

# Progress Report

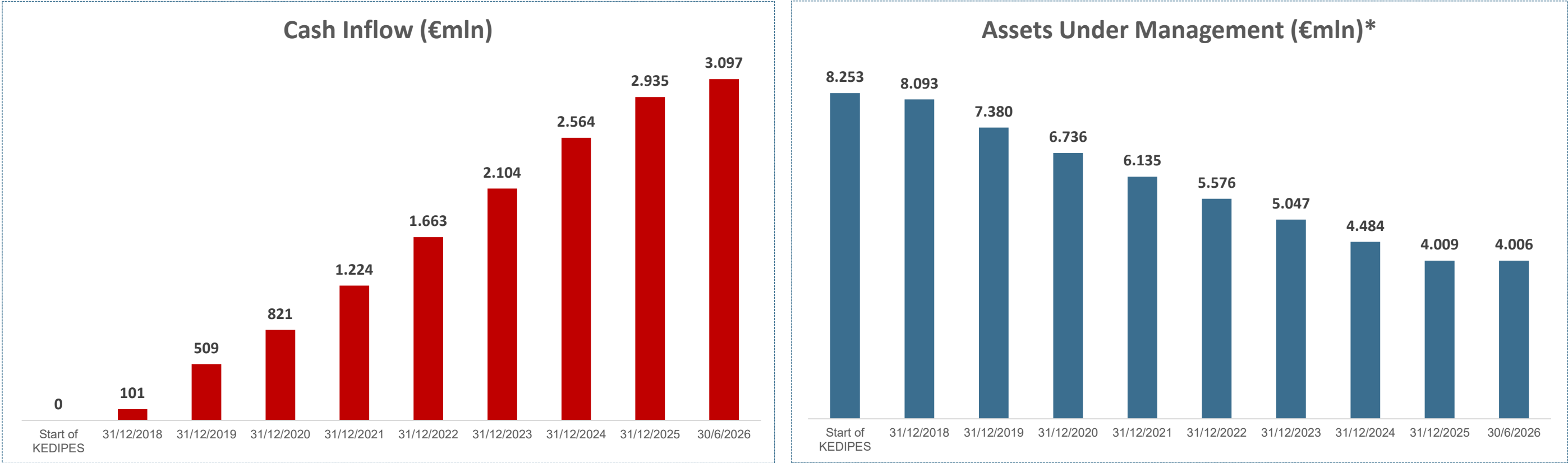
## *September 2018 – June 2026*



September 2026

**Progress Report**  
**KEDIPES**  
*to 30/06/2026*



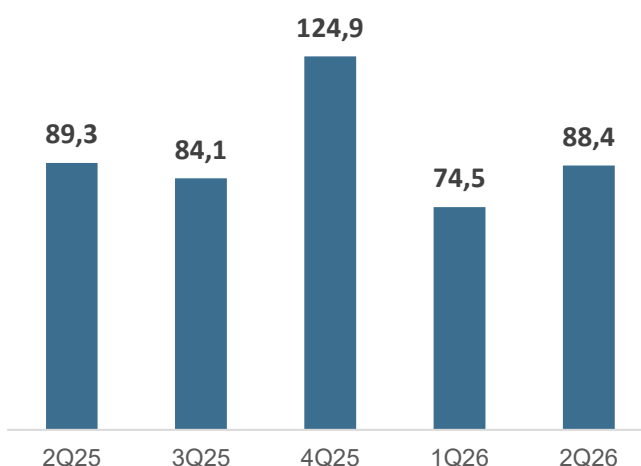


\* Nominal assets under management excluding €1.475mIn loan interest which has not been recovered or written off.



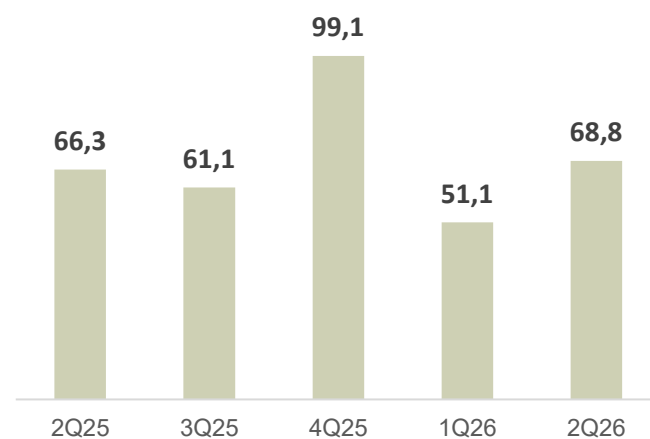
- Cumulative Cash Inflows from the beginning of KEDIPIES operations on 1 September 2018 up to 30 June 2026 amounted to €3.097mIn, with a parallel deleverage of Assets Under Management by €4.247mIn. Assets Under Management at 30 June 2026 include the repurchased non-performing loans that were under the Asset Protection Scheme at nominal value of €265mIn.
- From the beginning of its operations to 30 June 2026, total repayment of State Aid amounted to **€1.870mIn** as below:
  - Repayment of State Aid in cash totaling **€1.760mIn** of which €80mIn in 6M2026.
  - **€97mIn** expenditure for the implementation of the “Mortgage to Rent” Scheme and the inclusion of 800 primary residences in the Scheme.
  - **€13mIn** other repayments of State Aid in Kind such as repayments of loans under ESTIA scheme and Central Body of Equal Burden-sharing (Κεντρικός Φορέας Ισότητας Κατανομής Βαρών).
- In addition, property with value of up to **€130mIn** will be transferred to the Government, while **€155mIn** was paid to Government Services mainly in the form of taxes and fees, including non recoverable VAT.

## Cash Inflows (€mln)



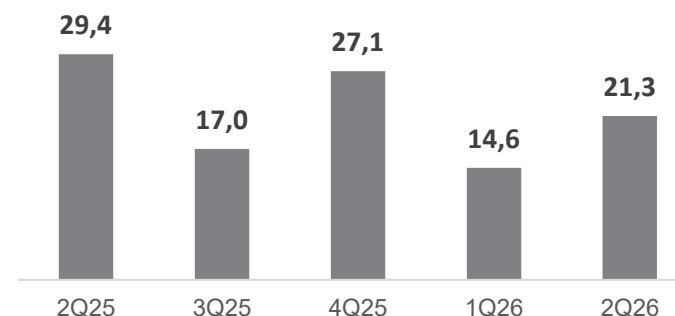
- Cash inflows in 2Q2026, reached €88,4mln, recording an increase of 18,7% compared to 1Q2026 and a decrease of 1,0% compared to 2Q2025.
- Further details can be found on [page 9](#).

## Operating Cash Flows (€mln)



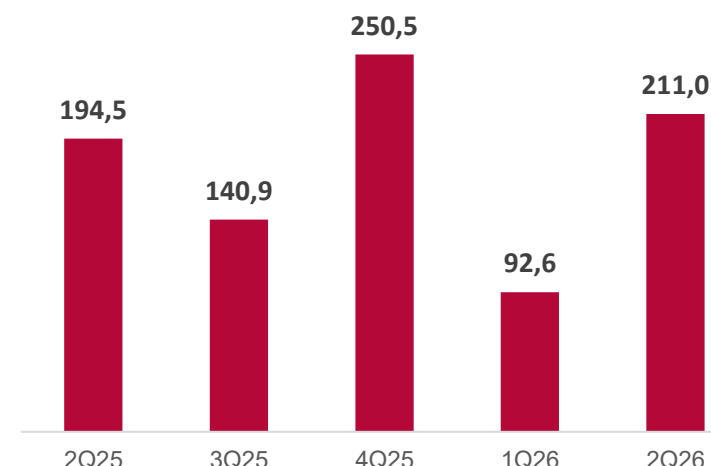
- Operating cash flows in 2Q2026 reached €68,8mln recording an increase of 34,6% compared to 1Q2026 and an increase of 3,8% compared to 2Q2025.
- Further details can be found on [page 11](#).

## REO Sales (€mln)



- REO sales through doValue Cyprus Ltd in 2Q2026 reached €21,3mln, recording an increase of 46,4% compared to 1Q2026 and a decrease of 27,4% compared to 2Q2025.
- Total REO sales through doValue Cyprus Ltd from the beginning of operations of KEDIPEs up to 30 June 2026 amounted to €1.007,5mln.
- Further details can be found on [page 22](#).

## Total Recovery Solutions (€mln)



- Total recovery solutions in 2Q2026 reached €211,0mln, recording an increase of 127,8% compared to 1Q2026, and an increase of 8,5% compared to 2Q2025.
- Total recovery solutions from the beginning of operations of KEDIPEs up to 30 June 2026 amounted to €5.601mln or 76,0% of the initial nominal value of advances of €7.371mln.
- Further details can be found on [page 16](#).

# List of Commitments

KEDIPEs operates on the basis of the “List of Commitments” signed on 15/06/2018 between the Republic of Cyprus and the European Commission’s Directorate-General for Competition (<https://kedipes.com.cy/κεδιπες/κατάλογος-δεσμευσεων/>). Compliance with the commitments is monitored by the “Monitoring Trustee”, which is Baker Tilly. The below progress represents the latest progress evaluation of the Monitoring Trustee. Latest progress noted by KEDIPEs.

| Commitment | Description of Commitment                                                                                                                                                                                                                                                                                                                                                                                                                        | Progress                                         |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 10         | All claims of CCB shareholders remain in the Residual Entity (RE) and cannot be transferred to Eurobank (ex Hellenic Bank) at a later stage.                                                                                                                                                                                                                                                                                                     | In compliance and evaluated on an ongoing basis. |
| 11         | In return for the state aid that was secured in the process of selling the assets and operations, the RoC must have a claim equal to the value of that aid. Deferrals in payments to finance the MTR or to buy-back of the APS NPL Assets not unreasonable.                                                                                                                                                                                      | In compliance and evaluated on an ongoing basis. |
| 12         | Sale of SEDIPES shareholding in the joint venture with doValue Cyprus Ltd. An independent expert will verify compatibility with market conditions.                                                                                                                                                                                                                                                                                               | Completed.                                       |
| 13         | Surrender of the banking license or reduction in the scope of operations to the minimum necessary for the activities described in Commitment 14.                                                                                                                                                                                                                                                                                                 | Completed.                                       |
| 14         | The sole activity of the RE will be to manage the assets of the residual entity with the objective of divestment, liquidation or winding down in order to repay the state aid as quick as possible.<br>Purchase and management of properties under the MTR and of the APS NPL Assets permitted.                                                                                                                                                  | Completed.                                       |
| 15         | The RE will not acquire a share in any company.                                                                                                                                                                                                                                                                                                                                                                                                  | In compliance and evaluated on an ongoing basis. |
| 16         | The sole objective of the company is to maximise the recovery of assets as quickly as possible and in an appropriate way. The company will be run by people with specialist knowledge and international experience. It will be independent of the state which can give instructions only relating to the protection of taxpayers’ money and on maximising recovery of the state aid . Management will be granted performance-based remuneration. | Nearly Completed.                                |
| 17         | Success will be evaluated on a regular basis and strategic business plans adjusted accordingly.                                                                                                                                                                                                                                                                                                                                                  | In compliance and evaluated on an ongoing basis. |
| 18         | Management of the assets will be done by a private Portfolio Servicing Company – either by a new company via a transparent, unconditional tendering process or by the existing provider, doValue Cyprus Ltd, where the terms of the agreement will be assessed by an independent expert. The Servicer’s remuneration will be performance-based. Servicing of MTR properties is permitted.                                                        | Completed.                                       |
| 19         | The RE retains the right to transfer the entire asset portfolio to any other state-owned asset management company, provided that the financial terms of the transfer do not call into question the assumption of the liability of the shareholders of the CCB.                                                                                                                                                                                   | In compliance and evaluated on an ongoing basis. |
| 20         | The terms listed in Commitments 13-19 also apply to the state-owned asset management company which could take over the portfolio of the RE.                                                                                                                                                                                                                                                                                                      | In compliance and evaluated on an ongoing basis. |

# Milestones and Challenges

## Milestones

- Termination of banking operations and transformation into an asset management company since 01/09/2018. Transfer of assets from SEDIPEs to KEDIPEs in 4Q2022.
- Completion of the financing and management of the initial Staff Voluntary Redundancy Scheme (€129,6mIn) and of the subsequent Schemes (€17,9mIn) which include the termination of employment relations with ex CCB employees who were transferred to doValue Cyprus Ltd.
- Repayment of State Aid totaling €1.760mIn to 30/06/2026. Cash reserve of €60mIn for the financing of the Mortgage to Rent Scheme.
- Completion of the sale of the participation in doValue Cyprus to doValue Spain for €4,5mIn in September 2020.
- Revision of the Service Level Agreement with doValue for the servicing of NPEs and Real Estate Assets effective from January 2020.
- Completion of the agreement for the termination of the obligations and guarantees in relation to the Business Transfer Agreement from the ex CCB to Eurobank in September 2025.
- Completion of the agreements with Eurobank for the termination of the Asset Protection Scheme and the repurchase of the relevant portfolio of non-performing loans in January 2026.
- Signing of a new agreement with Themis Portfolio Management Limited for the management of the portfolio repurchased from Eurobank in January 2026.
- Completion of technological upgrade in March 2026.

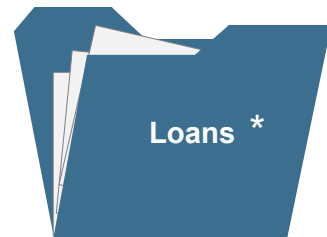
## Challenges

- Acceleration of Implementation of non-amicable solutions (auctions and repossessions).
- Instability of the Legislative Framework for Foreclosures.
- Management of loan portfolio secured by primary residences.
- Acceleration of implementation of Discounted Payoff campaigns for Performing Exposures and Non-Performing Exposures.
- Completion of the Mortgage to Rent Scheme.
- Management of staff, operating and asset level expenses.
- Completion of implementation of agreement with the State for the transfer of properties worth approx. €130mIn.
- Geopolitical uncertainty poses risks (and opportunities) to the economy / real-estate market.

