

## BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

Report Date: 31/05/2020  
 Completion Date: 02/06/2020

### CYPRLOT 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
<b>Nominal Value Test</b>			
Eligible Loans (adjusted for set off and LTV) plus interest accrued on the loans	925.081.675		
Complementary Assets (in the basic cover)	0		
Hedging Contracts (mark-to-market value)	0		
Covered Bonds (outstanding amount)	650.000.000		
<b>Result</b>	142,32%	100,00%	PASS
<b>Net Present Value Test</b>			
Eligible Loans (present value of inflows)	1.114.570.242		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	678.437.500		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	149.625		
<b>Result</b>	164,2%	105,0%	PASS
<b>Stress scenarios:</b>			
<b>1. Interest rate shift by -200bps</b>			
Eligible Loans (present value of inflows)	1.108.167.768		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	678.437.500		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	149.625		
<b>Result</b>	163,3%	105,0%	PASS
<b>2. Interest rate shift by +200bps</b>			
Eligible Loans (present value of inflows)	1.086.823.929		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	674.817.469		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	146.778		
<b>Result</b>	161,0%	105,0%	PASS

<b>3. VaR Negative shift in interest rates</b>			
Eligible Loans (present value of inflows)	1.139.101.369		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	678.678.574		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	149.623		
<b>Result</b>	167,8%	105,0%	PASS
<b>4. VaR Positive shift in interest rates</b>			
Eligible Loans (present value of inflows)	1.143.223.740		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	678.437.500		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	149.625		
<b>Result</b>	168,5%	105,0%	PASS
<b>Weighted Maturity Test</b>			
Weighted Average Life of Cover Pool assets in the basic and supervisory cover	9,00		
Weighted average life of covered bonds	1,5		
<b>Result</b>		D(pool) > D(bond)	PASS
<b>Liquidity Test</b>			
1. if Maturity Date > 180 days		Complementary Assets > highest net outflow in the next 180 days	PASS
Complementary Assets	33.394.030		
Outflow in the next 180 days	3.668.475		
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
<b>SUPERVISORY OVER-COLLATERALISATION</b>			
Complementary Assets	COVER POOL 5,1%	REQUIREMENT 5,0%	PASS / FAIL PASS
<b>COMMITTED OVERCOLLATERALISATION TEST</b>			
Committed Overcollateralisation Requirement as per OC Notice	COVER POOL 47,5%	REQUIREMENT 47,0%	PASS / FAIL PASS



## COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	1.005.545.105 €
Average LOAN BALANCE:	72.755 €
NO. OF LOANS:	13.821
WA SEASONING (in months):	86,3
WA REMAINING TERM (in months):	203,5
NO. OF BORROWERS:	15.230
NO. OF PROPERTIES:	10.929
WA LTV:	51,9%
Loans to employees of group:	3,1%
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:	2,4%
Percentage of VARIABLE MORTGAGES (based on bank's rates):	43,4%
WA Interest Rate on Fixed rate Loans:	2,3%
Borrower concentration: %age of largest 10 borrowers :	1,51%
Loans in arrears > 90 days:	0,0%

Supervisory Over Collateralisation	
Supplementary Assets	33.394.030 €
Transaction Account Balance	13.654.842 €
Deducting for liquidity reserve	(3.668.475)
Net supplementary assets available for OC	43.380.397 €

Contractual Over Collateralisation	
Loan balances in excess of basic cover	355.545.105 €
Adjustment to Loan balances due to set-off	67.936.769 €
Adjustment to Loan balances due to LTV	12.526.661 €
Total Cover Pool OC (allowing for set-off and LTV)	275.081.675 €
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	5,1%
<b>Total</b>	<b>47,5%</b>

### Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	308.924.618 €	7.168
>40%-≤50%	154.982.353 €	2.000
>50%-≤60%	157.051.704 €	1.840
>60%-≤70%	156.811.836 €	1.848
>70%-≤80%	125.155.879 €	1.415
>80%-≤85%	39.096.258 €	367
>85%-≤90%	32.288.130 €	282
>90%-≤95%	20.018.627 €	198
>95%-≤100%	11.215.701 €	112
>100%-≤105%	- €	-
>105%	- €	-
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>15.230</b>

## Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	419.813.963 €	41,7%
Limassol	322.806.905 €	32,1%
Larnaca	112.946.565 €	11,2%
Paphos	104.044.149 €	10,3%
Ammochostos	45.933.522 €	4,6%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>

## Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	987.816.701 €	98,2%
Fixed rate with reset <2 years	5.593.877 €	0,6%
Fixed rate with reset ≥2 but < 5 years	6.188.823 €	0,6%
Fixed rate with reset ≥5 years	5.945.705 €	0,6%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>

## Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	898.727.749 €	89,4%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	32.118.671 €	3,2%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	74.433.525 €	7,4%
Partially owner-occupied	- €	0,0%
Other/No data	265.160 €	0,0%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>

## Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	760.923.047 €	75,7%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	244.622.057 €	24,3%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data	- €	0,0%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>

## Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	705.681.850 €	70,2%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	102.673.533 €	10,2%
RENOVATION	167.154.036 €	16,6%
Construction (new)	- €	0,0%
Other/No data	30.035.685 €	3,0%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>

## Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	84.458.695 €	8,4%
≥12-<24	111.325.013 €	11,1%
≥24-<36	92.653.655 €	9,2%
≥36-<60	125.994.224 €	12,5%
≥60	591.113.518 €	58,8%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>

## Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	986.899.430 €	98,1%
<2 (and not BPI or Fce)	17.868.264 €	1,8%
≥2-<6 (and not BPI or Fce)	777.411 €	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%
<b>TOTAL</b>	<b>1.005.545.105 €</b>	<b>100,0%</b>