** | Aaa/AAA | | | | |
| **ISIN** | XS0718673311 | | | | |
| **Primary Cover Pool Assets** | Cypriot Residential Mortgage Loans | | | | |
| **Trustee** | Bank of New York Mellon Corporate Trustee Services Ltd | | | | |
| **Account Bank** | Bank of New York Mellon | | | | |
| **Swap Counterparties** | N/A | | | | |

## STATUTORY TESTS

| BASIC COVER | Value | Requirement | PASS / FAIL |
|---|---|---|---|
| **Nominal Value Test** | | | |
| | | | |
| Eligible Loans (adjusted for set off and LTV) plus interest accrued on the loans | 780.890.462 | | |
| Complementary Assets (in the basic cover) | 0 | | |
| Hedging Contracts (mark-to-market value) | 0 | | |
| | | | |
| Covered Bonds (outstanding amount) | 650.000.000 | | |
| | | | |
| **Result** | 120,14% | 100,00% | PASS |
| | | | |
| **Net Present Value Test** | | | |
| Eligible Loans (present value of inflows) | 908.230.510 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| | | | |
| Covered Bond Holders (present value of payments) | 693.365.942 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 596.380 | | |
| | | | |
| **Result** | 130,9% | 105,0% | PASS |
| | | | |
| **Stress scenarios:** | | | |
| | | | |
| **1. Interest rate shift by -200bps** | | | |
| Eligible Loans (present value of inflows) | 942.964.173 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| | | | |
| Covered Bond Holders (present value of payments) | 703.036.445 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 647.372 | | |
| | | | |
| **Result** | 134,0% | 105,0% | PASS |
| | | | |
| **2. Interest rate shift by +200bps** | | | |
| Eligible Loans (present value of inflows) | 878.731.520 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| | | | |
| Covered Bond Holders (present value of payments) | 685.582.793 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 550.777 | | |
| | | | |
| **Result** | 128,1% | 105,0% | PASS |
| | | | |

| | | | |
|---|---|---|---|
| **3. VaR Negative shift in interest rates** | | | |
| Eligible Loans (present value of inflows) | 921.154.175 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| | | | |
| Covered Bond Holders (present value of payments) | 696.588.641 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 620.473 | | |
| | | | |
| **Result** | 132,1% | 105,0% | PASS |
| | | | |
| **4. VaR Positive shift in interest rates** | | | |
| Eligible Loans (present value of inflows) | 894.804.311 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| | | | |
| Covered Bond Holders (present value of payments) | 690.285.306 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 573.557 | | |
| | | | |
| **Result** | 129,5% | 105,0% | PASS |
| | | | |
| **Weighted Maturity Test** | | | |
| | | | |
| Weighted Average Life of Cover Pool assets in the basic and supervisory cover | 9,60 | | |
| | | | |
| Weighted average life of covered bonds | 6,71765 | | |
| | | | |
| **Result** | | D(pool) > D(bond) | PASS |
| | | | |
| **Liquidity Test** | | | |
| 1. if Maturity Date > 180 days | | Complementary Assets > highest net outflow in the next 180 days | PASS |
| Complementary Assets | 34.967.100 | | |
| Outflow in the next 180 days | 5.627.844 | | |
| 2. if Maturity Date >30 days, <180 days | | | |
| 2a) First Test | N/A | Complementary Assets > highest net outflow until bond maturity (excl. principal) | N/A |
| 2b) Second Test | N/A | Complementary/Liquid Assets >= 50% of Bond principal amount | N/A |
| 3. if Maturity Date < 30 days | | | |
| 2a) First Test | N/A | Complementary Assets > highest net outflow until bond maturity (excl. principal) | N/A |
| 2b) Second Test | N/A | Complementary/Liquid Assets >= 50% of Bond principal amount | N/A |

| SUPERVISORY OVER-COLLATERALISATION | COVER POOL | REQUIREMENT | PASS / FAIL |
|---|---|---|---|
| Complementary Assets | 5,4% | 5,0% | PASS |

| COMMITTED OVERCOLLATERALISATION TEST | COVER POOL | REQUIREMENT | PASS / FAIL |
|---|---|---|---|
| Committed Overcollateralisation Requirement as per OC Notice | 25,5% | 25,0% | PASS |

