

## Covered Bond Investor Report Quarterly Report 30-06-23



ALPHA BANK

Reporting Date 30-06-23

### Counterparties

Issuer	Alpha Bank Romania S.A.
Servicer	Alpha Bank Romania S.A.
Cash Manager	Alpha Bank Romania S.A.
Security Trustee	BNY Mellon Corporate Trustee Services Limited
Principal Paying Agent	The Bank of New York Mellon, London Branch
Account Bank	The Bank of New York Mellon, London Branch
Asset Monitor	PricewaterhouseCoopers Audit S.R.L.

### Issuance Summary

Bonds	ISIN	Ratings	Currency	Nominal Value	Interest Rate	Final Maturity
CB1	XS1992938347	/ A2 /	EUR	200,000,000.00	Euribor 6M + 1.5000%	5/16/2024

### Asset Coverage Test (ACT)

Value of the covered receivables (EUR)	€ 221,989,505.68
<b>PLUS</b>	
Value of other financial assets (EUR)	€ 0.00
<b>PLUS</b>	
Value of derivatives (EUR)	€ 0.00
<b>DIVIDED BY</b>	
Total nominal value of the Covered Bonds (EUR)	€ 201,313,044.44
<b>PLUS</b>	
Any other obligations related to the bonds issuance (EUR)	€ 142,508.97
<b>Greater Than &gt;</b>	
100%	110.19%
Result	Pass

### Overcollateralisation Test\*

Net Present Value of covered receivables (EUR)	€ 233,988,270.36
<b>PLUS</b>	
Net Present Value of other financial assets (EUR)	€ 0.00
<b>PLUS</b>	
Net Present Value of derivatives (EUR)	€ 0.00
<b>DIVIDED BY</b>	
Net present value of all the obligations related to the covered bonds (EUR)	€ 200,690,632.52
<b>Greater Than &gt;</b>	
102%	116.59%
Result	Pass

### \* Additional Stress Tests will be applied as changes of:

- Yield curve +/- 350bps	- CPR variation	- House price decline
- Exchange rate of 35.5% for EU currencies	- Credit quality	

### Liquidity Test

CF inflows from covered receivables generated in the following 180 days (EUR)	€ 20,893,012.88
<b>PLUS</b>	
CF inflows from other financial assets generated in the following 180 days (EUR)	€ 0.00
<b>PLUS</b>	
CF inflows from derivatives generated in the following 180 days (EUR)	€ 0.00
<b>MINUS</b>	
CF outflows generated by all the obligations related to the covered bonds in the following 180 days (EUR)	€ 5,300,577.78
<b>Greater Than &gt;</b>	
€ 0.00	€ 15,592,435.10
Result	Pass

### Additional Tests

Aggregate issuance limit respected	Yes
WA maturity of assets in the Cover Pool is equal or higher than the WA maturity of the liabilities	Yes

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### 1. Cover Pool Summary

Provisional Pool Summary	Current
Aggregate current principal outstanding balance (EUR)	222,580,201.83
Aggregate original principal outstanding balance (EUR)	301,912,203.29
Average current principal outstanding balance (EUR)	23,417.17
Average original principal outstanding balance (EUR)	31,763.51
Maximum current principal outstanding balance (EUR)	282,496.23
Maximum original principal outstanding balance (EUR)	350,000.00
Total number of loans	9,505
Weighted average seasoning (months)	83.8
Weighted average remaining maturity (months)	235.2
Weighted average original term (months)	319.0
Weighted average current LTV (%)	48.4%
Weighted average interest rate (%)	7.7%
% of Floating Rate Assets	81.80%
% of Fixed Rate Assets	18.20%
% of EUR Loans	56.87%
% of RON Loans	43.13%
Loans paying monthly (Interest)	100.00%
Loans paying monthly (Principal)	100.00%
Prima Casa loans	32.81%
Performing loans	100.00%
Note: FX spot rate as of 30-06-23	4.9634

### 2. Original LTV Distribution

Original Loan Amount / Original Market Value	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
0% - 20%	33	0.35%	1,056,588.11	315,339.69	528,215.56	0.24%
20% - 30%	84	0.88%	3,604,193.10	898,584.62	1,624,738.68	0.73%
30% - 40%	215	2.26%	10,295,712.72	3,623,733.03	5,698,059.64	2.56%
40% - 50%	451	4.74%	26,292,938.73	7,714,886.76	13,012,251.21	5.85%
50% - 60%	694	7.30%	45,165,356.94	14,045,601.00	23,145,282.05	10.40%
60% - 70%	1,059	11.14%	71,636,571.38	23,210,564.00	37,643,527.57	16.91%
70% - 80%	2,061	21.68%	194,267,801.33	29,690,648.98	68,830,714.52	30.92%
80% - 90%	1,272	13.38%	53,072,851.55	10,496,959.09	21,189,801.00	9.52%
90% - 100%	3,636	38.25%	71,107,523.74	36,581,237.79	50,907,611.59	22.87%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 3. Current LTV Distribution

