

## BANK OF CYPRUS EUR 3BN COVERED BOND PROGRAMME

**Report Date:** 30/09/2020  
**Completion Date:** 06/10/2020

### CYPRLOT COVER POOL MONTHLY INVESTOR REPORT

	Series 1	Series 2	Series 3	Series 4	Series 5
<b>Issue</b>	650.000.000 €				
<b>Coupon</b>	EURIBOR 003M + 2.50%				
<b>Coupon Payment Frequency</b>	Quarterly				
<b>Coupon Payment Dates</b>	12/3 - 12/6 - 12/9 - 12/12				
<b>Maturity Date</b>	12/12/2021				
<b>Extension Period</b>	12/12/2075				
<b>Rating Agencies</b>	Moody's/ Fitch				
<b>Issue Rating</b>	Baa3/A				
<b>ISIN</b>	XS0718673311				
<b>Primary Cover Pool Assets</b>	Cypriot Residential Mortgage Loans				
<b>Trustee</b>	Bank of New York Mellon Corporate Trustee Services Ltd				
<b>Account Bank</b>	Bank of New York Mellon				
<b>Swap Counterparties</b>	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	924.852.430		
Complementary Assets (in the basic cover)	0		
Hedging Contracts (mark-to-market value)	0		
Covered Bonds (outstanding amount)	650.000.000		
<b>Result</b>	142,28%	100,00%	PASS
<b>Net Present Value Test</b>			
Eligible Loans (present value of inflows)	1.114.545.582		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	670.312.500		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	106.875		
<b>Result</b>	166,2%	105,0%	PASS
<b>Stress scenarios:</b>			
<b>1. Interest rate shift by -200bps</b>			
Eligible Loans (present value of inflows)	1.108.236.545		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	670.312.500		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	106.875		
<b>Result</b>	165,3%	105,0%	PASS
<b>2. Interest rate shift by +200bps</b>			
Eligible Loans (present value of inflows)	1.088.938.676		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	667.385.565		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	105.494		
<b>Result</b>	163,1%	105,0%	PASS

<b>3. VaR Negative shift in interest rates</b>			
Eligible Loans (present value of inflows)	1.152.763.372		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	670.340.188		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	106.812		
<b>Result</b>	171,9%	105,0%	PASS
<b>4. VaR Positive shift in interest rates</b>			
Eligible Loans (present value of inflows)	1.148.340.392		
Complementary Assets (present value of inflows)	0		
Claims under hedging contracts	0		
Covered Bond Holders (present value of payments)	670.312.500		
Obligations under hedging contracts	0		
Other Cover Pool Creditors (present value of payments)	106.875		
<b>Result</b>	171,3%	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	1,2		
<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	33.329.570		
Outflow in the next 180 days	3.305.828		
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		N/A
2b) Second Test	N/A	Complementary/Liquid Assets >= 50% of Bond principal amount	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		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	REQUIREMENT	PASS / FAIL
	5,1%	5,0%	PASS
<b>COMMITTED OVERCOLLATERALISATION TEST</b>			
Committed Overcollateralisation Requirement as per OC Notice	COVER POOL	REQUIREMENT	PASS / FAIL
	47,4%	47,0%	PASS

## COVER POOL INFORMATION

Cover Pool Summary	
Total LOAN BALANCE:	1.003.799.509 €
Average LOAN BALANCE:	73.254 €
NO. OF LOANS:	13.703
WA SEASONING (in months):	87,3
WA REMAINING TERM (in months):	201,7
NO. OF BORROWERS:	15.081
NO. OF PROPERTIES:	10.801
WA LTV:	52,3%
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):	42,8%
WA Interest Rate on Fixed rate Loans:	2,3%
Borrower concentration: %age of largest 10 borrowers :	2,06%
Loans in arrears > 90 days:	0,0%

Supervisory Over Collateralisation	
Supplementary Assets	33.329.570 €
Transaction Account Balance	27.410.587 €
Deducting for liquidity reserve	(3.305.828)
Net supplementary assets available for OC	57.434.329 €