# COVER POOL INFORMATION

| Cover Pool Summary | |
|---|---|
| Total LOAN BALANCE: | 814.167.073 € |
| Average LOAN BALANCE: | 72.229 € |
| NO. OF LOANS: | 11.272 |
| **Valuation method** | Indexed |
| WA SEASONING (in months): | 97,7 |
| WA REMAINING TERM (in months): | 202,0 |
| NO. OF BORROWERS: | 12.246 |
| NO. OF PROPERTIES: | 8.539 |
| WA LTV: | 50,0% |
| Loans to employees of group: | 1,9% |
| WA Interest Rate on Floating rate Loans: | 4,0% |
| WA MARGIN ON FLOATING RATE LOANS: | 2,0% |
| WA Interest Rate on Floating rate Loans originated over last quarter: | 5,4% |
| Percentage of VARIABLE MORTGAGES (based on bank's rates): | 35,3% |
| WA Interest Rate on Fixed rate Loans: | 3,5% |
| Borrower concentration: %age of largest 10 borrowers : | 1,32% |
| Loans in arrears > 90 days: | 0,0% |
| **Supervisory Over Collateralisation** | |
| Supplementary Assets | 34.967.100 € |
| Transaction Account Balance | 21.225.424 € |
| Deducting for liquidity reserve | (5.627.844) |
| Net supplementary assets available for OC | 50.564.679 € |
| **Contractual Over Collateralisation** | |
| Loan balances in excess of basic cover | 164.167.073 € |
| Adjustment to Loan balances due to set-off | 28.063.308 € |
| Adjustment to Loan balances due to LTV | 5.213.303 € |
| Total Cover Pool OC (allowing for set-off and LTV) | 130.890.462 € |
| As a % of Outstanding Cover Bond Issuance | 20,1% |
| Asset Percentage (Covered Bond Issuance as a % of Cover Assets) | 83,2% |
| **TOTAL COMMITED OVER COLLATERALISATION** | |
| In Basic Cover | 20,1% |
| In Supplementary Assets | 5,4% |
| **Total** | **25,5%** |

**Cover Pool Indexed LTV Distribution**

| Indexed LTV ranges | Total Loan Balance | No. of Borrowers |
|---|---|---|
| 0-≤40% | 256.965.881 € | 5.708 |
| >40%-≤50% | 134.060.778 € | 1.726 |
| >50%-≤60% | 141.206.680 € | 1.687 |
| >60%-≤70% | 143.302.301 € | 1.631 |
| >70%-≤80% | 97.926.983 € | 1.090 |
| >80%-≤85% | 16.139.181 € | 173 |
| >85%-≤90% | 13.177.395 € | 123 |
| >90%-≤95% | 7.146.641 € | 65 |
| >95%-≤100% | 4.241.232 € | 43 |
| >100%-≤105% | - € | - |
| >105% | - € | - |
| **TOTAL** | **814.167.073 €** | **12.246** |

### Cover Pool Regional Distribution

| Region | Total Loan Balance | % of total loan balance |
|---|---|---|
| Nicosia | 329.745.827 € | 40,5% |
| Limassol | 260.258.131 € | 32,0% |
| Larnaca | 99.461.901 € | 12,2% |
| Paphos | 83.021.814 € | 10,2% |
| Ammochostos | 41.679.401 € | 5,1% |
| No data | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

### Cover Pool Rate Type Distribution

| Rate Type | Total Loan Balance | % of total loan balance |
|---|---|---|
| Floating rate | 598.469.535 € | 73,5% |
| Fixed rate with reset <2 years | 68.786.710 € | 8,4% |
| Fixed rate with reset ≥2 but < 5 years | 106.370.147 € | 13,1% |
| Fixed rate with reset ≥5 years | 40.540.682 € | 5,0% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