Current Loan Amount / Current Market Value	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
0% - 20%	1,005	10.57%	21,340,846.56	7,110,208.04	11,409,850.73	5.13%
20% - 30%	1,085	11.42%	44,086,789.33	12,241,862.27	21,124,239.13	9.49%
30% - 40%	2,208	23.23%	65,435,809.58	30,391,085.26	43,574,751.61	19.58%
40% - 50%	2,220	23.36%	87,248,663.16	28,023,588.87	45,601,995.43	20.49%
50% - 60%	1,799	18.93%	108,170,736.70	23,848,965.92	45,642,642.98	20.51%
60% - 70%	588	6.19%	68,412,016.75	14,045,941.23	27,829,238.31	12.50%
70% - 80%	397	4.18%	58,924,072.89	6,953,599.20	18,825,314.74	8.46%
80% - 90%	139	1.46%	15,643,662.43	2,479,540.93	5,631,344.61	2.53%
90% - 100%	40	0.42%	3,870,929.95	935,127.45	1,715,022.27	0.77%
100% +	24	0.25%	3,366,010.24	547,635.80	1,225,802.02	0.55%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 4. Outstanding Loan Amount Distribution (EUR)

Outstanding Loan Amount	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
0 - 37,500	7,973	83.88%	269,261,009.33	73,552,462.17	127,801,768.96	57.42%
37,501 - 75,000	1,232	12.96%	162,504,593.86	30,375,002.43	63,115,582.25	28.36%
75,001 - 100,000	181	1.90%	27,709,166.50	10,184,161.15	15,766,859.80	7.08%
100,001 - 150,000	91	0.96%	13,531,173.83	7,945,175.14	10,671,365.62	4.79%
150,001 - 200,000	19	0.20%	2,474,729.74	2,689,264.35	3,187,860.02	1.43%
200,001 - 250,000	8	0.08%	1,018,864.31	1,548,993.48	1,754,268.96	0.79%
250,001 - 500,000	1	0.01%	0.00	282,496.23	282,496.23	0.13%
500,001+	0	0.00%	0.00	0.00	0.00	0.00%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

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### 5. Interest Rate Distribution

Interest Rate	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
0 - 3%	0	0.00%	0.00	0.00	0.00	0.00%
3.01% - 4%	177	1.86%	0.00	12,017,882.82	12,017,882.82	5.40%
4.01% - 5%	200	2.10%	3,398,824.34	10,728,026.15	11,412,803.59	5.13%
5.01% - 6%	35	0.37%	4,150,975.25	673,418.47	1,509,735.36	0.68%
6.01% +	9,093	95.67%	468,949,737.98	103,158,227.51	197,639,780.07	88.79%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 5. Interest Rate Type Distribution

Interest Rate Type	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
Fixed rate	0	0.00%	0.00	0.00	0.00	0.00%
Floating rate	8,681	91.33%	398,111,745.66	101,854,475.55	182,063,958.09	81.80%
Fixed rate with future reset to floating rate	824	8.67%	78,387,791.91	24,723,079.40	40,516,243.75	18.20%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 6. Floating Interest Type

Floating Interest Type	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
EURIBOR 6M	1,150	13.25%	0.00	42,451,317.22	42,451,317.22	23.32%
EURIBOR 3M	4,101	47.24%	0.00	59,403,158.32	59,403,158.32	32.63%
ROBOR 3M	2,626	30.25%	249,886,533.24	0.00	50,345,838.18	27.65%
IRCC	804	9.26%	148,225,212.43	0.00	29,863,644.36	16.40%
	<b>8,681</b>	<b>100.00%</b>	<b>398,111,745.66</b>	<b>101,854,475.55</b>	<b>182,063,958.09</b>	<b>100.00%</b>

### 7. Payment Frequency

Payment	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
Monthly	9,505	100.00%	476,499,537.57	126,577,554.95	222,580,201.83	100.00%
Quarterly	0	0.00%	0.00	0.00	0.00	0.00%
Semi-Annually	0	0.00%	0.00	0.00	0.00	0.00%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 8. Maturity Year Distribution