Contractual Over Collateralisation	
Loan balances in excess of basic cover	353.799.509 €
Adjustment to Loan balances due to set-off	65.606.189 €
Adjustment to Loan balances due to LTV	13.340.890 €
Total Cover Pool OC (allowing for set-off and LTV)	274.852.430 €
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>47,4%</b>

### Cover Pool Indexed LTV Distribution

Indexed LTV ranges	Total Loan Balance	No. of Borrowers
0-≤40%	301.968.960 €	6.994
>40%-≤50%	152.623.050 €	1.980
>50%-≤60%	157.330.610 €	1.817
>60%-≤70%	159.135.061 €	1.845
>70%-≤80%	132.459.816 €	1.502
>80%-≤85%	37.409.814 €	351
>85%-≤90%	28.136.029 €	266
>90%-≤95%	22.258.961 €	210
>95%-≤100%	12.477.209 €	116
>100%-≤105%	- €	-
>105%	- €	-
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>15.081</b>

## Cover Pool Regional Distribution

Region	Total Loan Balance	% of total loan balance
Nicosia	415.935.846 €	41,4%
Limassol	324.970.057 €	32,4%
Larnaca	114.247.492 €	11,4%
Paphos	102.933.443 €	10,3%
Ammochostos	45.712.670 €	4,6%
No data		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
		0,0%
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>100,0%</b>

## Cover Pool Rate Type Distribution

Rate Type	Total Loan Balance	% of total loan balance
Floating rate	986.386.612 €	98,3%
Fixed rate with reset <2 years	4.655.644 €	0,5%
Fixed rate with reset ≥2 but < 5 years	7.242.934 €	0,7%
Fixed rate with reset ≥5 years	5.514.320 €	0,5%
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>100,0%</b>

## Cover Pool Occupancy Type Distribution

Occupancy Type	Total Loan Balance	% of total loan balance
Owner-occupied	899.964.905 €	89,7%
Non-owner-occupied (buy-to-let) where BORROWER has < 3 properties	30.665.168 €	3,1%
Non-owner-occupied (buy-to-let) where BORROWER has > 2 properties	- €	0,0%
Vacation/ second home	72.979.780 €	7,3%
Partially owner-occupied	- €	0,0%
Other/No data	189.656 €	0,0%
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>100,0%</b>

## Cover Pool Property Type Distribution

Property Type	Total Loan Balance	% of total loan balance
House	761.151.680 €	75,8%
Flat in block with less than 4 units	- €	0,0%
Flat in block with 4 or more units	242.647.830 €	24,2%
PARTIAL COMMERCIAL USE	- €	0,0%
Other/No data	- €	0,0%
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>100,0%</b>

## Cover Pool Loan Type Distribution

Loan Type	Total Loan Balance	% of total loan balance
Purchase	709.918.520 €	70,7%
RE-MORTGAGE	- €	0,0%
EQUITY RELEASE	107.304.544 €	10,7%
RENOVATION	157.403.555 €	15,7%
Construction (new)	- €	0,0%
Other/No data	29.172.890 €	2,9%
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>100,0%</b>

## Cover Pool Seasoning Distribution

Seasoning (months)	Total Loan Balance	% of total loan balance
< 12	74.737.454 €	7,4%
≥12-<24	110.501.859 €	11,0%
≥24-<36	97.461.796 €	9,7%
≥36-<60	139.261.525 €	13,9%
≥60	581.836.875 €	58,0%
<b>TOTAL</b>	<b>1.003.799.509 €</b>	<b>100,0%</b>

## Cover Pool Loans - Arrears Analysis

Months	Total Loan Balance	% of total loan balance
Not in Arrears	993.954.318 €	99,0%
<2 (and not BPI or Fce)	9.659.377 €	1,0%
≥2-<6 (and not BPI or Fce)	185.814 €	0,0%
≥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>1.003.799.509 €</b>	<b>100,0%</b>