

BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date:30/09/2026

Completion Date:05/10/2026

CYPRLOT 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	781.485.217		
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)	897.999.781		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	689.389.586		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	545.693		
Result	130,2%	105,0%	PASS
Stress scenarios:			
1. Interest rate shift by -200bps			
Eligible Loans (present value of inflows)	930.409.488		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	697.078.592		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	588.958		
Result	133,4%	105,0%	PASS
2. Interest rate shift by +200bps			
Eligible Loans (present value of inflows)	869.332.220		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	682.221.535		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	506.690		
Result	127,3%	105,0%	PASS

3. VaR Negative shift in interest rates			
Eligible Loans (present value of inflows)	915.825.924		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	693.200.764		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	574.432		
Result	132,0%	105,0%	PASS
4. VaR Positive shift in interest rates			
Eligible Loans (present value of inflows)	881.188.186		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	685.792.969		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	518.895		
Result	128,4%	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	6,35641		
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	33.569.550		
Outflow in the next 180 days	7.275.407		
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		5,2%	5,0%
			PASS
COMMITTED OVERCOLLATERALISATION TEST		COVER POOL	REQUIREMENT
Committed Overcollateralisation Requirement as per OC Notice		25,4%	25,0%
			PASS

COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	819.356.148 €
Average LOAN BALANCE:	70.186 €
NO. OF LOANS:	11.674
Valuation method	Indexed
WA SEASONING (in months):	100,0
WA REMAINING TERM (in months):	199,6
NO. OF BORROWERS:	12.754
NO. OF PROPERTIES:	8.900
WA LTV:	49,1%
Loans to employees of group:	1,9%
WA Interest Rate on Floating rate Loans:	4,3%
WA MARGIN ON FLOATING RATE LOANS:	1,9%
WA Interest Rate on Floating rate Loans originated over last quarter:	5,6%
Percentage of VARIABLE MORTGAGES (based on bank’s rates):	34,5%
WA Interest Rate on Fixed rate Loans:	3,5%
Borrower concentration: %age of largest 10 borrowers :	1,29%
Loans in arrears > 90 days:	0,0%
Supervisory Over Collateralisation	
Supplementary Assets	33.569.550 €
Transaction Account Balance	15.759.921 €
Deducting for liquidity reserve	(7.275.407)
Net supplementary assets available for OC	42.054.064 €
Contractual Over Collateralisation	
Loan balances in excess of basic cover	169.356.148 €
Adjustment to Loan balances due to set-off	33.115.529 €
Adjustment to Loan balances due to LTV	4.755.402 €
Total Cover Pool OC (allowing for set-off and LTV)	131.485.217 €
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	5,2%
Total	25,4%

Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	270.035.724 €	6.267
>40%-≤50%	134.562.357 €	1.761
>50%-≤60%	141.813.900 €	1.680
>60%-≤70%	139.067.083 €	1.606
>70%-≤80%	94.657.364 €	1.053
>80%-≤85%	15.576.379 €	161
>85%-≤90%	14.034.355 €	133
>90%-≤95%	6.336.441 €	61
>95%-≤100%	3.272.545 €	32
>100%-≤105%	- €	-
>105%	- €	-
TOTAL	819.356.148 €	12.754

Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	332.801.414 €	40,6%
Limassol	261.381.032 €	31,9%
Larnaca	99.977.381 €	12,2%
Paphos	83.398.807 €	10,2%
Ammochostos	41.797.514 €	5,1%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
TOTAL	819.356.148 €	100,0%

Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	581.757.143 €	71,0%
Fixed rate with reset <2 years	89.940.140 €	11,0%
Fixed rate with reset ≥2 but < 5 years	105.380.053 €	12,9%
Fixed rate with reset ≥5 years	42.278.812 €	5,2%
TOTAL	819.356.148 €	100,0%

Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	768.269.045 €	93,8%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	21.290.423 €	2,6%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	29.796.680 €	3,6%
Partially owner-occupied	- €	0,0%
Other/No data	- €	0,0%
TOTAL	819.356.148 €	100,0%

Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	630.170.110 €	76,9%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	189.186.038 €	23,1%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data		0,0%
TOTAL	819.356.148 €	100,0%

Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	688.312.821 €	84,0%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	49.409.507 €	6,0%
RENOVATION	55.380.260 €	6,8%
Construction (new)	- €	0,0%
Other/No data	26.253.561 €	3,2%
TOTAL	819.356.148 €	100,0%

Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	42.857.897 €	5,2%
≥12-<24	69.866.973 €	8,5%
≥24-<36	63.319.214 €	7,7%
≥36-<60	115.505.055 €	14,1%
≥60	527.807.010 €	64,4%
TOTAL	819.356.148 €	100,0%

Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	815.224.435 €	99,5%
<2 (and not BPI or Fce)	3.764.480 €	0,5%
≥2-<6 (and not BPI or Fce)	367.233 €	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	819.356.148 €	100,0%

Cover Pool	Nominal Value	%
Cover Pool Assets	819.356.148 €	96,1%
Substitute Collateral	33.569.550 €	3,9%
TOTAL	852.925.698 €	

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

Interest Rate Distribution	Cover Pool Assets	%	Covered Bonds	%
Fixed	237.599.005 €		29,0%	- € 0,00%
Floating	581.757.143 €		71,0%	650.000.000 € 100,0%

Currency Distribution	Cover Pool Assets	%	Covered Bonds	%
EUR	819.356.148 €		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	1.284.273 €	-	€
≥ 1 - < 2	4.126.647 €	-	€
≥ 2 - < 3	8.080.401 €	-	€
≥ 3 - < 4	11.952.352 €	-	€
≥ 4 - < 5	18.389.201 €	-	€
≥ 5 - < 10	133.598.728 €	650.000.000	€
≥ 10	641.924.546 €	-	€
TOTAL	819.356.148 €	650.000.000	€