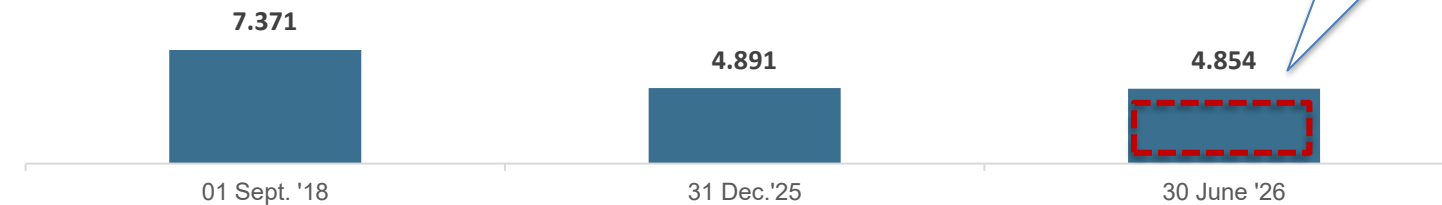
**Progress Report**  
**KEDIPES**  
*to 30/06/2026*



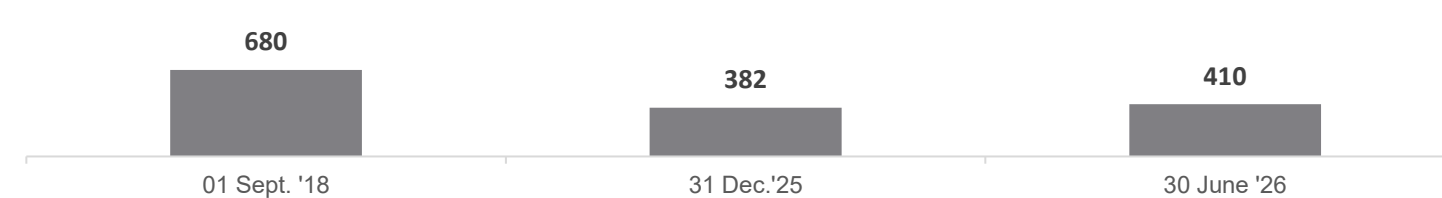
# Assets under Management



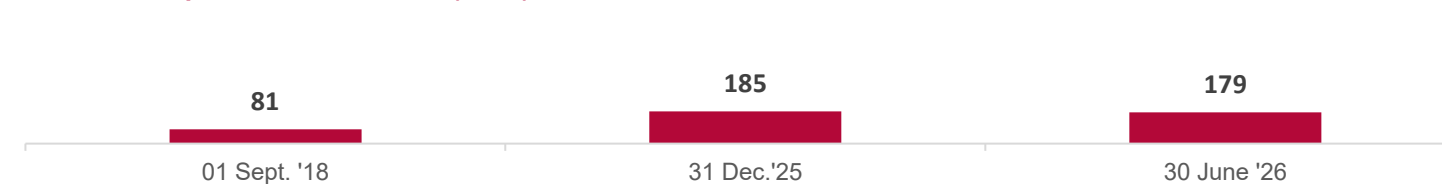
Loans (€mIn)



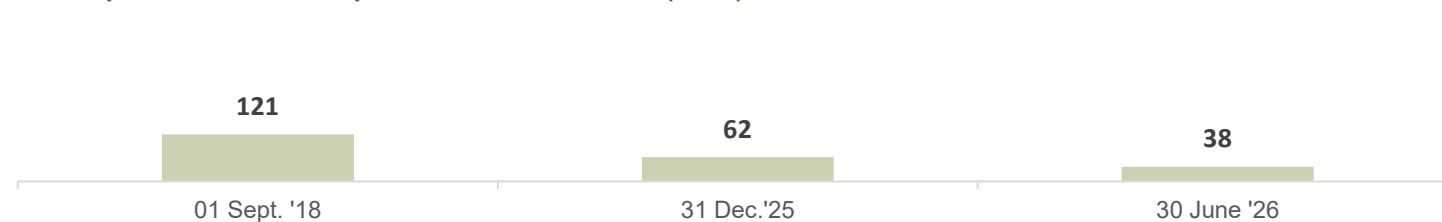
Immovable Property (€mIn)



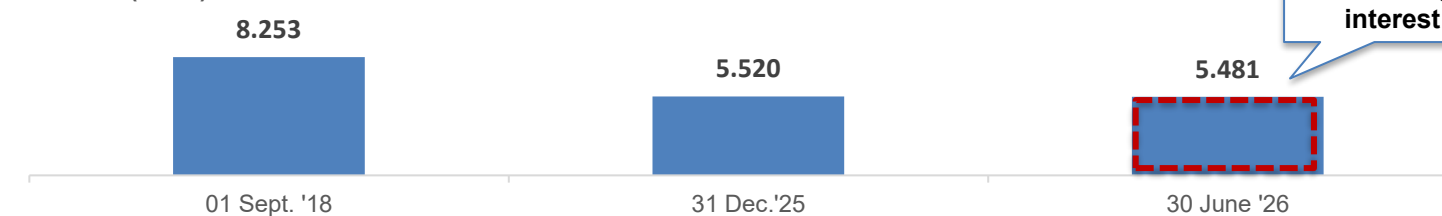
Cash and liquid assets balances (€mIn)



Participation in other companies and other assets (€mIn)



Total (€mIn)



Variance  
Sept.'18 – Jun.'26



34,2%



39,7%



121,0%



68,6%

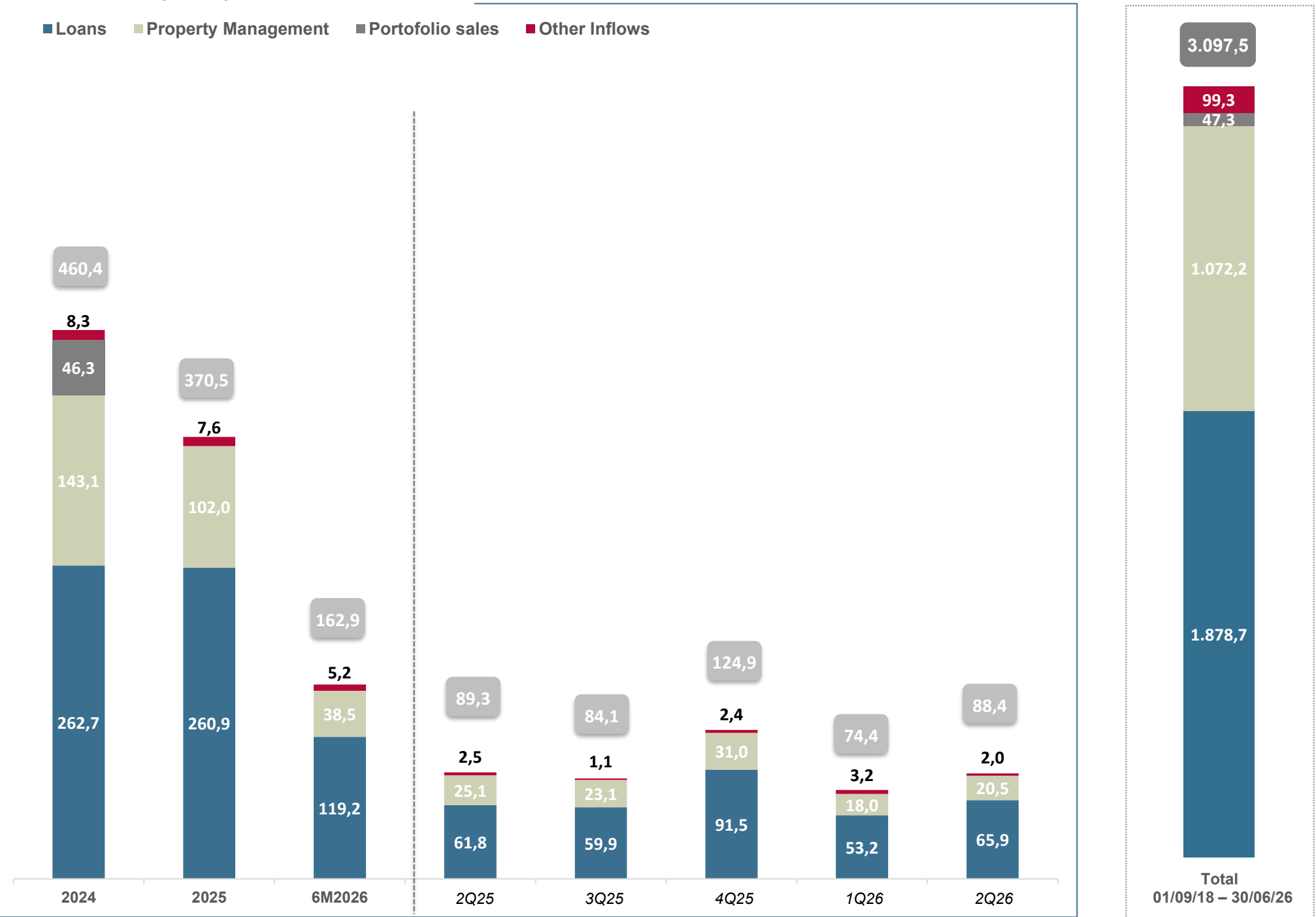


33,6%

- Initial AuM, including loans at their nominal value, of €8.253mIn.
- AuM in 2Q2026 reached €5.481mIn or €4.006mIn excluding contractual interest and include non-performing loans that were under the Asset Protection Scheme and have been repurchased from Eurobank Limited.
- Deleveraging of AUM achieved:
  - **33,6%** in nominal value
  - **51,5%** excluding interest
- The non-audited accounting value of assets as at 30/06/2026 is estimated at €2.105mIn.

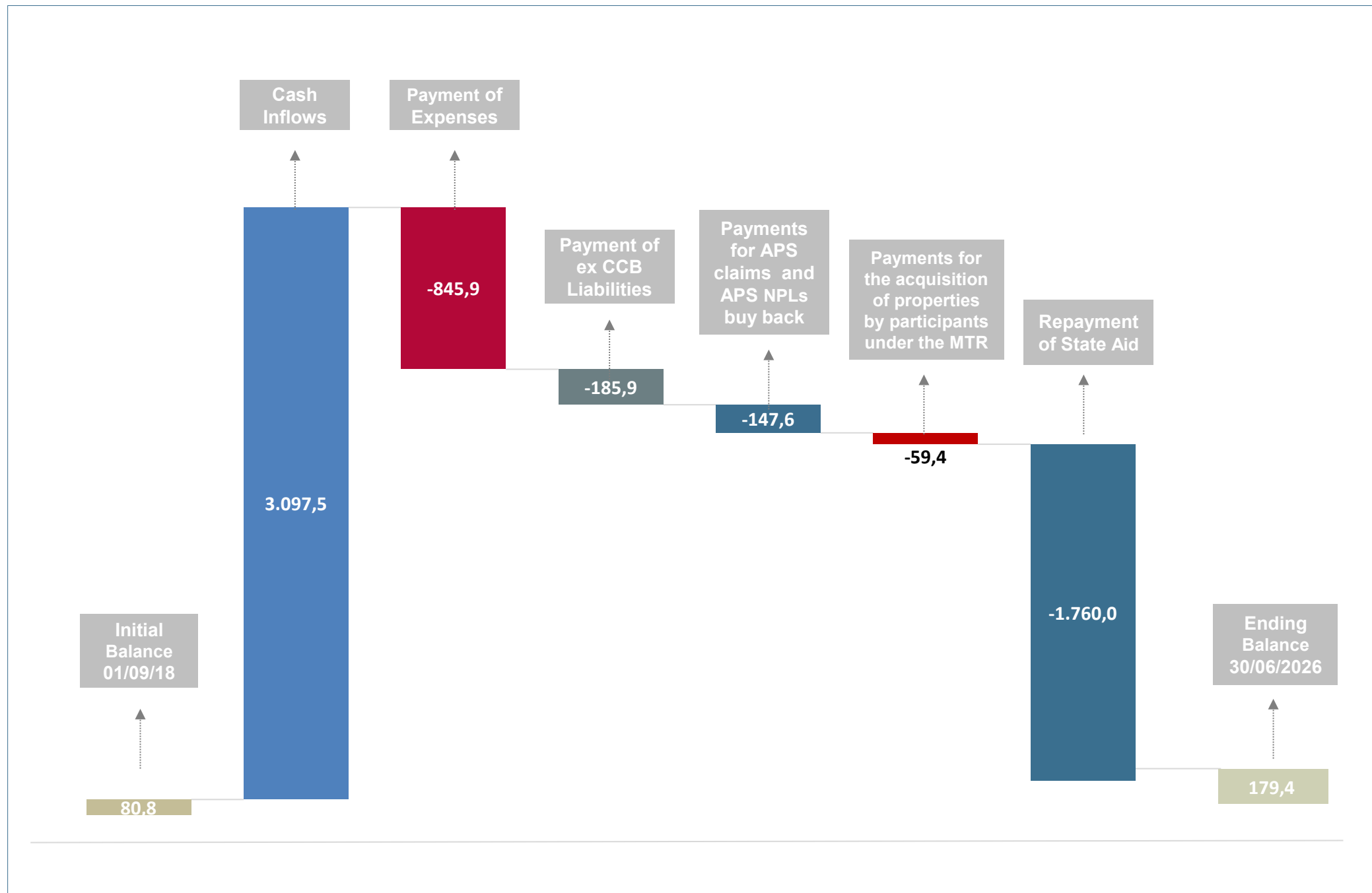
*\* Does not include parked loans promised to be written-off of €559mIn, as at 30/06/2026.*

## Cash Inflows (€mIn)



- Cumulative cash flows to 30/06/2026 reached €3.097,5mIn.
- Cash inflows in 2Q2026 reached €88,4mIn recording an increase of 18,7% compared to €74,4mIn of 1Q2026 and a decrease of 1,0% compared to €89,3mIn of the corresponding quarter of 2025.
- Cumulative loan recoveries and disposal of real estate assets contribute 61% and 35% respectively, to total cash inflows.
- Cumulative other cash inflows totaling €99,3mIn relate mainly to income from services provided to doValue Cyprus Ltd within the framework of the reverse service agreement and cash inflows from the liquidation of other assets, including commercial coops.

