BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 31/01/2020
Completion Date: 05/02/2020

CYPRIOT COVER POOL MONTHLY INVESTOR REPORT

	Series 1	Series 2	Series 3	Series 4	Series 5
Issue	650.000.000 €				
Coupon	EURIBOR 003M + 2.50%				
Coupon Payment Frequency	Quarterly				
Coupon Payment Dates	12/3 - 12/6 - 12/9 - 12/12				
Maturity Date	12/12/2021				
Extension Period	12/12/2075				
Rating Agencies	Moody's/ Fitch				
Issue Rating	Baa3/A				
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	924.381.039		
Complementary Assets (in the basic cover)	0		
Hedging Contracts (mark-to-market value)	0		
Covered Bonds (outstanding amount)	650.000.000		
Result	142,21%	100,00%	PASS
Net Present Value Test			
Eligible Loans (present value of inflows)	1.104.840.175		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	682.500.000		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	171.000		
Result	161,8%	105,0%	PASS
Stress scenarios:			
1. Interest rate shift by -200bps			
Eligible Loans (present value of inflows)	1.098.275.678		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	682.500.000		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	171.000		
Result	160,9%	105,0%	PASS
2. Interest rate shift by +200bps			
Eligible Loans (present value of inflows)	1.079.131.764		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	678.870.450		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	167.504		
Result	158,9%	105,0%	PASS

3. VaR Negative shift in interest rates			
Eligible Loans (present value of inflows)	1.120.982.453		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	682.673.030		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	171.000		
Result	164,2%	105,0%	PASS
4. VaR Positive shift in interest rates			
Eligible Loans (present value of inflows)	1.125.581.880		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	682.500.000		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	171.000		
Result	164,9%	105,0%	PASS
Weighted Maturity Test			
Weighted Average Life of Cover Pool assets in the basic and supervisory cover	8,70		
Weighted average life of covered bonds	1,8		
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	33.600.145		
Outflow in the next 180 days	3.465.986		
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	47,4%	47,0%	PASS

COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	997.983.252 €
Average LOAN BALANCE:	73.059 €
NO. OF LOANS:	13.660
WA SEASONING (in months):	83,9
WA REMAINING TERM (in months):	196,4
NO. OF BORROWERS:	14.990
NO. OF PROPERTIES:	10.812
WA LTV:	52,1%
Loans to employees of group:	3,3%
WA Interest Rate on Floating rate Loans:	2,4%
WA MARGIN ON FLOATING RATE LOANS:	2,0%
WA Interest Rate on Floating rate Loans originated over last quarter:	2,6%
Percentage of VARIABLE MORTGAGES (based on bank's rates):	43,9%
WA Interest Rate on Fixed rate Loans:	2,3%
Borrower concentration: %age of largest 10 borrowers :	1,58%
Loans in arrears > 90 days:	0,0%

Supervisory Over Collateralisation	
Supplementary Assets	33.600.145 €
Transaction Account Balance	17.744.343 €
Deducting for liquidity reserve	(3.465.986)
Net supplementary assets available for OC	47.878.502 €
Contractual Over Collateralisation	
Loan balances in excess of basic cover	347.983.252 €
Adjustment to Loan balances due to set-off	61.333.063 €
Adjustment to Loan balances due to LTV	12.269.150 €
Total Cover Pool OC (allowing for set-off and LTV)	274.381.039 €
As a % of Outstanding Cover Bond Issuance	42,2%
Asset Percentage (Covered Bond Issuance as a % of Cover Assets)	70,3%
TOTAL COMMITED OVER COLLATERALISATION	
In Basic Cover	42,2%
In Supplementary Assets	5,2%
Total	**47,4%**

Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	306.032.092 €	7.031
>40%-≤50%	150.309.948 €	1.923
>50%-≤60%	156.932.447 €	1.789
>60%-≤70%	153.247.748 €	1.788
>70%-≤80%	132.192.852 €	1.505
>80%-≤85%	38.894.385 €	379
>85%-≤90%	28.775.419 €	269
>90%-≤95%	19.193.720 €	188
>95%-≤100%	12.404.641 €	118
>100%-≤105%	- €	-
>105%	- €	-
TOTAL	**997.983.252 €**	**14.990**

Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	420.777.813 €	42,2%
Limassol	322.469.991 €	32,3%
Larnaca	110.445.656 €	11,1%
Paphos	99.824.698 €	10,0%
Ammochostos	44.465.094 €	4,5%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
TOTAL	**997.983.252 €**	**100,0%**

Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	980.275.216 €	98,2%
Fixed rate with reset <2 years	6.370.205 €	0,6%
Fixed rate with reset ≥2 but < 5 years	5.477.370 €	0,5%
Fixed rate with reset ≥5 years	5.860.460 €	0,6%
TOTAL	**997.983.252 €**	**100,0%**

Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	891.299.321 €	89,3%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	30.484.152 €	3,1%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	75.865.059 €	7,6%
Partially owner-occupied	- €	0,0%
Other/No data	334.720 €	0,0%
TOTAL	**997.983.252 €**	**100,0%**

Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	755.141.253 €	75,7%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	242.841.998 €	24,3%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data		0,0%
TOTAL	**997.983.252 €**	**100,0%**

Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	702.486.423 €	70,4%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	98.270.136 €	9,8%
RENOVATION	167.008.023 €	16,7%
Construction (new)	- €	0,0%
Other/No data	30.218.670 €	3,0%
TOTAL	**997.983.252 €**	**100,0%**

Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	102.514.858 €	10,3%
≥12-<24	112.940.238 €	11,3%
≥24-<36	76.448.650 €	7,7%
≥36-<60	116.975.026 €	11,7%
≥60	589.104.480 €	59,0%
TOTAL	**997.983.252 €**	**100,0%**

Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	942.251.004 €	94,4%
<2 (and not BPI or Fce)	54.699.976 €	5,5%
≥2-<6 (and not BPI or Fce)	1.032.272 €	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	**997.983.252 €**	**100,0%**