

INVESTOR REPORT

Main data			
	Country Issuer Description of issue Website of the Issuer Reporting date ISIN	Bulgaria EURbank Bulgaria Covered bonds www.postbank.bg 30.06.2026 XS3084358228	
Compliance and Labels			
	EURpean covered bond (premium) Compliance with Regulation (EU) № 575/2013 requirements	YES YES	
General information for the covered bonds and cover pool			
General information		Principal / Nominal value (mln EUR)	% of assets incl. in the register
Total assets, included in the cover register (mln. EUR)		715.0	100%
Eligible assets, included in the cover register (mln. EUR)		700.9	98%
Assets, not meeting the eligibility criteria, incl. internally set, included in the register (mln. EUR)*		9.1	1%
Substitution assets		5.0	1%
Maximum size of the covered bonds (mln. EUR)		500.00	
* Assets included in the cover register, but no participating in the % overcollateralization			
Overcollateralization (OC)		Legal / Contractual	Voluntary
OC (%)		5% / 10.0%	41.19%
Total OC (absolute value in mln. EUR)		205.94	
Cover pool composition		Principal / Nominal value (mln EUR)	% of the cover pool
Loans backed by mortgages		710.0	99%
Public sector		0.0	
Ships		0.0	
Substitution assets		5.0	1%
Others		0.0	
Total		715.0	100%
of which Liquidity buffer:		5.0	
Amortization profile of the cover pool		According to contracts	in % according to the relevant contract
Weighted average term to maturity (in years)		20.8	
Term to maturity (mln EUR)			
primary assets:			
0 - 1 Y		0.2	0%
1 - 2 Y		0.6	0%
2 - 3 Y		1.9	0%
3 - 4 Y		3.1	0%
4 - 5 Y		3.7	1%
5 - 10 Y		45.9	6%
10+ Y		654.6	92%
Total		710.0	100%
Weighted average term to maturity Liquidity buffer (in years)		0.1	0%
Term to maturity (mln EUR)			
Liquidity buffer:			
0 - 0.1y		5.0	100%
Total		5.0	100%
Term to maturity of the covered bonds		Initial maturity/ Remaining maturity	Final maturity (in case of extension)
Term to maturity (in years)		7.0 / 6.06	8.0
Currency of the primary cover pool assets		Principal / Nominal value [before hedging] (mln EUR)	Principal / Nominal value [after hedging] (mln EUR)
EUR		710.0	710.0
USD		0.0	0.0
Other		0.0	0.0
Total		710.0	710.0
Currency of the covered bonds		Principal / Nominal value [before hedging] (mln EUR)	Principal / Nominal value [after hedging] (mln EUR)
EUR		500.0	500.0
Interest rate on the covered bonds		Principal / Nominal value [before hedging] (mln EUR)	Principal / Nominal value [after hedging] (mln EUR)
Fixed			
Floating		500.0	500.0
Other			
Breakdown by interest rate of the primary assets		% of housing mortgage loans	% of total mortgage loans in the cover pool
Fixed		0.40%	0.40%
Floating		99.60%	99.60%
Other		0.00%	0.00%

Geographical distribution		% of housing mortgage loans	% of total mortgage loans in the cover pool
European union		100.00%	100.00%
Bulgaria		100.00%	100.00%
	Blagoevgrad Province	1.68%	1.68%
	Burgas Province	5.89%	5.89%
	Varna Province	8.35%	8.35%
	Veliko Tarnovo Province	1.12%	1.12%
	Vidin Province	0.07%	0.07%
	Vratsa Province	0.27%	0.27%
	Gabrovo Province	0.29%	0.29%
	Dobrich Province	0.69%	0.69%
	Kardzhali Province	0.13%	0.13%
	Kyustendil Province	0.12%	0.12%
	Lovech Province	0.50%	0.50%
	Montana Province	0.20%	0.20%
	Pazardzhik Province	0.53%	0.53%
	Pernik Province	0.66%	0.66%
	Pleven Province	2.97%	2.97%
	Plovdiv Province	8.64%	8.64%
	Razgrad Province	0.18%	0.18%
	Ruse Province	1.78%	1.78%
	Silistra Province	0.06%	0.06%
	Sliven Province	0.27%	0.27%
	Smolyan Province	0.09%	0.09%
	Sofia Province	0.61%	0.61%
	Sofia (Capital) Province	59.30%	59.30%
	Stara Zagora Province	3.03%	3.03%
	Targovishte Province	0.12%	0.12%
	Haskovo Province	0.67%	0.67%
	Shumen Province	1.13%	1.13%
	Yambol Province	0.65%	0.65%
Non performing loans (NPL)		% of housing mortgage loans	% of total mortgage loans in the cover pool
% NPL		0.00%	0.00%
of which loans, where a default is considered to have occurred pursuant to Article 178 of Regulation (EU) No. 575/2013		0.00%	0.00%
Loans, which are more that 90 days past due		0.00%	0.00%
The assets balance for the calculation of the covered bond coverage, overcollateralization and liquidity requirements is presented in accordance with the applicable accounting standards and IFRS 9. The primary assets participate in the covered bond coverage with their outstanding principal, but with amount not higher than the one set in art. 129, para 1 of Regulation (EC) № 575/2013.			
Risk profile			
- Interest rate risk - the alignment between the euribor based bond coupon and the floating interest rate on 99.6% of the loans in the cover pool leads to insignificant interest rate risk in the instrument. No hedging is applied. - Currency risk - no currency risk in view of the full alignment between the issue currency and 100% of the assets in the cover pool. No hedging is applied. - Credit risk - the granular structure of the cover pool with 12,384 loan deals, the relatively low weighted average LTV of the portfolio of 58.4%, and the exclusion of NPEs from the cover register minimize the level of credit risk in the cover pool. - Liquidity risk - The bank maintains liquidity buffer, composed of liquid assets, that exceeds the highest net liquidity outflow of the covered bonds in the next 180 days.			
Statutory requirements			
- In the reporting period the cover pool composition has been reviewed and updated, in accordance with the eligibility requirements of the Covered bonds Act (CBA) and the covered bonds terms and conditions. The covered bonds meet the coverage, overcollateralization and liquidity requirements. - All assets from the cover pool are segregated from the bank assets and written in cover pool register, in compliance with art. 49 from the CBA. - The reported coverage and overcollateralization levels, as well as the assets included in the liquidity buffer, are in compliance with the requirements of art. 26, 27 и 28 of the CBA. - As of the above reporting date there are no circumstances that lead or may lead to extension of the covered bonds maturity according to art 34 of the CBA.			