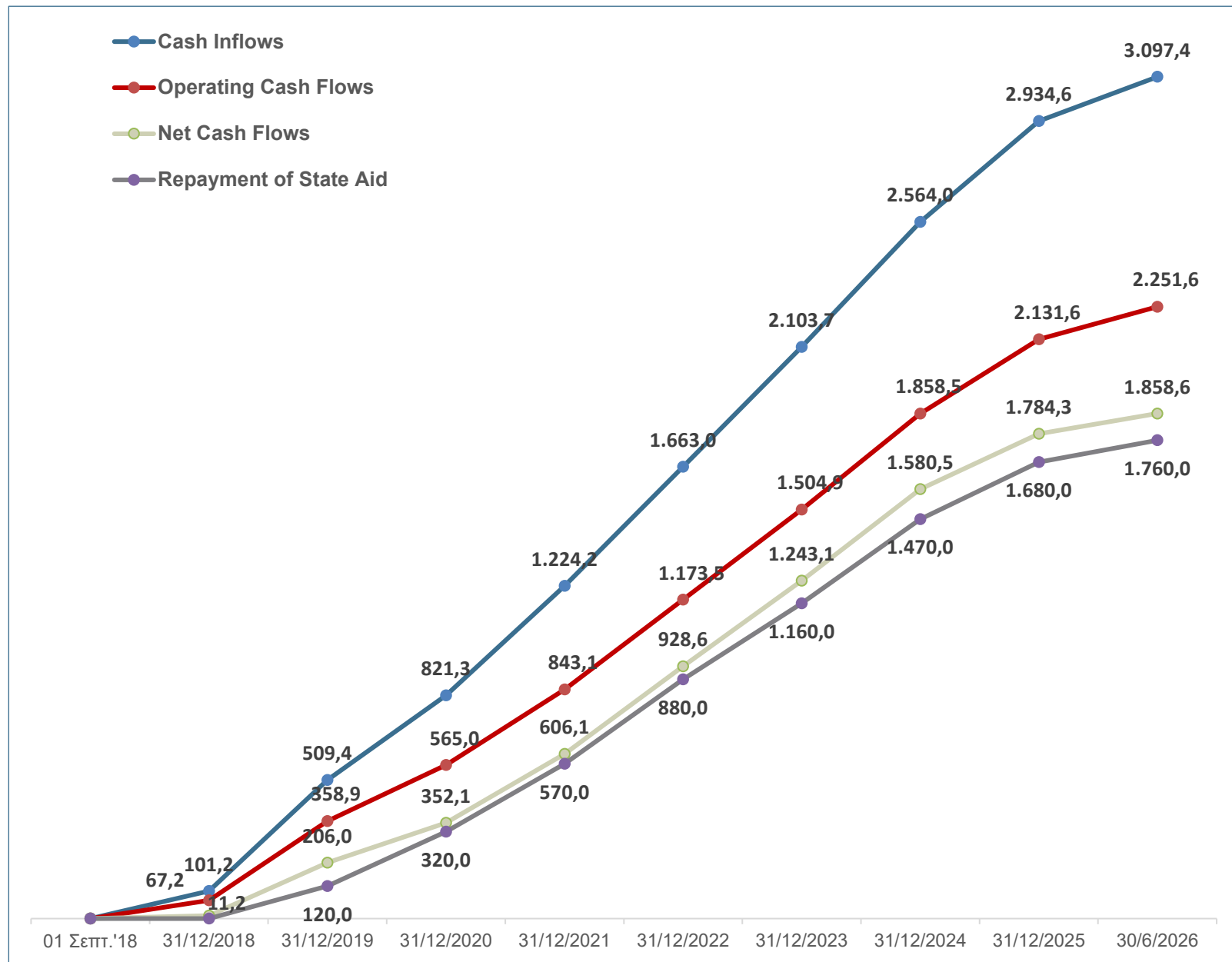
## Cash Inflows and Outflows (€mIn)



- Cash and liquid assets position of KEDIPEs as at 30/06/2026 was €179,4mIn.
- From the beginning of KEDIPEs operations to 30/06/2026, main cash flows are as follows:
  - Cash inflows €3.097,5mIn.
  - Payment of operating, servicing and asset management costs €845,9mIn.
  - Payment of ex CCB liabilities €185,9mIn.
  - Payments for claims under the Asset Protection Scheme (APS) to ex Hellenic Bank and APS NPLs buy back €147,6mIn.
  - Payment of €59,4mIn for the acquisition of primary residences by Banks and Credit Acquiring Companies (participants) under the Mortgage to Rent Scheme and capital expenditure for all primary residences acquired under the Scheme.
  - Repayment of the State Aid €1.760mIn.

# Cash Flows and Repayment of State Aid

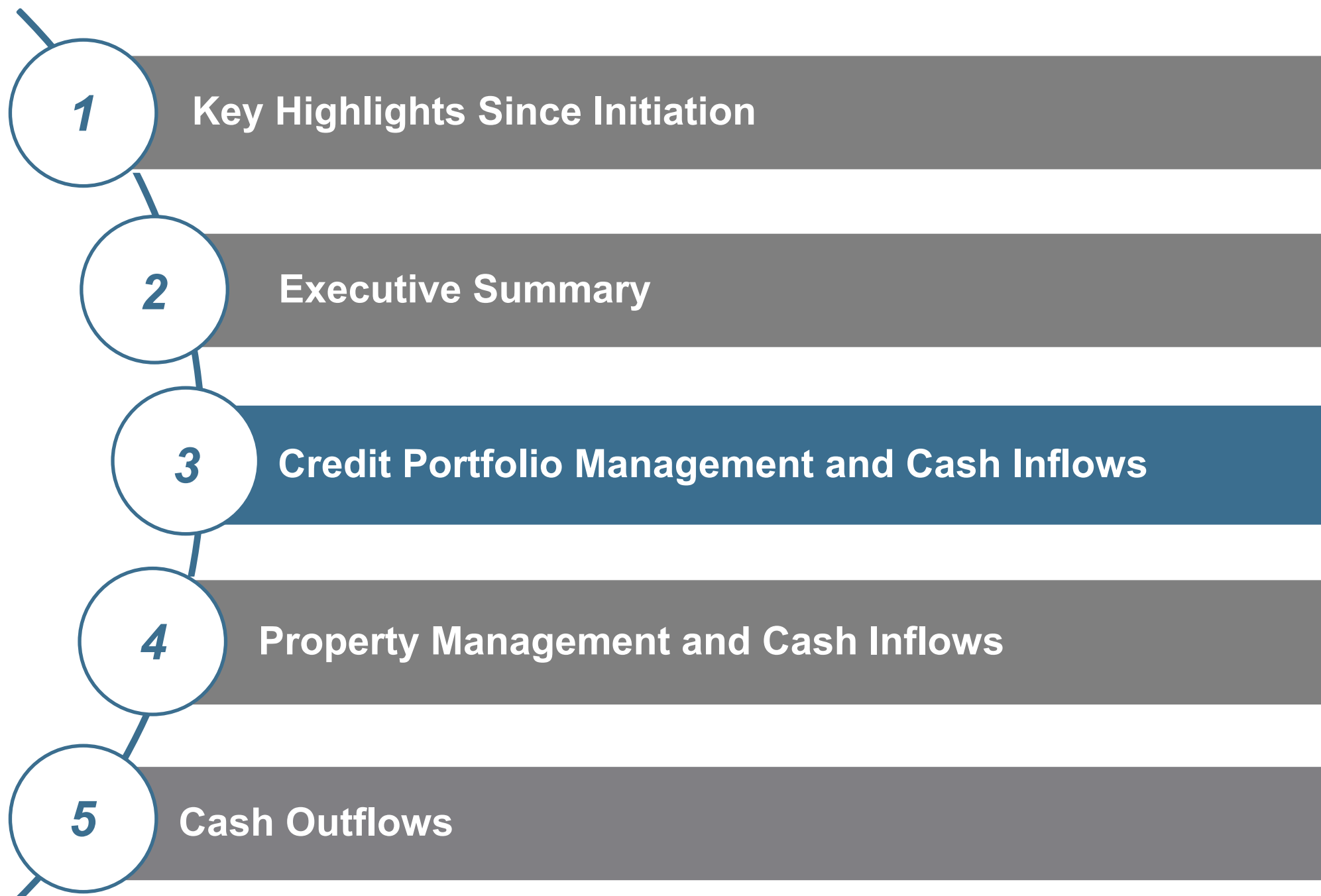
## Cash Flows 01/09/18 – 30/06/26 (€mIn)



## Repayment of State Aid

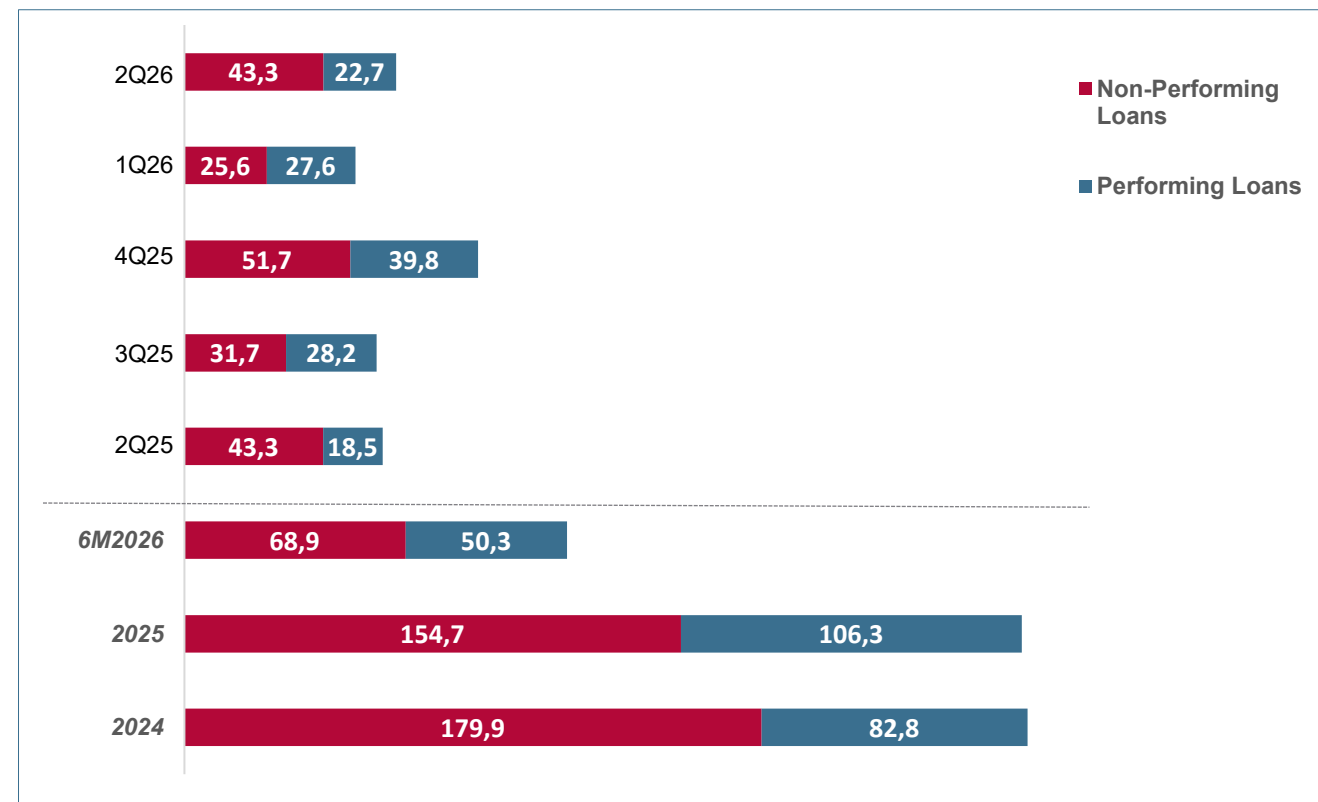
- The State Aid repayment is made on a quarterly basis, taking into account cash balances and medium-term obligations.
- Cash Repayments to 30 June 2026 totaled €1.760mIn as follows:
  - €120mIn in 2019
  - €200mIn in 2020
  - €250mIn in 2021
  - €310mIn in 2022
  - €280mIn in 2023
  - €310mIn in 2024
  - €210mIn in 2025
  - €80mIn in 6M2026
- Additional Repayments to 30 June 2026:
  - €97mIn expenditure for the implementation of the “Mortgage to Rent” Scheme and the inclusion of 800 primary residences in the Scheme , of which €58mIn cash paid to other Banks and Credit Acquiring Companies for the acquisition of residential properties and €39mIn for residential properties onboarded from own KEDIPES portfolio.
  - €13mIn other repayments of State Aid in Kind such as repayments of loans under ESTIA scheme and Central Body of Equal Burden-sharing (Κεντρικός Φορέας Ισότητας Κατανομής Βαρών).
- Properties of up to €130mIn are under assessment for transfer to the State against State Aid.