Maturity Date	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
2023 - 2026	353	3.71%	3,795,934.63	938,653.98	1,703,439.13	0.77%
2027 - 2031	845	8.89%	22,213,637.79	6,497,599.75	10,973,087.88	4.93%
2032 - 2036	1,037	10.91%	43,059,944.15	12,007,603.40	20,683,096.84	9.29%
2037 - 2041	2,954	31.08%	75,882,004.69	49,666,935.61	64,955,246.99	29.18%
2042 - 2046	3,075	32.35%	152,900,942.06	35,015,741.13	65,821,427.16	29.57%
>= 2047	1,241	13.06%	178,647,074.26	22,451,021.08	58,443,903.83	26.26%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

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### 9. Seasoning

Seasoning (months)	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
0 - 12	449	4.72%	34,121,326.27	21,795,640.54	28,670,227.77	12.88%
12,01 - 24	214	2.25%	30,705,480.70	5,235,021.83	11,421,402.27	5.13%
24,01 - 36	320	3.37%	36,345,782.31	5,699,422.73	13,022,181.78	5.85%
36,01 - 48	458	4.82%	45,747,958.95	8,334,397.98	17,551,458.65	7.89%
48,01 - 60	650	6.84%	83,453,571.79	6,002,539.13	22,816,330.44	10.25%
60,01 - 72	565	5.94%	82,237,606.06	483,560.05	17,052,364.91	7.66%
72,01 - 96	990	10.42%	87,638,596.61	593,404.11	18,250,372.44	8.20%
96,01 - 160	4,788	50.37%	76,249,214.89	53,337,785.86	68,700,080.84	30.87%
160+	1,071	11.27%	0.00	25,095,782.73	25,095,782.73	11.27%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 10. Loan Purpose Distribution

Loan Purpose	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
Purchase	9,370	98.58%	460,567,294.68	124,182,653.59	216,975,355.10	97.48%
Renovation	62	0.65%	10,345,628.56	916,216.78	3,000,600.18	1.35%
Construction	0	0.00%	0.00	0.00	0.00	0.00%
Other	73	0.77%	5,586,614.33	1,478,684.58	2,604,246.55	1.17%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 11. Geographical Distribution

Geographical Distribution	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
Bucharest-Ifov	4,020	42.29%	220,980,157.83	64,994,674.61	109,516,606.71	49.20%
North-West	929	9.77%	41,986,023.20	13,128,676.29	21,587,801.72	9.70%
Centre	1,045	10.99%	45,014,136.31	10,927,640.07	19,996,853.97	8.98%
West	859	9.04%	47,535,165.98	11,251,735.92	20,828,873.76	9.36%
North-East	860	9.05%	32,434,638.63	7,771,058.29	14,305,820.47	6.43%
South-East	766	8.06%	38,445,841.65	9,319,324.93	17,065,193.01	7.67%
South	611	6.43%	35,011,518.70	4,635,760.76	11,689,699.32	5.25%
South-West	415	4.37%	15,092,055.30	4,548,684.11	7,589,352.86	3.41%
EEA	0	0.00%	0.00	0.00	0.00	0.00%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 12. Property Type Distribution

Property Type	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
Residential	9,505	100.00%	476,499,537.57	126,577,554.95	222,580,201.83	100.00%
Commercial	0	0.00%	0.00	0.00	0.00	0.00%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 13. Breakdown of Arrears

Breakdown of Arrears	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
Performing (0-15 days past due)	9,505	100.00%	476,499,537.57	126,577,554.95	222,580,201.83	100.00%
16 - 30 days past due	0	0.00%	0.00	0.00	0.00	0.00%
31 - 60 days past due	0	0.00%	0.00	0.00	0.00	0.00%
61 - 90 days past due	0	0.00%	0.00	0.00	0.00	0.00%
91+ days past due	0	0.00%	0.00	0.00	0.00	0.00%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>

### 14. Breakdown of Loan Types

Loan Type	Number of Loans	%	RON Current Balance	EUR Current Balance	EUR Equivalent	%
AH Standard	4,092	43.05%	376,499,746.42	73,699,990.99	149,555,200.41	67.19%
Prima Casa	5,413	56.95%	99,999,791.15	52,877,563.96	73,025,001.43	32.81%
	<b>9,505</b>	<b>100.00%</b>	<b>476,499,537.57</b>	<b>126,577,554.95</b>	<b>222,580,201.83</b>	<b>100.00%</b>