BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 31/10/2026
Completion Date: 02/11/2026

CYPRIOT 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	781.324.252		
Complementary Assets (in the basic cover)	0		
Hedging Contracts (mark-to-market value)	0		
Covered Bonds (outstanding amount)	650.000.000		
Result	120,20%	100,00%	PASS
Net Present Value Test			
Eligible Loans (present value of inflows)	900.101.155		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	689.724.715		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	549.972		
Result	130,4%	105,0%	PASS
Stress scenarios:			
1. Interest rate shift by -200bps			
Eligible Loans (present value of inflows)	932.796.806		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	697.524.284		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	593.675		
Result	133,6%	105,0%	PASS
2. Interest rate shift by +200bps			
Eligible Loans (present value of inflows)	871.304.725		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	682.462.240		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	510.579		
Result	127,6%	105,0%	PASS

3. VaR Negative shift in interest rates			
Eligible Loans (present value of inflows)	916.989.615		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	693.399.605		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	577.171		
Result	132,1%	105,0%	PASS
4. VaR Positive shift in interest rates			
Eligible Loans (present value of inflows)	884.113.073		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	686.240.869		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	524.494		
Result	128,7%	105,0%	PASS
Weighted Maturity Test			
Weighted Average Life of Cover Pool assets in the basic and supervisory cover	9,50		
Weighted average life of covered bonds	6,30195		
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	33.915.000		
Outflow in the next 180 days	6.938.274		
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	PASS / FAIL
Complementary Assets	5,2%	5,0%	PASS

COMMITTED OVERCOLLATERALISATION TEST	COVER POOL	REQUIREMENT	PASS / FAIL
Committed Overcollateralisation Requirement as per OC Notice	25,4%	25,0%	PASS

COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	822.248.004 €
Average LOAN BALANCE:	69.588 €
NO. OF LOANS:	11.816
Valuation method	Indexed
WA SEASONING (in months):	100,5
WA REMAINING TERM (in months):	198,5
NO. OF BORROWERS:	12.923
NO. OF PROPERTIES:	9.022
WA LTV:	48,7%
Loans to employees of group:	2,0%
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:	5,8%
Percentage of VARIABLE MORTGAGES (based on bank's rates):	34,4%
WA Interest Rate on Fixed rate Loans:	3,5%
Borrower concentration: %age of largest 10 borrowers :	1,28%
Loans in arrears > 90 days:	0,0%
Supervisory Over Collateralisation	
Supplementary Assets	33.915.000 €
Transaction Account Balance	21.807.209 €
Deducting for liquidity reserve	(6.938.274)
Net supplementary assets available for OC	48.783.935 €
Contractual Over Collateralisation	
Loan balances in excess of basic cover	172.248.004 €
Adjustment to Loan balances due to set-off	36.259.945 €
Adjustment to Loan balances due to LTV	4.663.807 €
Total Cover Pool OC (allowing for set-off and LTV)	131.324.252 €
As a % of Outstanding Cover Bond Issuance	20,2%
Asset Percentage (Covered Bond Issuance as a % of Cover Assets)	83,2%
TOTAL COMMITED 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%	278.638.959 €	6.511
>40%-≤50%	132.451.220 €	1.733
>50%-≤60%	142.505.086 €	1.684
>60%-≤70%	137.719.864 €	1.586
>70%-≤80%	92.688.996 €	1.025
>80%-≤85%	14.583.610 €	157
>85%-≤90%	15.446.413 €	144
>90%-≤95%	4.969.523 €	52
>95%-≤100%	3.244.333 €	31
>100%-≤105%	- €	-
>105%	- €	-
TOTAL	**822.248.004 €**	**12.923**

Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	334.664.238 €	40,7%
Limassol	262.527.571 €	31,9%
Larnaca	100.013.435 €	12,2%
Paphos	83.168.515 €	10,1%
Ammochostos	41.874.246 €	5,1%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
TOTAL	**822.248.004 €**	**100,0%**

Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	578.855.168 €	70,4%
Fixed rate with reset <2 years	96.179.083 €	11,7%
Fixed rate with reset ≥2 but < 5 years	104.623.694 €	12,7%
Fixed rate with reset ≥5 years	42.590.058 €	5,2%
TOTAL	**822.248.004 €**	**100,0%**

Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	771.560.629 €	93,8%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	21.754.187 €	2,6%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	28.933.188 €	3,5%
Partially owner-occupied	- €	0,0%
Other/No data	- €	0,0%
TOTAL	**822.248.004 €**	**100,0%**

Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	631.724.360 €	76,8%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	190.523.644 €	23,2%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data		0,0%
TOTAL	**822.248.004 €**	**100,0%**

Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	691.351.298 €	84,1%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	49.270.792 €	6,0%
RENOVATION	55.046.350 €	6,7%
Construction (new)	- €	0,0%
Other/No data	26.579.564 €	3,2%
TOTAL	**822.248.004 €**	**100,0%**

Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	37.663.790 €	4,6%
≥12-<24	72.992.372 €	8,9%
≥24-<36	63.819.216 €	7,8%
≥36-<60	115.290.877 €	14,0%
≥60	532.481.749 €	64,8%
TOTAL	**822.248.004 €**	**100,0%**

Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	818.539.851 €	99,5%
<2 (and not BPI or Fce)	3.686.903 €	0,4%
≥2-<6 (and not BPI or Fce)	21.250 €	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	**822.248.004 €**	**100,0%**

Cover Pool	Nominal Value	%
Cover Pool Assets	822.248.004 €	96,0%
Substitute Collateral	33.915.000 €	4,0%
TOTAL	**856.163.004 €**	

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

Interest Rate Distribution	Cover Pool Assets	%	Covered Bonds	%
Fixed	243.392.836 €	29,6%	- €	0,00%
Floating	578.855.168 €	70,4%	650.000.000 €	100,0%

Currency Distribution	Cover Pool Assets	%	Covered Bonds	%
EUR	822.248.004 €	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	1.256.921 €	- €
≥ 1 - < 2	3.846.330 €	- €
≥ 2 - < 3	8.929.501 €	- €
≥ 3 - < 4	11.969.226 €	- €
≥ 4 - < 5	18.712.010 €	- €
≥ 5 - < 10	136.094.713 €	650.000.000 €
≥ 10	641.439.302 €	- €
TOTAL	822.248.004 €	650.000.000 €