**Progress Report**  
**KEDIPIES**  
*to 30/06/2026*

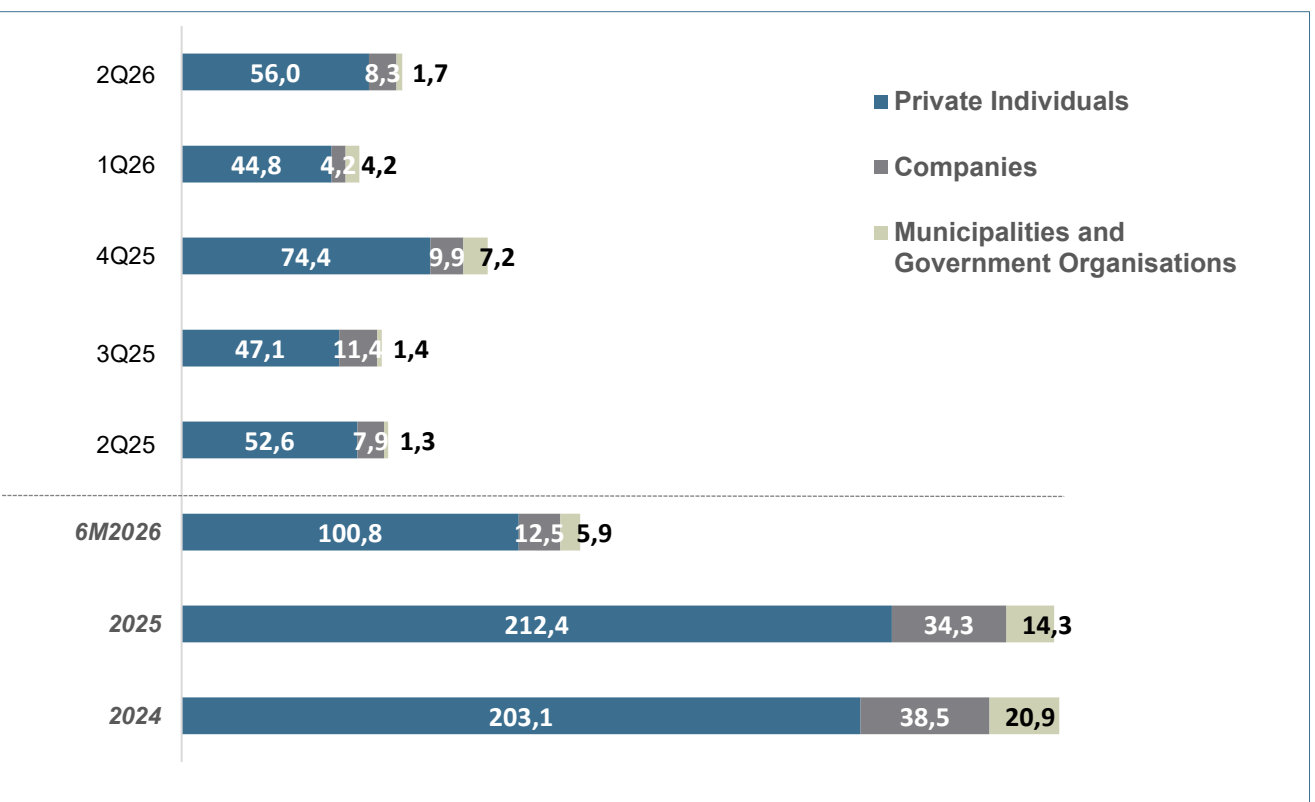


# Cash Inflows from Loans Management

## Inflows by Performance Status (€mIn)

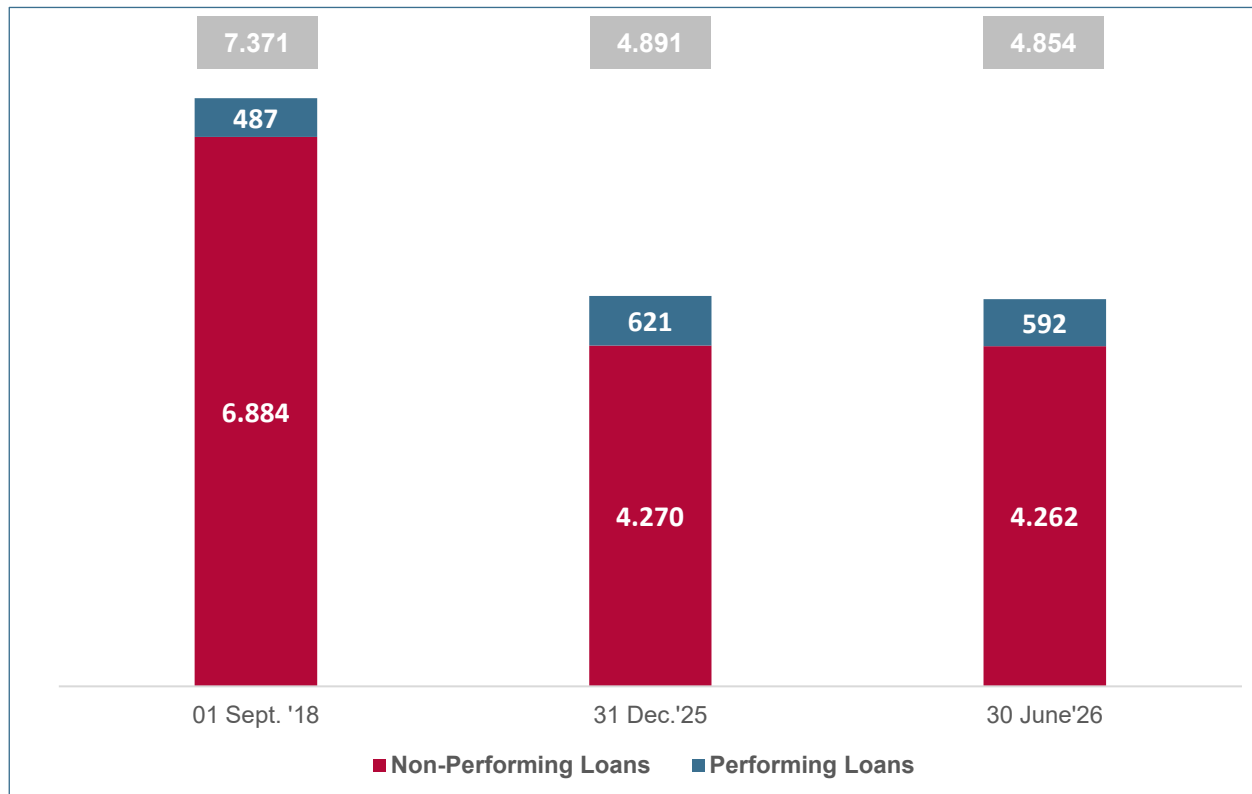


## Inflows by Institutional Sector (€mIn)

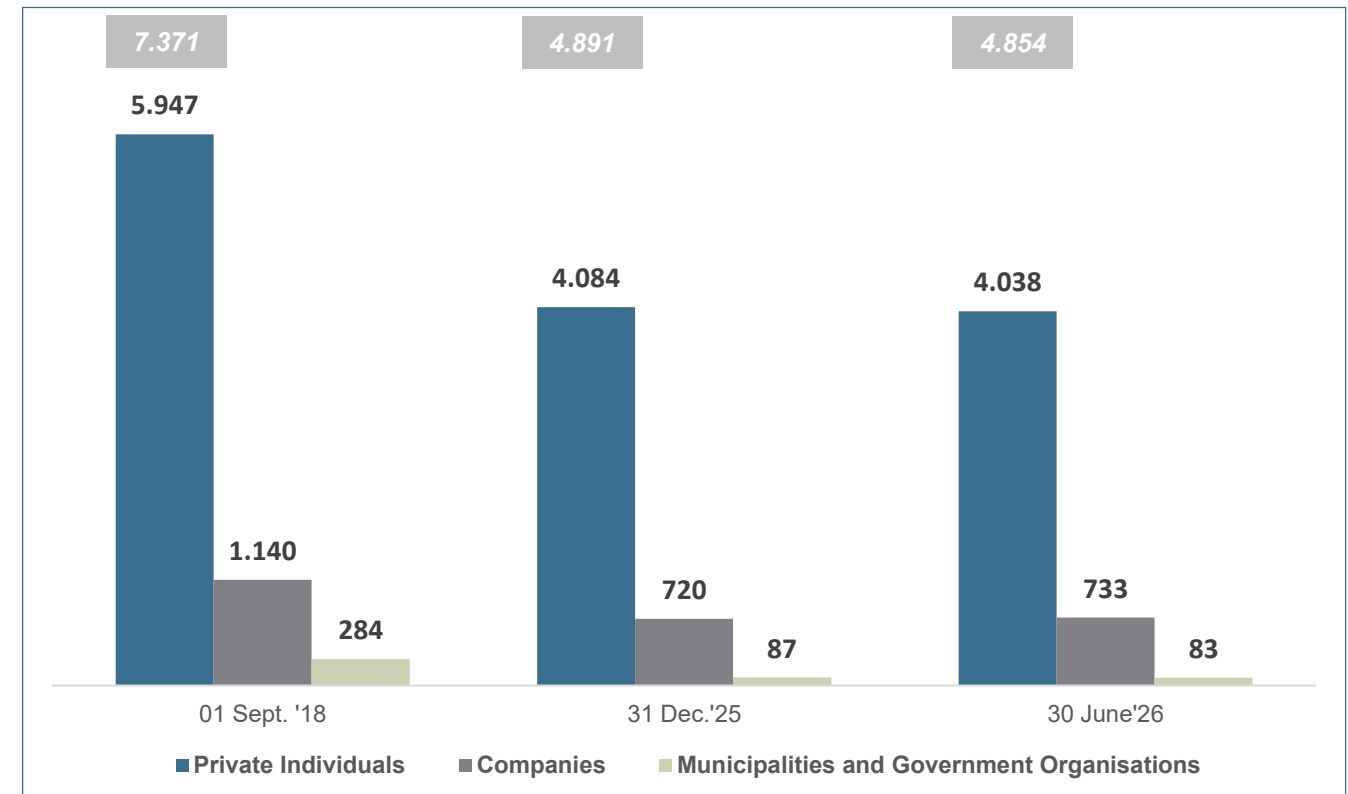


- Inflows from loans in 2Q2026 reached €66,0mIn which compared to €53,2mIn in 1Q2026 recorded an increase of 23,8% and an increase of 6,8% compared to €61,8mIn in 2Q2025.
- Restructuring or recovery solutions through the management company doValue Cyprus Ltd reached €211,0mIn during 2Q2026 compared to €92,6mIn of the previous quarter and €194,6mIn of 2Q2025, recording an increase of 127,8% compared to 1Q2026 and an increase of 8,5% compared to 2Q2025.
- Total solutions since the start of operations amounted to €5.601mIn or 76,0% of the initial loans balance of €7.371mIn. These solutions lead to direct, or in the case of real estate onboarded, indirect cash flows.

Loans by Performance Status (€mIn)

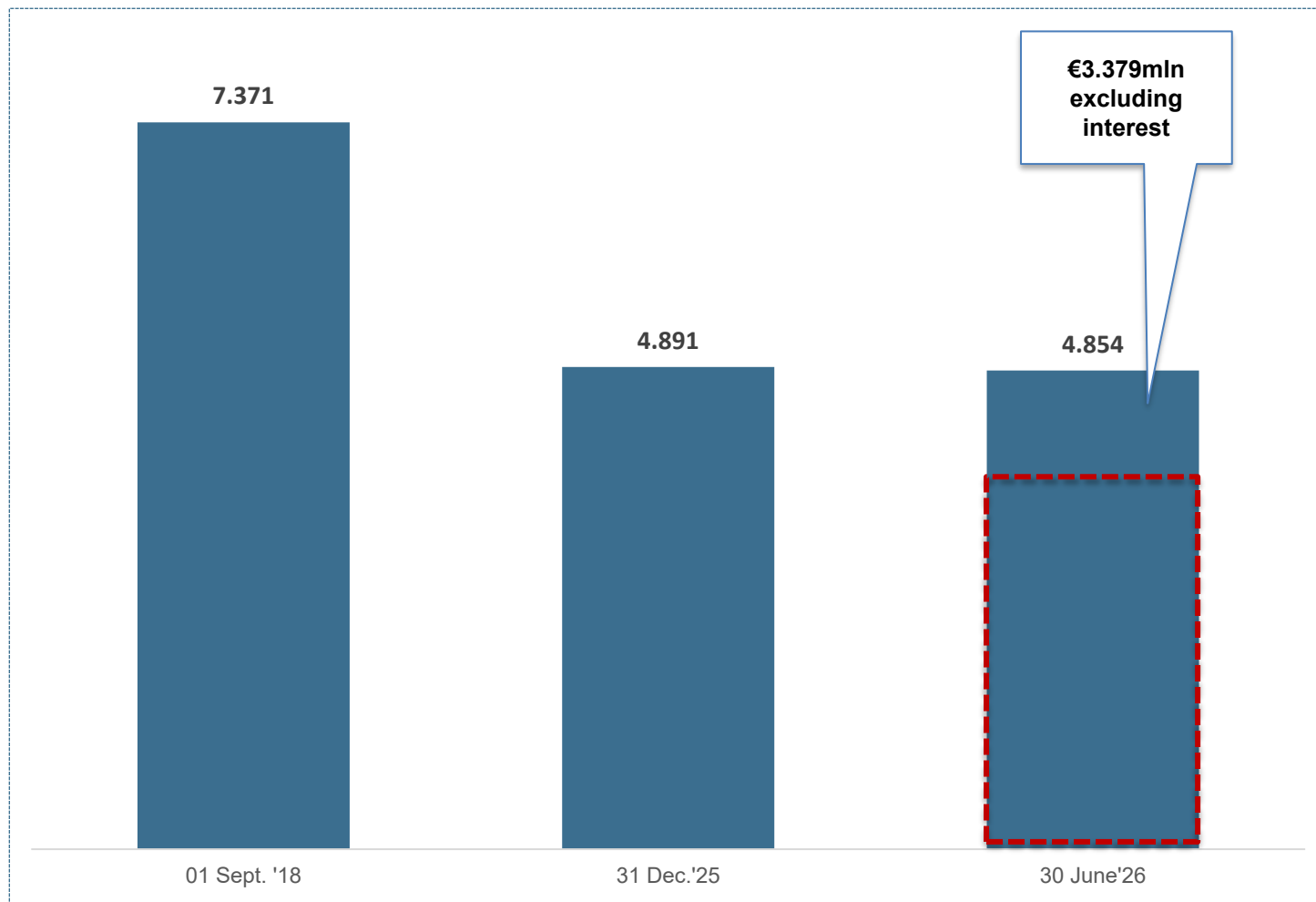


Loans by Institutional Sector (€mIn)



- Loans balances were €4.854mIn as at 30 June 2026, recording a decrease of 0,8% and 34,2% from 31/12/2025 and the initial balance respectively. Total deleveraging since the beginning of operations excluding interest reached 54,2%.
- Loans to Municipalities and Government Organizations are decreasing gradually, mainly through regular (usually annual) instalments, with an overall cumulative reduction of 71,0%. At the same time, the reduction in loans to companies totals 35,7% whilst the reduction in loans to Private Individuals is 32,1%.
- The main focus of the KEDIPEs business plan is the reduction of the non-performing portfolio through restructuring solutions or recovery solutions.

