

BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 31/01/2026
 Completion Date: 04/02/2026

CYPRIT 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 | 925.017.617 | | |
| Complementary Assets (in the basic cover) | 0 | | |
| Hedging Contracts (mark-to-market value) | 0 | | |
| Covered Bonds (outstanding amount) | 650.000.000 | | |
| Result | 142,31% | 100,00% | PASS |
| Net Present Value Test | | | |
| Eligible Loans (present value of inflows) | 1.081.548.667 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| Covered Bond Holders (present value of payments) | 657.885.280 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 84.405 | | |
| Result | 164,4% | 105,0% | PASS |
| Stress scenarios: | | | |
| 1. Interest rate shift by -200bps | | | |
| Eligible Loans (present value of inflows) | 1.126.018.868 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| Covered Bond Holders (present value of payments) | 661.857.388 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 85.484 | | |
| Result | 170,1% | 105,0% | PASS |
| 2. Interest rate shift by +200bps | | | |
| Eligible Loans (present value of inflows) | 1.044.894.725 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| Covered Bond Holders (present value of payments) | 654.319.710 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 83.222 | | |
| Result | 159,7% | 105,0% | PASS |

| 3. VaR Negative shift in interest rates | | | |
|---|---------------|--|------|
| Eligible Loans (present value of inflows) | 1.098.956.731 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| Covered Bond Holders (present value of payments) | 658.639.485 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 84.662 | | |
| Result | 166,8% | 105,0% | PASS |
| 4. VaR Positive shift in interest rates | | | |
| Eligible Loans (present value of inflows) | 1.065.233.473 | | |
| Complementary Assets (present value of inflows) | 0 | | |
| Claims under hedging contracts | 0 | | |
| Covered Bond Holders (present value of payments) | 657.132.696 | | |
| Obligations under hedging contracts | 0 | | |
| Other Cover Pool Creditors (present value of payments) | 84.149 | | |
| 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 | 0,85892 | | |
| 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 | 35.282.800 | | |
| Outflow in the next 180 days | 5.478.319 | | |
| 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 | | | |
| 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: | 1.001.998.414 € |
| Average LOAN BALANCE: | 72.630 € |
| NO. OF LOANS: | 13.796 |
| Valuation method | Indexed |
| WA SEASONING (in months): | 91,8 |
| WA REMAINING TERM (in months): | 203,2 |
| NO. OF BORROWERS: | 15.573 |
| NO. OF PROPERTIES: | 10.827 |
| WA LTV: | 50,3% |
| Loans to employees of group: | 1,7% |
| 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: | 5,0% |
| Percentage of VARIABLE MORTGAGES (based on bank's rates): | 30,4% |
| WA Interest Rate on Fixed rate Loans: | 3,5% |
| Borrower concentration: %age of largest 10 borrowers : | 1,09% |
| Loans in arrears > 90 days: | 0,0% |
| Supervisory Over Collateralisation | |
| Supplementary Assets | 35.282.800 € |
| Transaction Account Balance | 21.594.683 € |
| Deducting for liquidity reserve | (5.478.319) |
| Net supplementary assets available for OC | 51.399.164 € |
| Contractual Over Collateralisation | |
| Loan balances in excess of basic cover | 351.998.414 € |
| Adjustment to Loan balances due to set-off | 70.784.993 € |
| Adjustment to Loan balances due to LTV | 6.195.804 € |
| Total Cover Pool OC (allowing for set-off and LTV) | 275.017.617 € |
| 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% | 311.493.908 € | 7.474 |
| >40%-≤50% | 157.149.468 € | 2.031 |
| >50%-≤60% | 177.623.723 € | 2.121 |
| >60%-≤70% | 178.580.091 € | 2.058 |
| >70%-≤80% | 126.175.559 € | 1.392 |
| >80%-≤85% | 18.886.641 € | 202 |
| >85%-≤90% | 14.312.986 € | 129 |
| >90%-≤95% | 12.308.239 € | 108 |
| >95%-≤100% | 5.467.799 € | 58 |
| >100%-≤105% | - € | - |

| | | |
|--------------|------------------------|---------------|
| >105% | - € | - |
| TOTAL | 1.001.998.414 € | 15.573 |

