

BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 31/08/2026
Completion Date: 02/09/2026

CYPRIO 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	781.485.644		
Complementary Assets (in the basic cover)	0		
Hedging Contracts (mark-to-market value)	0		
Covered Bonds (outstanding amount)	650.000.000		
Result	120,23%	100,00%	PASS
Net Present Value Test			
Eligible Loans (present value of inflows)	903.673.940		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	691.425.973		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	571.276		
Result	130,6%	105,0%	PASS
Stress scenarios:			
1. Interest rate shift by -200bps			
Eligible Loans (present value of inflows)	937.221.039		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	699.587.578		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	618.341		
Result	133,8%	105,0%	PASS
2. Interest rate shift by +200bps			
Eligible Loans (present value of inflows)	874.419.977		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	683.878.745		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	529.064		
Result	127,8%	105,0%	PASS

3. VaR Negative shift in interest rates			
Eligible Loans (present value of inflows)	919.424.693		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	694.922.993		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	597.235		
Result	132,2%	105,0%	PASS
4. VaR Positive shift in interest rates			
Eligible Loans (present value of inflows)	888.738.104		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	688.097.239		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	546.841		
Result	129,1%	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	6,44898		
Result	D(pool) > D(bond)		PASS
Liquidity Test			
		Complementary Assets > highest net outflow in the next 180 days	PASS
1. if Maturity Date > 180 days			
Complementary Assets	34.157.200		
Outflow in the next 180 days	5.941.439		
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
Complementary Assets		5,3%	5,0%
			PASS
COMMITTED OVERCOLLATERALISATION TEST		COVER POOL	REQUIREMENT
Committed Overcollateralisation Requirement as per OC Notice		25,5%	25,0%
			PASS

COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	817.727.950 €
Average LOAN BALANCE:	70.530 €
NO. OF LOANS:	11.594
Valuation method	Indexed
WA SEASONING (in months):	99,5
WA REMAINING TERM (in months):	200,1
NO. OF BORROWERS:	12.649
NO. OF PROPERTIES:	8.824
WA LTV:	49,3%
Loans to employees of group:	1,9%
WA Interest Rate on Floating rate Loans:	4,2%
WA MARGIN ON FLOATING RATE LOANS:	1,9%
WA Interest Rate on Floating rate Loans originated over last quarter:	5,5%
Percentage of VARIABLE MORTGAGES (based on bank's rates):	34,7%
WA Interest Rate on Fixed rate Loans:	3,5%
Borrower concentration: %age of largest 10 borrowers :	1,30%
Loans in arrears > 90 days:	0,0%
Supervisory Over Collateralisation	
Supplementary Assets	34.157.200 €
Transaction Account Balance	20.771.834 €
Deducting for liquidity reserve	(5.941.439)
Net supplementary assets available for OC	48.987.595 €
Contractual Over Collateralisation	
Loan balances in excess of basic cover	167.727.950 €
Adjustment to Loan balances due to set-off	31.344.522 €
Adjustment to Loan balances due to LTV	4.897.784 €
Total Cover Pool OC (allowing for set-off and LTV)	131.485.644 €
As a % of Outstanding Cover Bond Issuance	20,2%
Asset Percentage (Covered Bond Issuance as a % of Cover Assets)	83,2%
TOTAL COMMITTED OVER COLLATERALISATION	
In Basic Cover	20,2%
In Supplementary Assets	5,3%
Total	25,5%

Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	265.931.890 €	6.158
>40%-≤50%	136.772.807 €	1.771
>50%-≤60%	138.812.112 €	1.652
>60%-≤70%	140.548.722 €	1.611
>70%-≤80%	96.678.869 €	1.072
>80%-≤85%	14.720.665 €	157
>85%-≤90%	14.426.200 €	136
>90%-≤95%	6.862.621 €	63
>95%-≤100%	2.974.065 €	29
>100%-≤105%	- €	-
>105%	- €	-
TOTAL	817.727.950 €	12.649

Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	332.375.652 €	40,6%
Limassol	260.539.042 €	31,9%
Larnaca	99.627.990 €	12,2%
Paphos	83.259.441 €	10,2%
Amochostos	41.925.825 €	5,1%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
TOTAL	817.727.950 €	100,0%

Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	583.749.127 €	71,4%
Fixed rate with reset <2 years	86.561.658 €	10,6%
Fixed rate with reset ≥2 but < 5 years	105.768.530 €	12,9%
Fixed rate with reset ≥5 years	41.648.634 €	5,1%
TOTAL	817.727.950 €	100,0%

Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	766.450.165 €	93,7%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	21.396.593 €	2,6%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	29.881.192 €	3,7%
Partially owner-occupied	- €	0,0%
Other/No data	- €	0,0%
TOTAL	817.727.950 €	100,0%

Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	629.119.025 €	76,9%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	188.608.925 €	23,1%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data	- €	0,0%
TOTAL	817.727.950 €	100,0%

Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	685.484.000 €	83,8%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	49.861.746 €	6,1%
RENOVATION	55.568.128 €	6,8%
Construction (new)	- €	0,0%
Other/No data	26.814.076 €	3,3%
TOTAL	817.727.950 €	100,0%

Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	46.766.851 €	5,7%
≥12-<24	70.342.334 €	8,6%
≥24-<36	60.596.663 €	7,4%
≥36-<60	115.281.448 €	14,1%
≥60	524.740.653 €	64,2%
TOTAL	817.727.950 €	100,0%

Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	814.710.391 €	99,6%
<2 (and not BPI or Fce)	2.935.870 €	0,4%
≥2-<6 (and not BPI or Fce)	81.689 €	0,0%
≥6-<12 (and not BPI or Fce)	- €	0,0%
>12 (and not BPI or Fce)	- €	0,0%
Bankruptcy proceedings initiated ("BPI") (and not Fce)	- €	0,0%
Foreclosure ("Fce")	- €	0,0%
TOTAL	817.727.950 €	100,0%

Cover Pool	Nominal Value	%
Cover Pool Assets	817.727.950 €	96,0%
Substitute Collateral	34.157.200 €	4,0%
TOTAL	851.885.150 €	

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

Interest Rate Distribution	Cover Pool Assets	%	Covered Bonds	%
Fixed	233.978.823 €		28,6%	- € 0,00%
Floating	583.749.127 €		71,4%	650.000.000 € 100,0%

Currency Distribution	Cover Pool Assets	%	Covered Bonds	%
EUR	817.727.950 €		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	1.213.852 €	-	€
≥ 1 - < 2	4.129.986 €	-	€
≥ 2 - < 3	7.794.845 €	-	€
≥ 3 - < 4	11.599.603 €	-	€
≥ 4 - < 5	18.827.347 €	-	€
≥ 5 - < 10	132.139.006 €	650.000.000	€
≥ 10	642.023.311 €	-	€
TOTAL	817.727.950 €	650.000.000	€