## Loan Portfolio Deleveraging (€mIn)



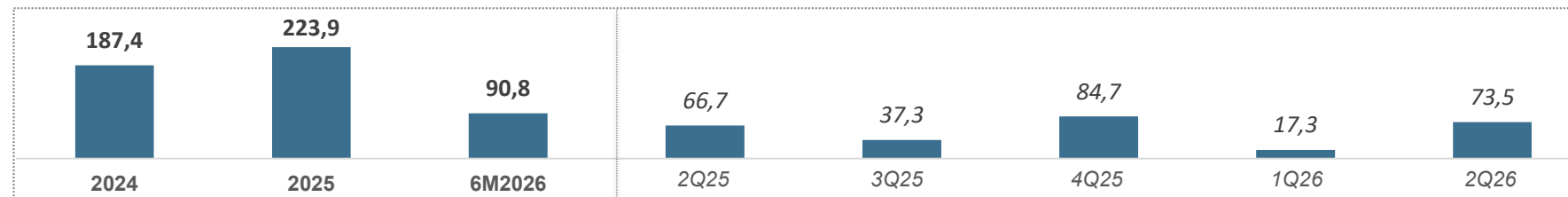
| Loan Portfolio Progress               | €mIn          | + / -         |
|---------------------------------------|---------------|---------------|
| <b>Balance 01/09/2018</b>             | <b>7.371</b>  |               |
| Recoveries                            | -2.686        | -36,4%        |
| Cash Collections                      | -1.908        | -25,9%        |
| Value of properties on-boarded        | -778          | -10,6%        |
| Write-Offs (contractual)              | -2.506        | -34,0%        |
| Interest recovered or written off     | +996          | +13,1%        |
| Portfolio Sale                        | -52           | -0,7%         |
| Portfolio Purchase                    | +286          | +3,9%         |
| <b>Total Deleveraging</b>             | <b>-3.992</b> | <b>-54,2%</b> |
| <b>Balance</b>                        | <b>3.379</b>  | <b>-54,2%</b> |
| Interest not recovered or written off | +1.475        | +20,0%        |
| <b>Balance 30/06/2026</b>             | <b>4.854</b>  | <b>-34,2%</b> |

- Loan portfolio recoveries from inception reached €2.686mIn or 36,4% of the initial gross book value in the form of:
  - ✓ Cash: €1.908mIn or 25,9% of the initial gross book value (including State subsidies e.g. in relation to ESTIA scheme)
  - ✓ Properties: €778mIn or 10,6% of the initial gross book value
- In addition, there were write-offs totaling €2.506mIn or 34,0% giving a total deleveraging of 54,2% before interest not recovered or written off.
- The repurchased non-performing loans that were under the Asset Protection Scheme have been added to the loan portfolio.

# Recovery Solutions via doValue Cyprus Ltd



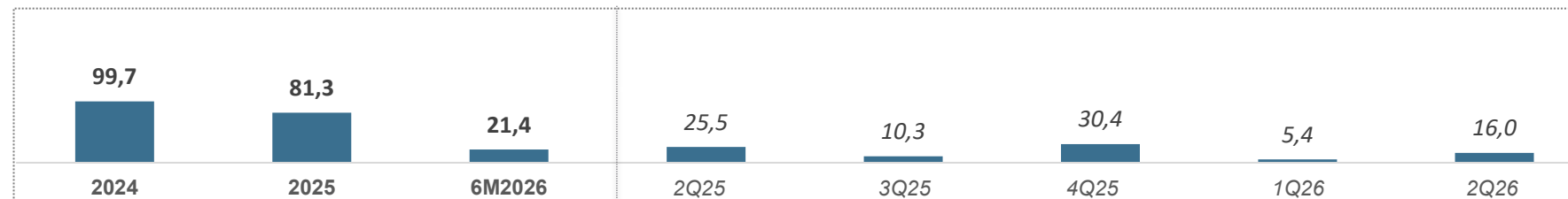
## Restructurings



€2.035,6mIn  
(36,3%)



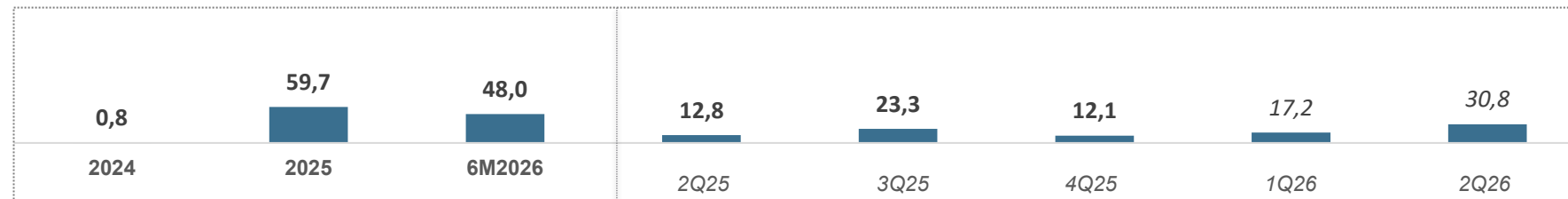
## Debt-to-Asset Swaps



€ 1.251,7mIn  
(22,4%)



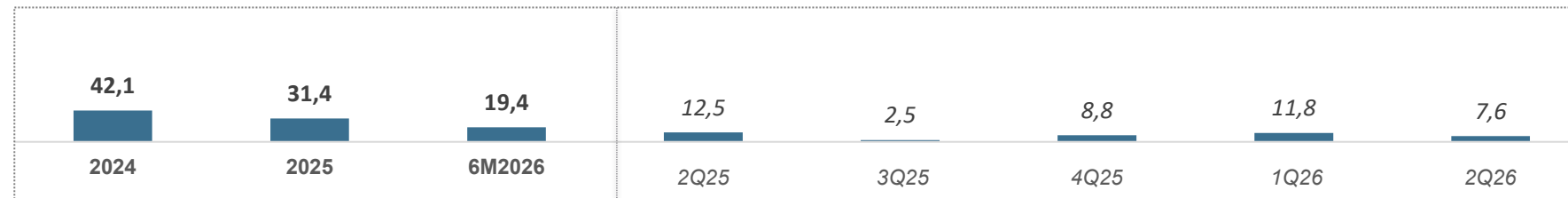
## Debt-to-Asset Swaps – Mortgage to Rent Scheme



€ 108,5mIn  
(1,9%)



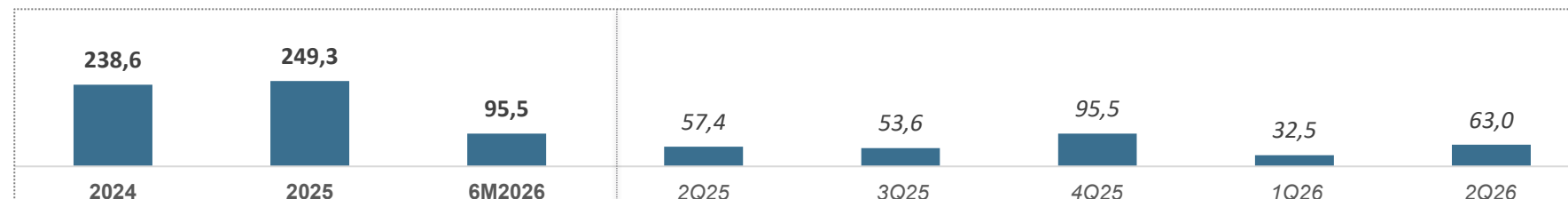
## Property Repossessions following auctions



€362,8mIn  
(6,5%)



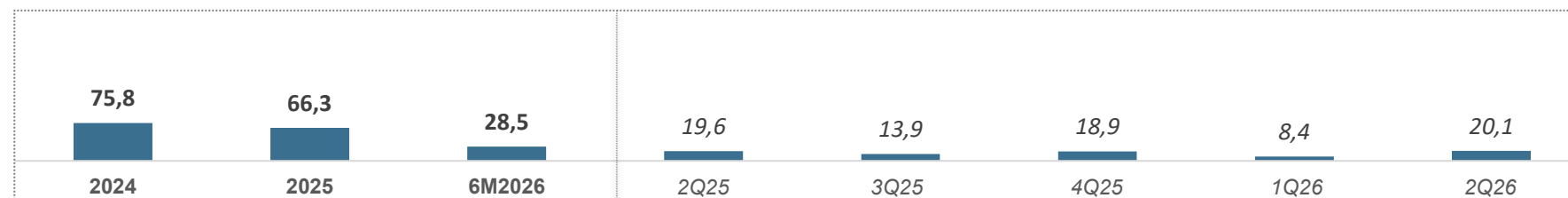
## Full Settlements



€1.393,3mIn  
(24,9%)



## Cash Collections on Overdue Loans



€449,0mIn  
(8,0%)

## Total

644mIn

712mIn

304mIn

195mIn

141mIn

251mIn

93mIn

211mIn

**Total Solutions:**  
**€5.601mIn**  
(Nominal loan value basis)

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Expansion of KEDIPEs mandate | <ul style="list-style-type: none"><li>• Following approval by the DG-Comp the scheme has been approved by the Cabinet of Ministers on 12 July 2023.</li><li>• The implementation of the scheme by KEDIPEs is now feasible following amendments to the Commitments which:<ul style="list-style-type: none"><li>• Allow KEDIPEs to acquire and manage primary residences other than its own portfolio.</li><li>• Allow delay of payments to the State so as to pay for the acquisition of the primary residences and Scheme expenses.</li></ul></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Applications                 | <ul style="list-style-type: none"><li>• Implementation of the scheme has commenced in December 2023.</li><li>• Almost all banks and Credit Acquiring Companies have agreed to be included as participants.</li><li>• Until 31 October 2024, the number of applications was 3.340, of which 1.239 related to KEDIPEs own portfolio.</li><li>• In addition, following a decision of the Ministry of Finance, applications for the Scheme are accepted again from May 4, 2026, initially to July 31, 2026 and extending to 30 September 2026. As of 4 September 2026, 972 new applications have been submitted, increasing the total number of applications to 4.312.</li><li>• Around 75% of applicants (3.248 out of 4.295 applications examined) have passed the initial screening (compliance with the Scheme criteria) and are undergoing technical and legal due diligence to confirm eligibility and facilitate next steps, in accordance with the rules of the Scheme.</li><li>• Until 4 September 2026, 1.268 approval letters have been sent, while 1.019 rental agreements have been signed, of which 896 properties have been transferred and 349 are in the process of securing a date with the land registry to process the transfer of the property.</li></ul> |

## Main Parameters

The main parameters of the Scheme are:

- Scheme relates to non-performing loans collateralized by primary residence with Market Value up to €250K.
- Eligible beneficiaries should be physical persons, recipients of certain social welfare benefits. Scheme will also cover ESTIA and OIKIA applicants (involving PPR cases with OMV < €350K) who were otherwise eligible but rejected due to non-viability and those who no longer meet obligations of the scheme (i.e have defaulted). Based on a decision of the Council of Ministers dated April 3, 2024, beneficiaries have expanded with two new, smaller categories within the accepted applications related to the Estia Scheme: (i) borrowers whose creditor did not participate in the Estia Scheme and (ii) approved applicants in the Estia Scheme, whose approval was not implemented due to the inability of the property owners to pay the "memo" on properties.
- Properties are subjected to technical due diligence and valuation.
- KEDIPEs acquires the primary residence and pays to the participant (Bank or Credit Acquiring Company) 65% of market value.
- The participant writes-off the remaining part of the mortgage loan after the deduction of the property's purchase price, to the extent not covered by other collaterals.
- Initially Memos on the primary residence are removed within predetermined rates.
- State will cover the rental payments set as 65% of Market Rent.
- The owner becomes tenant with 14 years tenancy agreement or tenancy for life if the tenant's age is over 65.
- Tenant has a buy-back option during the 14 years tenancy agreement after the 5<sup>th</sup> year and until the 14<sup>th</sup> year, at a predetermined repurchase price. The purchase price takes into consideration several perimeters (including changes in market values, expenses and rent paid) and remains attractive.

