

BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 31/12/2025
 Completion Date: 08/01/2026

CYPRLOT COVER POOL MONTHLY INVESTOR REPORT

	Series 1	Series 2	Series 3	Series 4	Series 5
Issue	650.000.000 €				
Coupon	EURIBOR 003M + 1.25%				
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	925.216.693		
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)	1.082.423.023		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	657.847.842		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	84.398		
Result	164,5%	105,0%	PASS
Stress scenarios:			
1. Interest rate shift by -200bps			
Eligible Loans (present value of inflows)	1.126.557.577		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	661.766.122		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	85.487		
Result	170,2%	105,0%	PASS
2. Interest rate shift by +200bps			
Eligible Loans (present value of inflows)	1.046.005.503		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	654.298.889		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	83.214		
Result	159,8%	105,0%	PASS

3. VaR Negative shift in interest rates			
Eligible Loans (present value of inflows)	1.100.708.043		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	658.609.006		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	84.665		
Result	167,1%	105,0%	PASS
4. VaR Positive shift in interest rates			
Eligible Loans (present value of inflows)	1.065.344.786		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	657.089.335		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	84.132		
Result	162,1%	105,0%	PASS
Weighted Maturity Test			
Weighted Average Life of Cover Pool assets in the basic and supervisory cover	9,80		
Weighted average life of covered bonds	0,94094		
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	35.060.550		
Outflow in the next 180 days	5.693.633		
2. if Maturity Date >30 days, <180 days		Complementary Assets > highest net outflow until bond maturity (excl. principal)	N/A
2a) First Test	N/A	Complementary/Liquid Assets >= 50% of Bond principal amount	N/A
2b) Second Test	N/A		N/A
3. if Maturity Date < 30 days		Complementary Assets > highest net outflow until bond maturity (excl. principal)	N/A
2a) First Test	N/A	Complementary/Liquid Assets >= 50% of Bond principal amount	N/A
2b) Second Test	N/A		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	47,7%	47,0%	PASS

COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	1.002.346.001 €
Average LOAN BALANCE:	72.586 €
NO. OF LOANS:	13.809
Valuation method	Indexed
WA SEASONING (in months):	91,6
WA REMAINING TERM (in months):	203,4
NO. OF BORROWERS:	15.540
NO. OF PROPERTIES:	10.811
WA LTV:	50,4%
Loans to employees of group:	1,8%
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:	5,0%
Percentage of VARIABLE MORTGAGES (based on bank's rates):	30,7%
WA Interest Rate on Fixed rate Loans:	3,6%
Borrower concentration: %age of largest 10 borrowers :	1,10%
Loans in arrears > 90 days:	0,0%
Supervisory Over Collateralisation	
Supplementary Assets	35.060.550 €
Transaction Account Balance	18.840.842 €
Deducting for liquidity reserve	(5.693.633)
Net supplementary assets available for OC	48.207.759 €
Contractual Over Collateralisation	
Loan balances in excess of basic cover	352.346.001 €
Adjustment to Loan balances due to set-off	70.855.465 €
Adjustment to Loan balances due to LTV	6.273.843 €
Total Cover Pool OC (allowing for set-off and LTV)	275.216.693 €
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	47,7%

Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	309.737.976 €	7.435
>40%-≤50%	157.304.609 €	2.026
>50%-≤60%	178.515.289 €	2.117
>60%-≤70%	178.928.770 €	2.068
>70%-≤80%	125.216.801 €	1.385
>80%-≤85%	19.503.592 €	208
>85%-≤90%	14.767.725 €	132
>90%-≤95%	11.977.312 €	103
>95%-≤100%	6.393.928 €	66
>100%-≤105%	- €	-
>105%	- €	-
TOTAL	1.002.346.001 €	15.540

Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	397.433.714 €	39,7%
Limassol	321.057.358 €	32,0%
Larnaca	126.428.671 €	12,6%
Paphos	105.393.031 €	10,5%
Ammochostos	52.033.227 €	5,2%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
TOTAL	1.002.346.001 €	100,0%

Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	739.258.068 €	73,8%
Fixed rate with reset <2 years	68.241.378 €	6,8%
Fixed rate with reset ≥2 but < 5 years	141.673.991 €	14,1%
Fixed rate with reset ≥5 years	53.172.565 €	5,3%
TOTAL	1.002.346.001 €	100,0%

Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	929.057.417 €	92,7%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	30.896.760 €	3,1%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	42.321.260 €	4,2%
Partially owner-occupied	- €	0,0%
Other/No data	70.564 €	0,0%
TOTAL	1.002.346.001 €	100,0%

Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	755.298.979 €	75,4%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	247.047.023 €	24,6%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data	- €	0,0%
TOTAL	1.002.346.001 €	100,0%

Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	825.579.320 €	82,4%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	76.691.178 €	7,7%
RENOVATION	67.266.850 €	6,7%
Construction (new)	- €	0,0%
Other/No data	32.808.653 €	3,3%
TOTAL	1.002.346.001 €	100,0%

Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	107.271.860 €	10,7%
≥12-<24	87.473.394 €	8,7%
≥24-<36	66.600.578 €	6,6%
≥36-<60	151.120.823 €	15,1%
≥60	589.879.347 €	58,8%
TOTAL	1.002.346.001 €	100,0%

Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	999.626.676 €	99,7%
<2 (and not BPI or Fce)	2.078.234 €	0,2%
≥2-<6 (and not BPI or Fce)	641.091 €	0,1%
≥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	1.002.346.001 €	100,0%

Cover Pool	Nominal Value	%
Cover Pool Assets	1.002.346.001 €	96,6%
Substitute Collateral	35.060.550 €	3,4%
TOTAL	1.037.406.551 €	

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

Interest Rate Distribution	Cover Pool Assets	%	Covered Bonds	%
Fixed	263.087.934 €		26,2%	- € 0,00%
Floating	739.258.068 €		73,8%	650.000.000 € 100,0%

Currency Distribution	Cover Pool Assets	%	Covered Bonds	%
EUR	1.002.346.001 €		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	1.495.763 €	650.000.000 €
≥ 1 - < 2	5.305.468 €	- €
≥ 2 - < 3	8.814.465 €	- €
≥ 3 - < 4	15.131.851 €	- €
≥ 4 - < 5	17.885.894 €	- €
≥ 5 - < 10	159.446.182 €	- €
≥ 10	794.266.379 €	- €
TOTAL	1.002.346.001 €	650.000.000 €