Cover Pool Regional Distribution

| Region | Total Loan Balance | % of total loan balance |
|--------------|------------------------|-------------------------|
| Nicosia | 396.617.229 € | 39,6% |
| Limassol | 320.495.526 € | 32,0% |
| Larnaca | 127.136.325 € | 12,7% |
| Paphos | 105.979.307 € | 10,6% |
| Ammochostos | 51.770.028 € | 5,2% |
| No data | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| | | 0,0% |
| TOTAL | 1.001.998.414 € | 100,0% |

Cover Pool Rate Type Distribution

| Rate Type | Total Loan Balance | % of total loan balance |
|--|------------------------|-------------------------|
| Floating rate | 736.029.853 € | 73,5% |
| Fixed rate with reset <2 years | 67.394.841 € | 6,7% |
| Fixed rate with reset ≥2 but < 5 years | 144.801.463 € | 14,5% |
| Fixed rate with reset ≥5 years | 53.772.258 € | 5,4% |
| TOTAL | 1.001.998.414 € | 100,0% |

Cover Pool Occupancy Type Distribution

| Occupancy Type | Total Loan Balance | % of total loan balance |
|---|------------------------|-------------------------|
| Owner-occupied | 929.438.816 € | 92,8% |
| Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties | 31.365.910 € | 3,1% |
| Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties | - € | 0,0% |
| Vacation/ second home | 41.123.253 € | 4,1% |
| Partially owner-occupied | - € | 0,0% |
| Other/No data | 70.435 € | 0,0% |
| TOTAL | 1.001.998.414 € | 100,0% |

Cover Pool Property Type Distribution

| Property Type | Total Loan Balance | % of total loan balance |
|--------------------------------------|------------------------|-------------------------|
| House | 754.587.609 € | 75,3% |
| Flat in block with less than 4 units | - € | 0,0% |
| Flat in block with 4 or more units | 247.410.805 € | 24,7% |
| PARTIAL COMMERCIAL USE | - € | 0,0% |
| Other/No data | - € | 0,0% |
| TOTAL | 1.001.998.414 € | 100,0% |

Cover Pool Loan Type Distribution

| Loan Type | Total Loan Balance | % of total loan balance |
|--------------------|------------------------|-------------------------|
| Purchase | 827.115.312 € | 82,5% |
| RE-MORTGAGE | - € | 0,0% |
| EQUITY RELEASE | 75.448.843 € | 7,5% |
| RENOVATION | 66.525.035 € | 6,6% |
| Construction (new) | - € | 0,0% |
| Other/No data | 32.909.225 € | 3,3% |
| TOTAL | 1.001.998.414 € | 100,0% |

Cover Pool Seasoning Distribution

| Seasoning (months) | Total Loan Balance | % of total loan balance |
|--------------------|------------------------|-------------------------|
| < 12 | 109.034.534 € | 10,9% |
| ≥12-<24 | 88.378.358 € | 8,8% |
| ≥24-<36 | 66.212.178 € | 6,6% |
| ≥36-<60 | 148.469.073 € | 14,8% |
| ≥60 | 589.904.271 € | 58,9% |
| TOTAL | 1.001.998.414 € | 100,0% |

Cover Pool Loans - Arrears Analysis

| Months | Total Loan Balance | % of total loan balance |
|---|------------------------|-------------------------|
| Not in Arrears | 998.368.462 € | 99,6% |
| <2 (and not BPI or Fce) | 3.387.869 € | 0,3% |
| ≥2-<6 (and not BPI or Fce) | 242.083 € | 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 | 1.001.998.414 € | 100,0% |