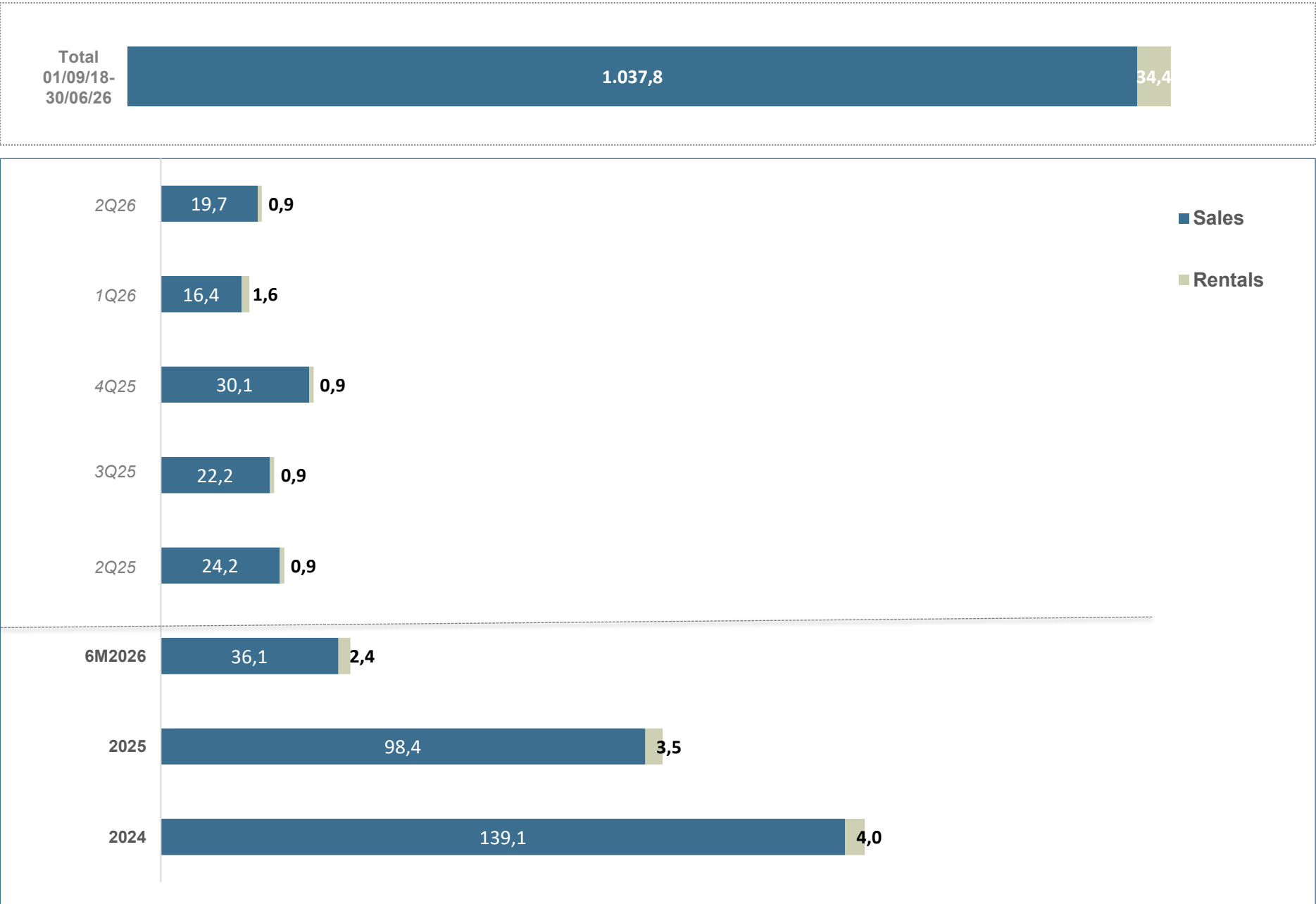
## Scheme's Progress

| Status                                                 | Under Examination |               | Rejected    |               | Withdrawn  |              | Completed  |               | Total       |                |
|--------------------------------------------------------|-------------------|---------------|-------------|---------------|------------|--------------|------------|---------------|-------------|----------------|
| Stage                                                  | Number            | %             | Number      | %             | Number     | %            | Number     | %             | Number      | %              |
| 1&2. Applications Received & Applicant's Eligibility   | 9                 | 0,21%         | 1.047       | 24,28%        | 8          | 0,19%        | 3248       | 75,32%        | 4312        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| 3. Applications with full set of documents             | 66                | 2,03%         | 50          | 1,54%         | 6          | 0,18%        | 3126       | 96,24%        | 3248        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| 4. Loan Eligibility                                    | 431               | 13,79%        | 200         | 6,40%         | 22         | 0,70%        | 2473       | 79,11%        | 3126        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| 5. Property – technical due diligence                  | 515               | 20,82%        | 172         | 6,96%         | 58         | 2,35%        | 1728       | 69,87%        | 2473        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| 6. Property - Evaluation                               | 147               | 8,51%         | 127         | 7,35%         | 7          | 0,41%        | 1447       | 83,74%        | 1728        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| 7. Applications in need of Cancellation of Encumbrance | 161               | 11,13%        | 8           | 0,55%         | 10         | 0,69%        | 1268       | 87,63%        | 1447        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| 8. Applications Eligible for Transfer of Property      | 349               | 27,52%        |             |               | 23         | 1,81%        | 896        | 70,66%        | 1268        | 100,00%        |
|                                                        |                   |               |             |               |            |              |            |               |             |                |
| <b>Total</b>                                           | <b>1678</b>       | <b>38,91%</b> | <b>1604</b> | <b>37,20%</b> | <b>134</b> | <b>3,11%</b> | <b>896</b> | <b>26,85%</b> | <b>4312</b> | <b>100,00%</b> |

**Progress Report**  
**KEDIPES**  
*to 30/06/2026*

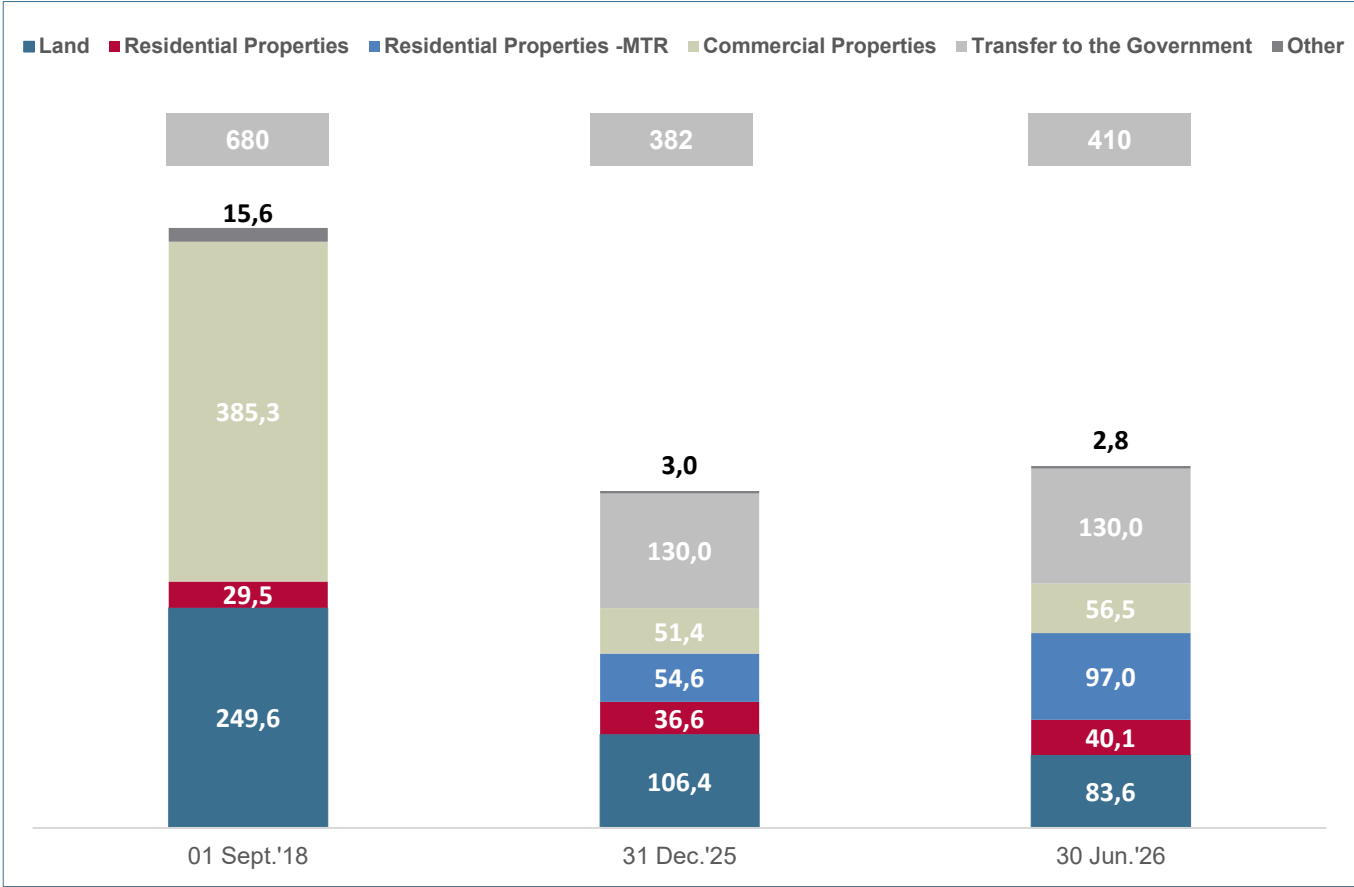


## Inflows from Property Management (€mIn)

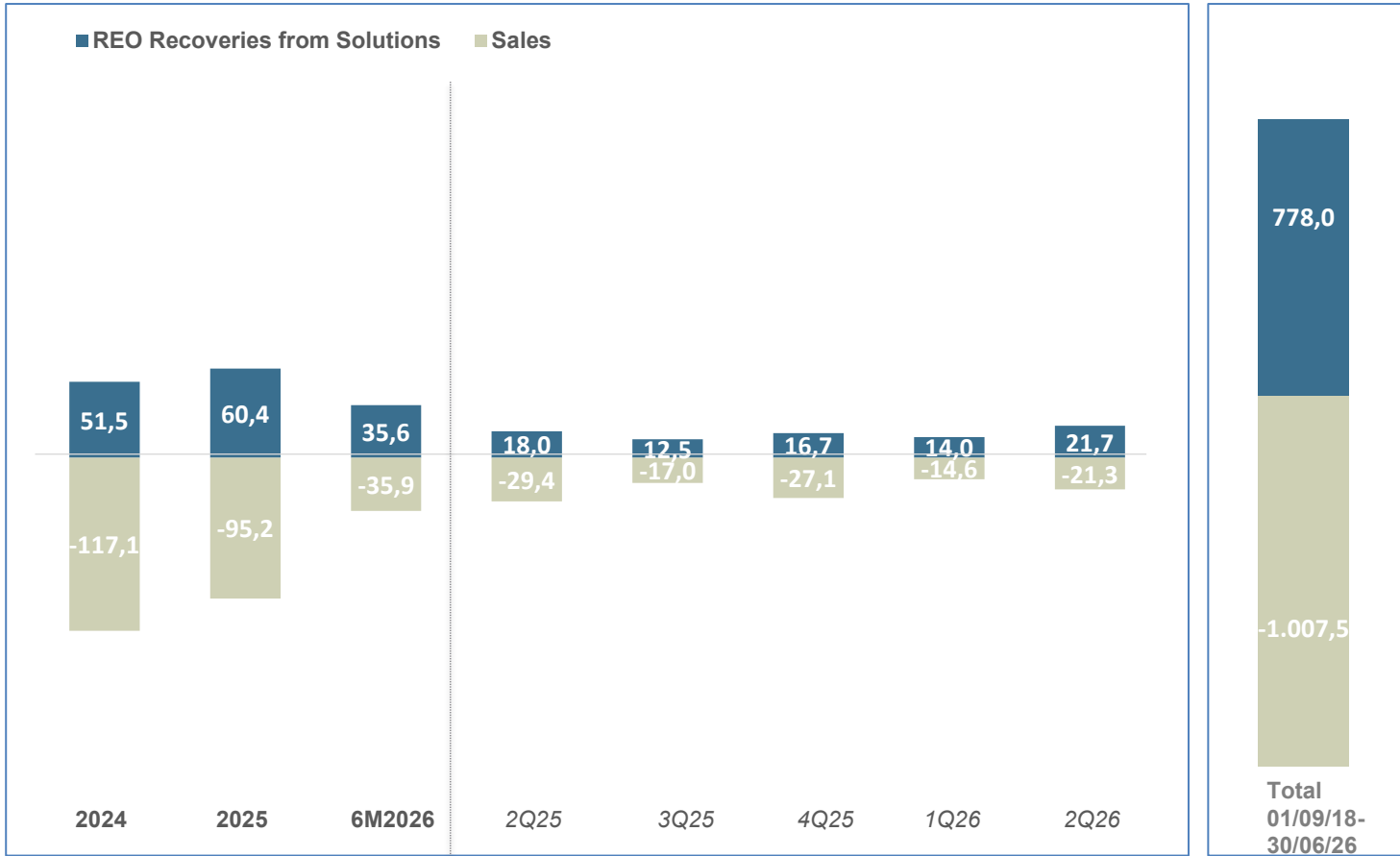


- Cumulative collections from real estate sales through doValue Cyprus Ltd until 30/06/2026 reached €1.037,8mIn and cumulative collections from rentals reached €34,4mIn.
- Collections from sales in 2Q2026 reached €19,7mIn indicating an increase of 19,7% compared to previous quarter and a decrease of 18,7% compared to the corresponding quarter of the previous year.
- Rental income in 2Q2026 reached €0,9mIn, indicating a decrease of 45,3% compared to previous quarter and at the same level compared to the corresponding quarter of the previous year. Rental income in 1Q2026 includes €0,8mIn Government grant for the Mortgage to Rent Scheme.
- It is noted that the sale of a property is not pursued where there is a decision by the Council of Ministers for its acquisition by the State for use by Government services or local authorities.