### Cover Pool Occupancy Type Distribution

| Occupancy Type | Total Loan Balance | % of total loan balance |
|---|---|---|
| Owner-occupied | 760.517.407 € | 93,4% |
| Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties | 23.074.008 € | 2,8% |
| Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties | - € | 0,0% |
| Vacation/ second home | 30.575.658 € | 3,8% |
| Partially owner-occupied | - € | 0,0% |
| Other/No data | - € | 0,0% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

### Cover Pool Property Type Distribution

| Property Type | Total Loan Balance | % of total loan balance |
|---|---|---|
| House | 623.061.519 € | 76,5% |
| Flat in block with less than 4 units | - € | 0,0% |
| Flat in block with 4 or more units | 191.105.554 € | 23,5% |
| PARTIAL COMMERCIAL USE | - € | 0,0% |
| Other/No data | | 0,0% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

### Cover Pool Loan Type Distribution

| Loan Type | Total Loan Balance | % of total loan balance |
|---|---|---|
| Purchase | 680.417.555 € | 83,6% |
| RE-MORTGAGE | - € | 0,0% |
| EQUITY RELEASE | 50.837.362 € | 6,2% |
| RENOVATION | 55.917.264 € | 6,9% |
| Construction (new) | - € | 0,0% |
| Other/No data | 26.994.893 € | 3,3% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

### Cover Pool Seasoning Distribution

| Seasoning (months) | Total Loan Balance | % of total loan balance |
|---|---|---|
| < 12 | 59.986.917 € | 7,4% |
| ≥12-<24 | 68.399.758 € | 8,4% |
| ≥24-<36 | 55.078.142 € | 6,8% |
| ≥36-<60 | 120.505.297 € | 14,8% |
| ≥60 | 510.196.959 € | 62,7% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

### Cover Pool Loans - Arrears Analysis

| Months | Total Loan Balance | % of total loan balance |
|---|---|---|
| Not in Arrears | 811.221.987 € | 99,6% |
| <2 (and not BPI or Fce) | 2.633.920 € | 0,3% |
| ≥2-<6 (and not BPI or Fce) | 311.166 € | 0,0% |
| ≥6-<12 (and not BPI or Fce) | - € | 0,0% |
| >12 (and not BPI or Fce) | - € | 0,0% |
| Bankruptcy proceedings initialted ("BPI") (and not Fce) | - € | 0,0% |
| Foreclosure ("Fce") | - € | 0,0% |
| **TOTAL** | **814.167.073 €** | **100,0%** |

| Cover Pool | Nominal Value | % |
|---|---|---|
| Cover Pool Assets | 814.167.073 € | 95,9% |
| Substitute Collateral | 34.967.100 € | 4,1% |
| **TOTAL** | **849.134.173 €** | |

| Derivatives & Swaps | Nominal Value | % |
|---|---|---|
| Derivatives in the register / cover pool | - € | 0,0% |
| **TOTAL** | **- €** | |

| Interest Rate Distribution | Cover Pool Assets | % | Covered Bonds | % |
|---|---|---|---|---|
| **Fixed** | **215.697.538 €** | **26,5%** | **- €** | **0,00%** |
| **Floating** | **598.469.535 €** | **73,5%** | **650.000.000 €** | **100,0%** |

| Currency Distribution | Cover Pool Assets | % | Covered Bonds | % |
|---|---|---|---|---|
| **EUR** | **814.167.073 €** | **100,00%** | **650.000.000 €** | **100,00%** |
| **All Other** | **-** | **0,0%** | **- €** | **0,00%** |

| Asset-Liability Profile | | |
|---|---|---|
| **Maturity (in years)** | **Cover Pool Assets** | **Covered Bonds** |
| 0 < 1 | 1.259.553 € | - € |
| ≥ 1 - < 2 | 3.575.862 € | - € |
| ≥ 2 - < 3 | 7.038.591 € | - € |
| ≥ 3 - < 4 | 11.044.440 € | - € |
| ≥ 4 - < 5 | 17.230.012 € | - € |
| ≥ 5 - < 10 | 127.893.186 € | 650.000.000 € |
| ≥ 10 | 646.125.430 € | - € |
| **TOTAL** | **814.167.073 €** | **650.000.000 €** |