

BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 30/09/2025
Completion Date: 02/10/2025

CYPRIO COVER POOL MONTHLY INVESTOR REPORT

	Series 1	Series 2	Series 3	Series 4	Series 5
Issue	650.000.000 €				
Coupon	EURIBOR 003M + 1.25%				
Coupon Payment Frequency	Quarterly				
Coupon Payment Dates	12/3 - 12/6 - 12/9 - 12/12				
Maturity Date	12/12/2026				
Extension Period	12/12/2080				
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	925.207.963		
Complementary Assets (in the basic cover)	0		
Hedging Contracts (mark-to-market value)	0		
Covered Bonds (outstanding amount)	650.000.000		
Result	142,34%	100,00%	PASS
Net Present Value Test			
Eligible Loans (present value of inflows)	1.084.982.447		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	659.738.597		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	105.251		
Result	164,4%	105,0%	PASS
Stress scenarios:			
1. Interest rate shift by -200bps			
Eligible Loans (present value of inflows)	1.128.183.148		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	663.836.050		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	106.863		
Result	169,9%	105,0%	PASS
2. Interest rate shift by +200bps			
Eligible Loans (present value of inflows)	1.049.717.609		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	656.095.974		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	103.448		
Result	160,0%	105,0%	PASS

3. VaR Negative shift in interest rates			
Eligible Loans (present value of inflows)	987.096.447		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	658.916.022		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	104.761		
Result	149,8%	105,0%	PASS
4. VaR Positive shift in interest rates			
Eligible Loans (present value of inflows)	1.067.716.458		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	658.916.022		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	104.761		
Result	162,0%	105,0%	PASS
Weighted Maturity Test			
Weighted Average Life of Cover Pool assets in the basic and supervisory cover	9,70		
Weighted average life of covered bonds	1,1853		
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	35.290.850		
Outflow in the next 180 days	5.543.987		
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		5,4%	5,0%
			PASS
COMMITTED OVERCOLLATERALISATION TEST		COVER POOL	REQUIREMENT
Committed Overcollateralisation Requirement as per OC Notice		47,8%	47,0%
			PASS

COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	998.970.913 €
Average LOAN BALANCE:	71.936 €
NO. OF LOANS:	13.887
Valuation method	Indexed
WA SEASONING (in months):	92,2
WA REMAINING TERM (in months):	202,7
NO. OF BORROWERS:	15.484
NO. OF PROPERTIES:	10.810
WA LTV:	50,5%
Loans to employees of group:	1,9%
WA Interest Rate on Floating rate Loans:	4,1%
WA MARGIN ON FLOATING RATE LOANS:	2,0%
WA Interest Rate on Floating rate Loans originated over last quarter:	5,1%
Percentage of VARIABLE MORTGAGES (based on bank's rates):	31,7%
WA Interest Rate on Fixed rate Loans:	3,6%
Borrower concentration: %age of largest 10 borrowers :	0,99%
Loans in arrears > 90 days:	0,0%
Supervisory Over Collateralisation	
Supplementary Assets	35.290.850 €
Transaction Account Balance	16.877.989 €
Deducting for liquidity reserve	(5.543.987)
Net supplementary assets available for OC	46.624.852 €
Contractual Over Collateralisation	
Loan balances in excess of basic cover	348.970.913 €
Adjustment to Loan balances due to set-off	67.245.749 €
Adjustment to Loan balances due to LTV	6.517.201 €
Total Cover Pool OC (allowing for set-off and LTV)	275.207.963 €
As a % of Outstanding Cover Bond Issuance	42,3%
Asset Percentage (Covered Bond Issuance as a % of Cover Assets)	70,3%
TOTAL COMMITTED OVER COLLATERALISATION	
In Basic Cover	42,3%
In Supplementary Assets	5,4%
Total	47,8%

Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	307.428.518 €	7.414
>40%-≤50%	154.676.398 €	1.983
>50%-≤60%	177.827.795 €	2.104
>60%-≤70%	178.699.976 €	2.063
>70%-≤80%	127.463.553 €	1.404
>80%-≤85%	18.661.997 €	193
>85%-≤90%	15.486.653 €	150
>90%-≤95%	12.358.431 €	110
>95%-≤100%	6.367.592 €	63
>100%-≤105%	- €	-
>105%	- €	-
TOTAL	998.970.913 €	15.484

Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	396.035.067 €	39,6%
Limassol	325.829.558 €	32,6%
Larnaca	122.693.227 €	12,3%
Paphos	103.133.596 €	10,3%
Amochostos	51.279.465 €	5,1%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
TOTAL	998.970.913 €	100,0%

Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	759.965.909 €	76,1%
Fixed rate with reset <2 years	64.262.109 €	6,4%
Fixed rate with reset ≥2 but < 5 years	127.520.550 €	12,8%
Fixed rate with reset ≥5 years	47.222.345 €	4,7%
TOTAL	998.970.913 €	100,0%

Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	922.666.074 €	92,4%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	32.961.308 €	3,3%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	43.272.569 €	4,3%
Partially owner-occupied	- €	0,0%
Other/No data	70.963 €	0,0%
TOTAL	998.970.913 €	100,0%

Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	752.527.652 €	75,3%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	246.443.261 €	24,7%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data	- €	0,0%
TOTAL	998.970.913 €	100,0%

Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	818.320.429 €	81,9%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	77.027.995 €	7,7%
RENOVATION	70.537.648 €	7,1%
Construction (new)	- €	0,0%
Other/No data	33.084.841 €	3,3%
TOTAL	998.970.913 €	100,0%

Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	101.030.456 €	10,1%
≥12-<24	83.798.399 €	8,4%
≥24-<36	69.479.438 €	7,0%
≥36-<60	153.352.398 €	15,4%
≥60	591.310.222 €	59,2%
TOTAL	998.970.913 €	100,0%

Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	994.299.313 €	99,5%
<2 (and not BPI or Fce)	3.832.292 €	0,4%
≥2-<6 (and not BPI or Fce)	839.308 €	0,1%
≥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	998.970.913 €	100,0%

Cover Pool	Nominal Value	%
Cover Pool Assets	998.970.913 €	96,6%
Substitute Collateral	35.290.850 €	3,4%
TOTAL	1.034.261.763 €	

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

Interest Rate Distribution	Cover Pool Assets	%	Covered Bonds	%
Fixed	239.005.004 €		23,9%	- € 0,00%
Floating	759.965.909 €		76,1%	650.000.000 € 100,0%

Currency Distribution	Cover Pool Assets	%	Covered Bonds	%
EUR	998.970.913 €	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	1.474.333 €	- €
≥ 1 - < 2	5.498.141 €	650.000.000 €
≥ 2 - < 3	9.090.074 €	- €
≥ 3 - < 4	14.778.145 €	- €
≥ 4 - < 5	18.430.197 €	- €
≥ 5 - < 10	160.025.206 €	- €
≥ 10	789.674.818 €	- €
TOTAL	998.970.913 €	650.000.000 €