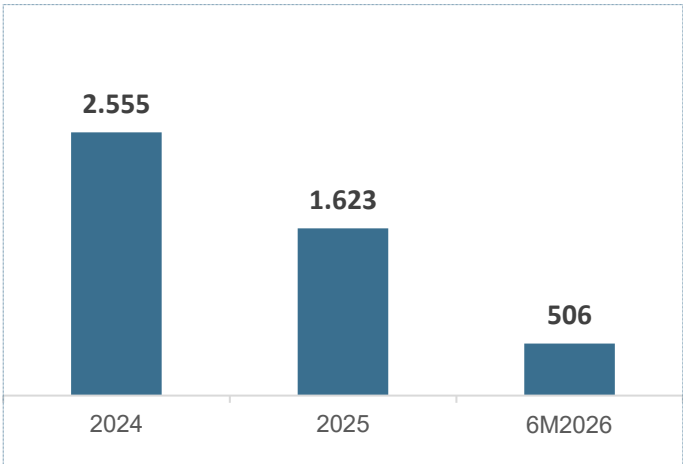
Property Portfolio by Sector (€mln)



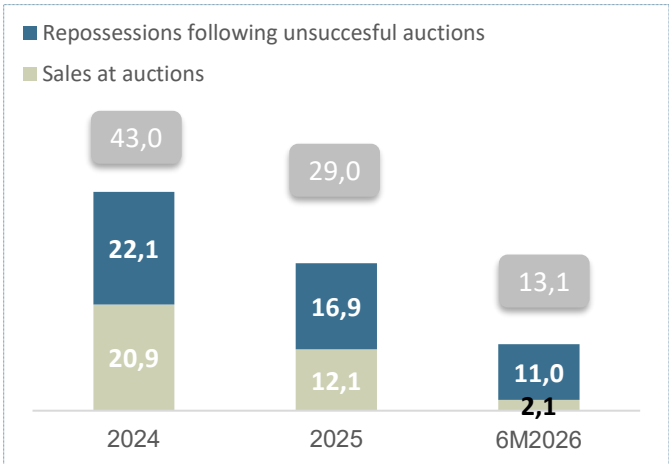
Property Recoveries and Sales (€mln)



Auctions of mortgaged properties (No. of Properties)

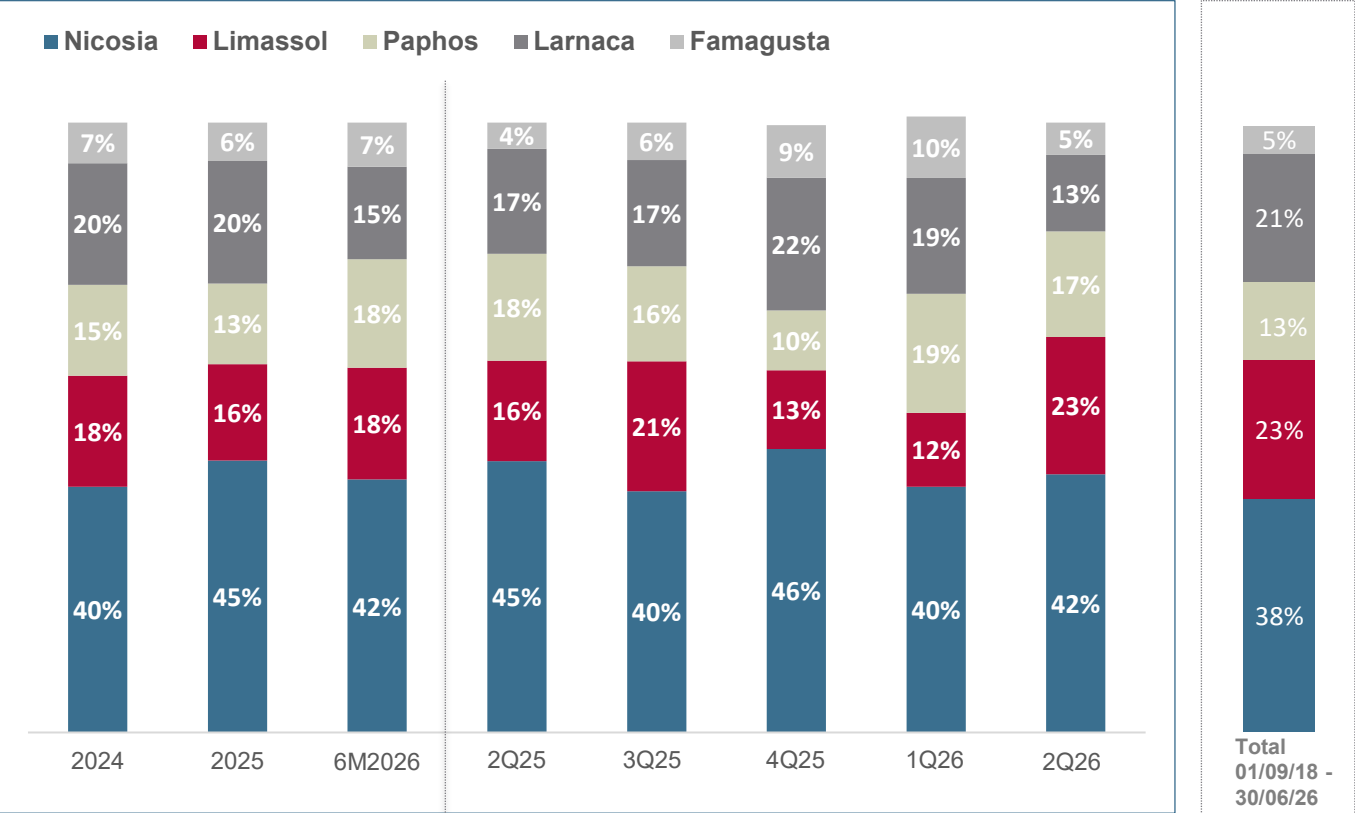


Auctions Results (€mln)

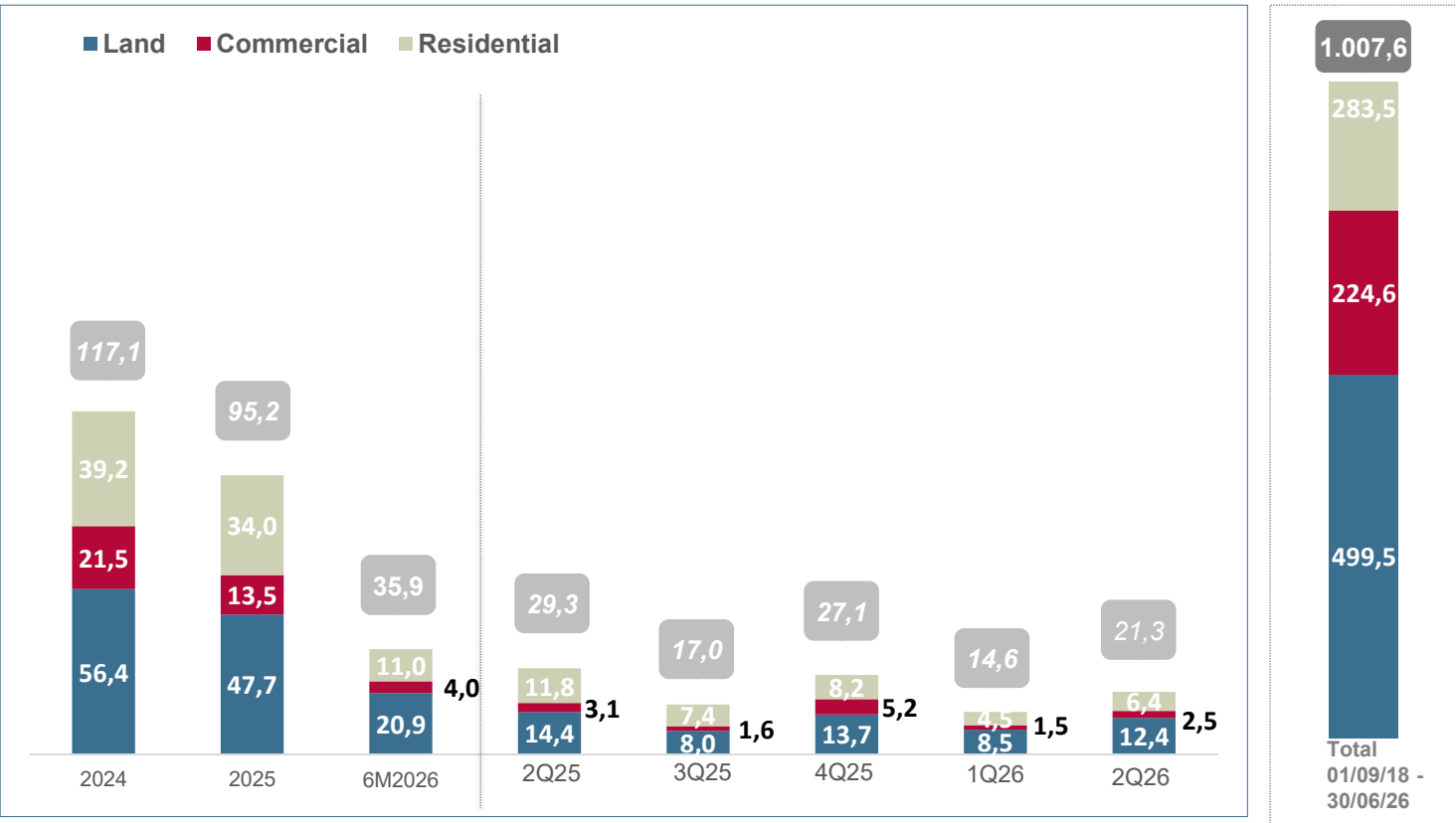


- Real estate sales through servicer amounted to €1.007,5mln of which €21,3mln were completed in 2Q2026.
- Debt to Asset Swaps (DTAs) totaled €778,0mln, of which €21,7mln were completed in 2Q2026. Properties with onboarding value of €211,7mln (4.235 properties) relate to properties repossessed after unsuccessful auctions, of which €4,3mln (70 properties) were completed in 2Q2026.
- Total Auctions of 11.479 properties with value of €1.297mln were carried out since the beginning of operations. Property sales through auctions reached 1.285 properties with value €76,3mln, of which 24 properties with value of €1,1mln were completed in 2Q2026.
- Real estate worth approximately €130mln has been excluded from the available for sale perimeter and is evaluated to be transferred to the State as repayment of the State Aid.
- Residential Properties of €97mln have been acquired under the Mortgage to Rent Scheme, of which €39mln relate to KEDIPES own portfolio and €58mln have been acquired from Banks or Credit Acquiring Companies under the Scheme.

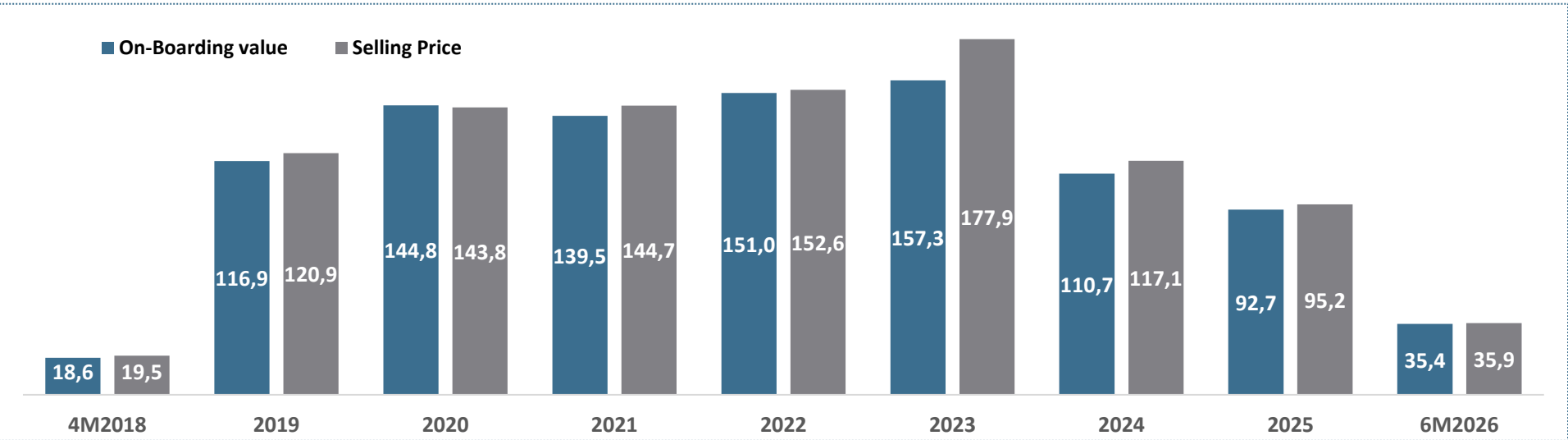
Property Sales by Region (%)



Property Sales by Sector (€mIn)



Sales Price versus On-Boarding (€mIn)

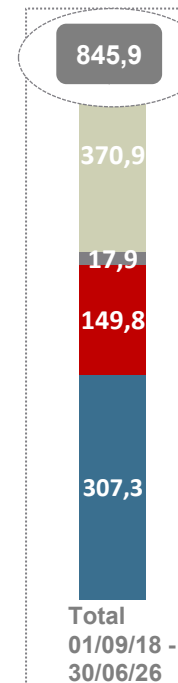
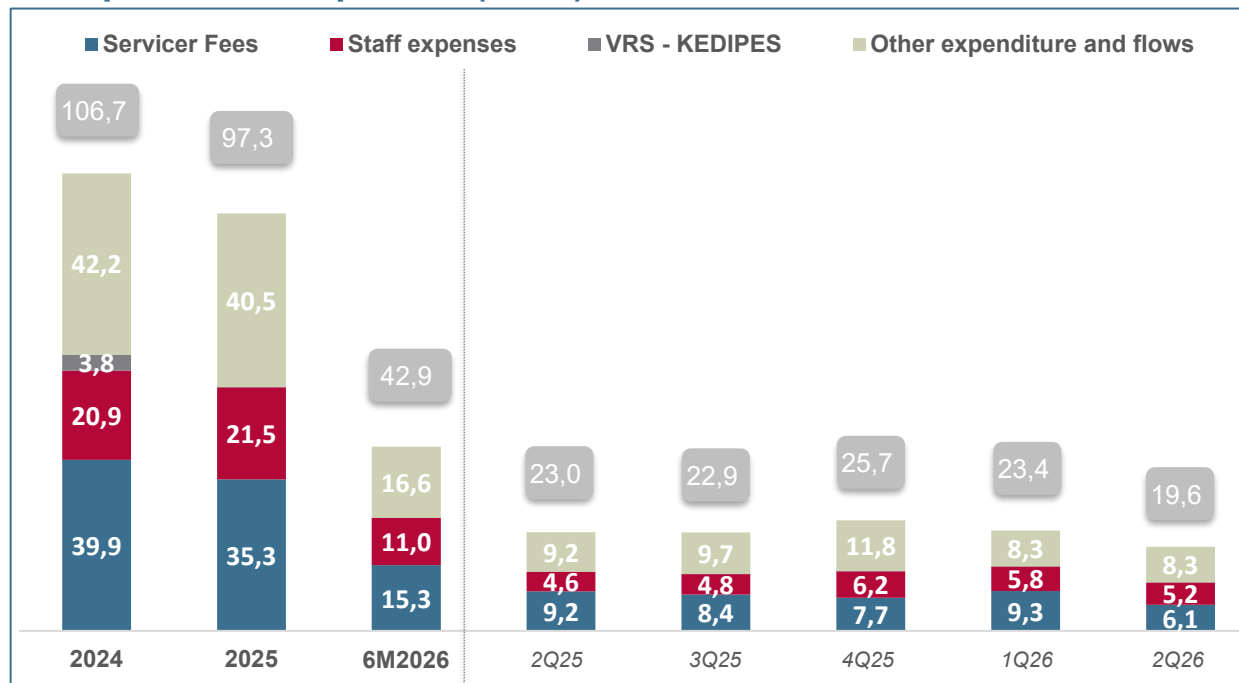


- Average selling price from 01/09/18 to 30/06/26 is increased by 4,2% from the on-boarding value adjusted with revaluations.
- A total of 3.455 properties amounting to €331,0mIn were sold within 1 year of their recovery, indicating strong investment interest in the market, with the exception of the period March – May 2020 due to the pandemic.

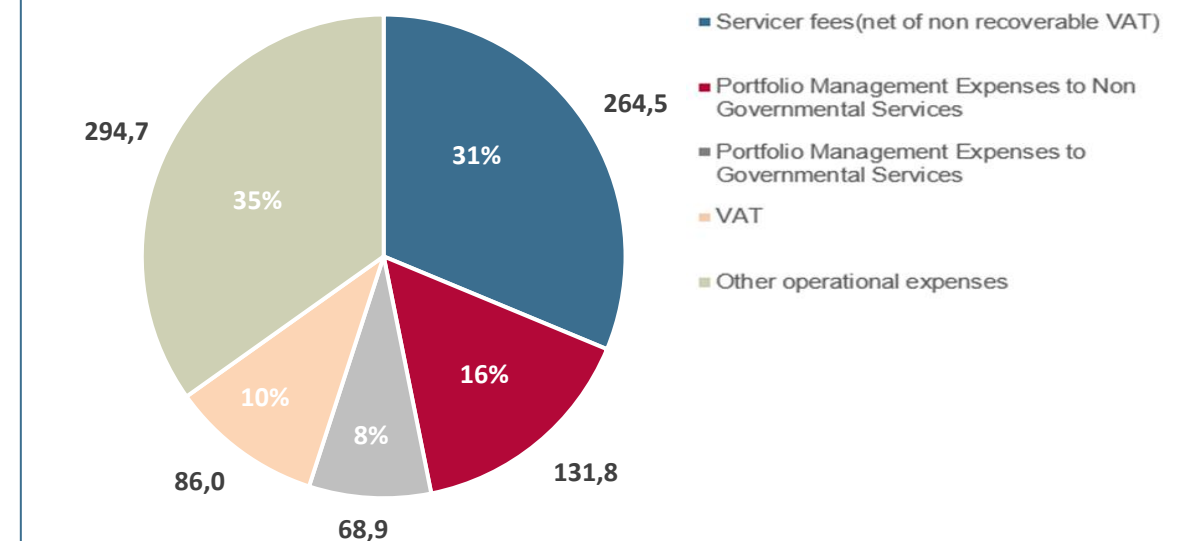
**Progress Report**  
**KEDIPES**  
*to 30/06/2026*



## Operational Expenses (€mIn)



## Operational Expenses Payments (€mIn)



### Servicer Expenses

Under the Service Level Agreement with doValue Cyprus Ltd for the management of loans of more than 90 days past due, as well as the sale/rental of properties, a total of €307,3mIn (including non-recoverable VAT) has been paid to 30/06/2026. The fee comprises a fixed element and a variable element which is based on the restructuring or recovery solutions implemented and on the receipts from property sales and rentals.

### Staff Expenses

KEDIPIES cumulative staff costs to 30/06/2026 amounted to €149,8mIn. The number of KEDIPIES staff as at 30/06/2026, totaled 317 people.

### Voluntary Retirement Scheme (VRS) – KEDIPIES

Total compensation for staff departures through voluntary retirement schemes of KEDIPIES for the years 2021, 2022, 2024 amounted to €17,9mIn.

### Other Expenses and Outflows

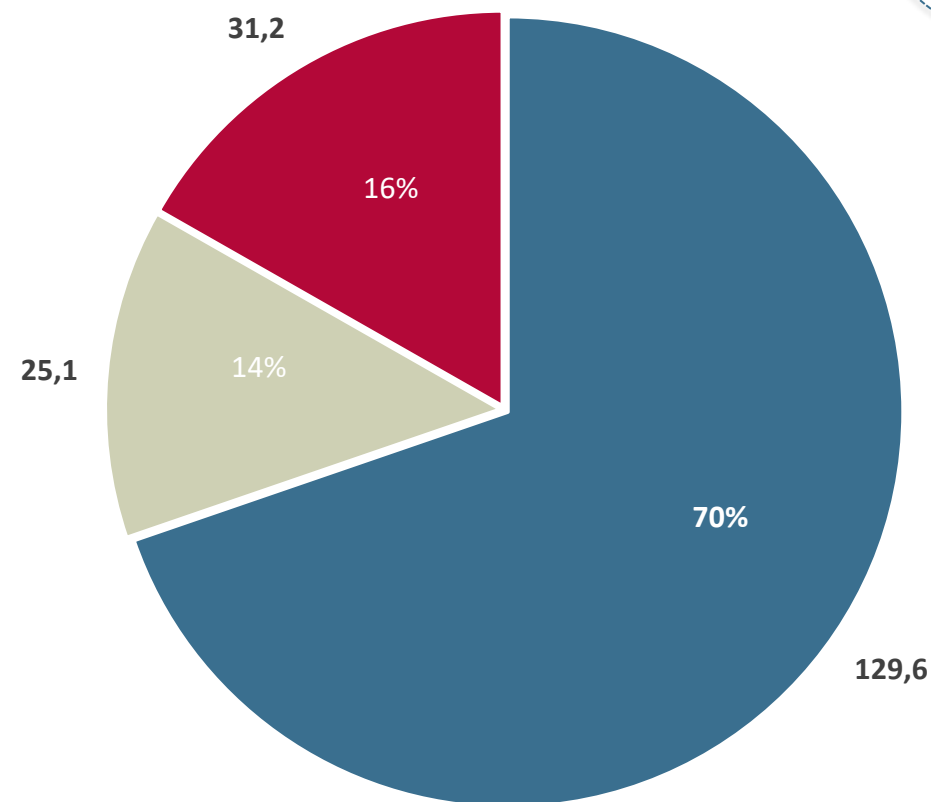
Other expenses and outflows of €370,9mIn which mainly relate:

- regular operating expenses (such as buildings costs, computer systems, networks and communications, document management, professional and supervisory expenses etc.). The accounting operational expenses of KEDIPIES are €104,2mIn of which €2,0mIn relate to 2Q2026 (€2,0mIn relate to 1Q2026).
- Asset Level Expenses for the management and recovery of assets (such as legal fees, appraisal costs, payment of taxes on the acquisition of property). These costs are €224,7mIn, of which €5,6mIn relate to 2Q2026 (€4,8 relate to 1Q2026). An amount of €68,9mIn of the Asset Level Expenses was paid to Government Services.
- Capital expenditure and other flows.

**A total of €155,0mIn was paid to the Government in the form of Value Added Tax and Asset Level Expenses.**

## Settlement of Liabilities of the former CCB (€mIn)

- Voluntary Redundancy Scheme - ex-CCB
- Business Transfer Agreement
- Other liabilities of ex-CCB



KEDIPEs undertook the management and repayment of ex-CCB liabilities. Until 30 June 2026, settlement of liabilities totaling €185,9mIn was made as follows:

### *Voluntary Redundancy Scheme – ex CCB*

A total of 1.025 employees from the Cyprus Cooperative Bank left under a scheme on 31/08/2018. The total compensation of €128,9mIn was paid in three instalments with the final instalment being paid in December 2019. Additional payments for medical and other benefits as provided by the schemes totaled €0,7mIn.

### *Business Transfer Agreement*

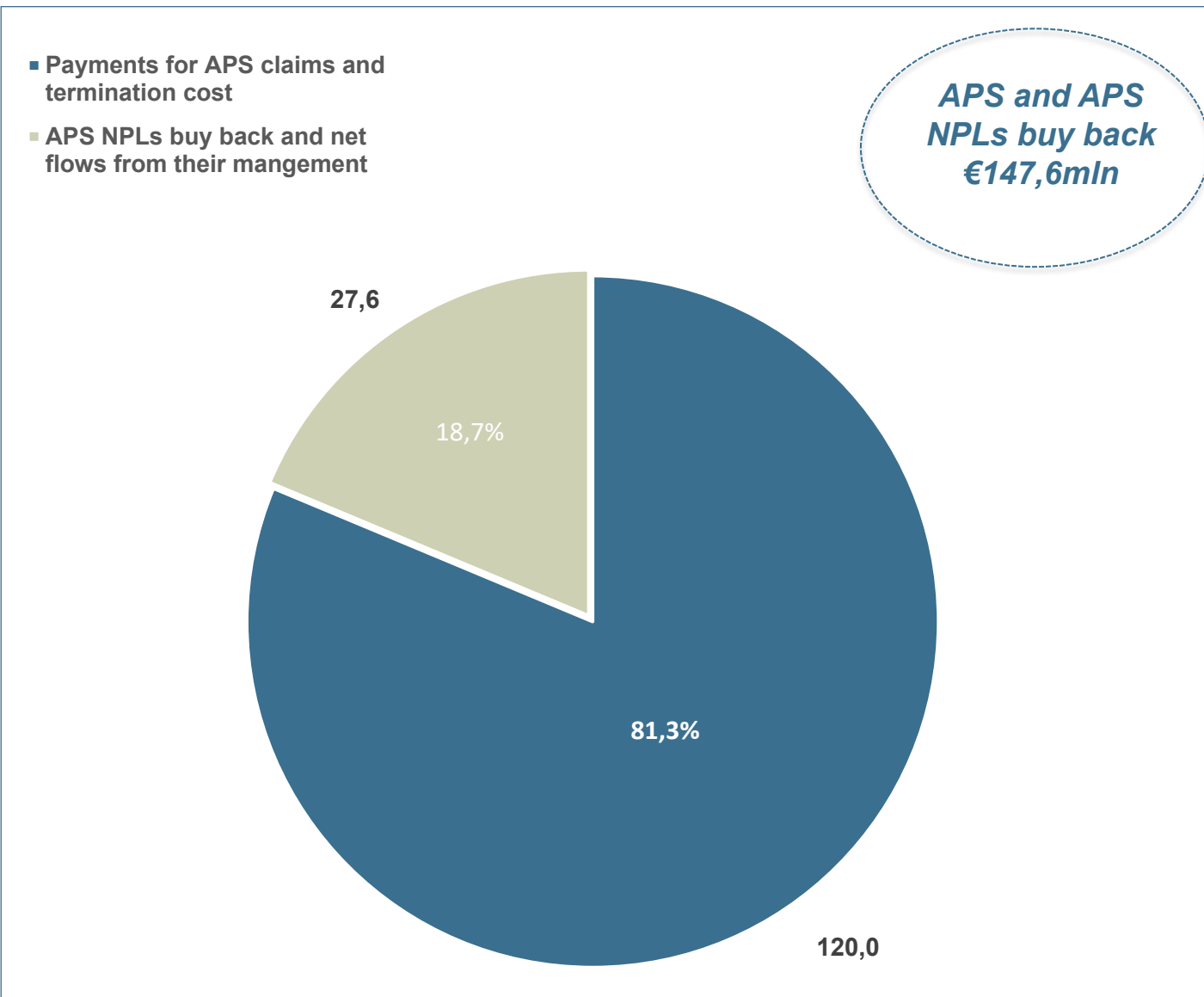
Under the Business Transfer Agreement by which the banking operations of the ex-CCB were sold to the former Hellenic Bank, €25,1mIn have been paid until the closing of the agreement at 30 September 2025, including a payment of €10mIn to Eurobank Limited within 4Q2025 for the closing of the agreement and the termination of all obligations and guarantees.

Extensive information on the termination of the Business Transfer Agreement has been announced by KEDIPEs in the Press Release 'Completion of agreements with Eurobank Limited for the termination of the Asset Protection Scheme and the repurchase of the relevant portfolio of non-performing loans as well as for the termination of liabilities and obligations in relation to the Business Transfer Agreement' dated February 3, 2026, which is posted on the website of KEDIPEs.

### *Other Liabilities of ex-CCB*

Additionally, total payments of €31,2mIn have been made for other liabilities of ex CCB that mainly concern payments for taxes, social security and supervisory fees.

## Asset Protection Scheme and APS NPLs buy back (€mln)



### Asset Protection Scheme and its termination

The Asset Protection Scheme to the ex Hellenic Bank has been terminated with reference date 30 September 2024.

The Scheme provided protection to ex Hellenic Bank for 90% of credit losses on loans with a contractual value of €2.608mln and a reference value of €2.271mln at the start of the Scheme (reference value is the amount covered by the Scheme). The duration of the Scheme was until 2030. The contractual value of the assets covered by the Scheme as at 30 September 2024 amounted to €1.206mln while the reference price was €920mln.

Under the Scheme, total payments have been made for claims to Hellenic Bank amounting to €102,5mln while within 1Q2026 the compensation of €17,5mln has been paid to Eurobank Limited for the termination of the Scheme and the loss of coverage of performing loans.

It is noted that payments from Hellenic Bank to the Republic of Cyprus as guarantor of the Scheme amount to €46,1mln.

### Buy back of the APS NPLs and net flows from their management

As part of the agreement to terminate the Scheme, KEDIPEs acquired a non-performing (NPL) portfolio which was protected under the Scheme with reference date 30 September 2024.

Cumulative outflows on 30 June 2026 towards the purchase price of the APS NPL portfolio were €47,2mln. Within the next quarters of 2026, payments will follow to fully pay the final repurchase price, which has been set at €107mln.

Cumulative net inflows from February 1 (i.e. after the completion date) to 30 June 2026 amount to €19,6mln. The contractual balance of the APS NPLs portfolio as of 30 June 2026 is €265,4mln.

Extensive information on the termination of the Asset Protection Scheme and the buy back of non-performing loans has been announced by KEDIPEs in the Press Release 'Completion of agreements with Eurobank Limited for the termination of the Asset Protection Scheme and the repurchase of the relevant portfolio of non-performing loans as well as for the termination of liabilities and obligations in relation to the Business Transfer Agreement' dated February 3, 2026, which is posted on the website of KEDIPEs.

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September 2026