

## Mortgage Covered Bonds Investor Report

Report Reference Date: **2024-12-31**

Report Frequency: Quarterly

1. Current Credit Ratings		Long Term			Short Term	
Mortgage Covered Bond Programme		AA (high) (DBRS)			N/A	
Caixa Geral de Depósitos		Baa1/BBB +/- A (Low) (Moody's / Fitch / DBRS)			P-2/F2/R-1L (Moody's / Fitch / DBRS)	
Portugal		A3 / A- / A- / A (Moody's / S&P / Fitch / DBRS)			P2/A-2/F1/R-1 L (Moody's / S&P / Fitch / DBRS)	
2. Covered Bonds Issues		Issue Date	Coupon	Maturity Date	Soft Bullet Date <sup>1</sup>	Remaining Term
Covered Bonds Outstanding						Nominal Amount
Private Placements Covered Bonds Issues						
Series 14 (ISIN PTCGHOOE0013)		2012-07-31	FRN	2026-04-30	2027-04-30	1.33
Series 18 (ISIN PTCGDLOM0028)		2018-12-19	FRN	2028-12-19	2029-12-19	3.97
Series 19 (ISIN PTCGDEOM0001)		2023-12-12	FRN	2030-06-12	2031-06-12	5.45
CRD Compliant (Yes/No)						Yes
3. Asset Cover Test						Remaining Term
Mortgage Credit Pool						Nominal Amount
Other Assets <sup>2</sup> (Deposits and Securities at market value)						
Cash and Deposits						0.00
RMBS						0.00
Other Securities <sup>3</sup>						1.45
Total Cover Pool						28.46
% of Other Assets in Cover Pool						2.29%
Overcollateralization <sup>3</sup> with cash collateral (Current OC)						25.06%
Required Overcollateralization (DBRS) - Minimum OC level to keep the current Mortgage Covered Bond Programme rating						20.00%
Legal Minimum Overcollateralization						5.00%
<sup>1</sup> Includes the Liquidity Cushion amount (see section 8)						
4. Other Triggers						
Net Present Value of Assets (incl. derivatives) <sup>4</sup>						6,483,603,426
Net present value of liabilities (incl. derivatives) <sup>4</sup>						4,920,708,000
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0						OK
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0 (stress of +200bps)						OK
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0 (stress of -200bps)						OK
Other Assets ≤ 20% (Cover Pool + Other Assets)						OK
Deposits with a remaining term > 100 days ≤ 15% Covered Bonds Nominal						OK
Estimated Interest from Mortgage Credit and Other Assets - Estimated Interest from Covered Bonds ≥ 0						OK
Mortgage Credit + Other Assets WA Remaining Term - Covered Bonds WA Remaining Term ≥ 0						OK
5. Currency Exposure						
Cover Pool Includes						
Assets in a currency different than Euro (yes/no)						No
Liabilities in a currency different than Euro (yes/no)						No
Cross currency swaps in place (yes/no)						No
Currency Exposure Detail						n/a
6. Mortgage Credit Pool						
Main Characteristics						
Number of Loans						68,500
Aggregate Original Principal Balance (EUR)						7,736,940,748
Aggregate Current Principal Balance (EUR)						6,110,008,077
Average Original Principal Balance per loan (EUR)						112,948
Average Current Principal Balance per loan (EUR)						89,197
Current principal balance of the 5 largest borrowers (EUR)						4,097,100
Weight of the 5 largest borrowers (current principal balance) %						0.07
Current principal balance of the 10 largest borrowers (EUR)						7,703,317
Weight of the 10 largest borrowers (current principal balance) %						0.13
Weighted Average Seasoning (months)						77.71
Weighted Average Remaining Term (months)						349.05
Weighted Average Current Unindexed LTV <sup>5</sup> (%)						59.57
Weighted Average Current Indexed LTV <sup>5</sup> (%)						37.48
Weighted Average Interest Rate (%)						4.16
Weighted Average Spread (%)						0.83
Max Maturity Date (yyyy-mm-dd)						2072-04-20

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### 6. Mortgage Credit Pool (continued)

Subsidized Loans	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	0	0.00%	0	0.00%
No	68,500	100.00%	6,110,008,077	100.00%
Insured Property <sup>6</sup>	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	68,500	100.00%	6,110,008,077	100.00%
No	0	0.00%	0	0.00%
Interest Rate Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Fixed	22,068	32.22%	2,582,381,712	42.26%
Floating	46,432	67.78%	3,527,626,365	57.74%
Repayment Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Annuity / French	68,500	100.00%	6,110,008,077	100.00%
Linear	0	0.00%	0	0.00%
Increasing instalments	0	0.00%	0	0.00%
Bullet	0	0.00%	0	0.00%
Interest-only	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%
Seasoning	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 1 year	0	0.00%	0	0.00%
1 to 2 years	5,133	7.49%	636,318,546	10.41%
2 to 3 years	6,647	9.70%	820,259,183	13.42%
3 to 4 years	8,377	12.23%	998,177,882	16.34%
4 to 5 years	6,391	9.33%	731,925,002	11.98%
5 to 6 years	7,822	11.42%	709,991,813	11.62%
6 to 7 years	4,745	6.93%	397,772,108	6.51%
7 to 8 years	1,884	2.75%	144,773,182	2.37%
8 to 9 years	3,212	4.69%	215,028,168	3.52%
9 to 10 years	2,680	3.91%	168,961,604	2.77%
10 to 11 years	1,015	1.48%	49,357,370	0.81%
11 to 12 years	683	1.00%	32,302,466	0.53%
More than 12 years	19,911	29.07%	1,205,140,752	19.72%
Remaining Term	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 5 years	1,519	2.22%	17,565,189	0.29%
5 to 8 years	1,313	1.92%	36,183,093	0.59%
8 to 10 years	1,335	1.95%	46,329,690	0.76%
10 to 12 years	1,375	2.01%	59,120,365	0.97%
12 to 14 years	1,753	2.56%	86,451,386	1.41%
14 to 16 years	2,604	3.80%	134,775,885	2.21%
16 to 18 years	2,236	3.26%	139,694,164	2.29%
18 to 20 years	2,580	3.77%	172,585,273	2.82%
20 to 22 years	3,129	4.57%	232,106,774	3.80%
22 to 24 years	3,440	5.02%	281,074,876	4.60%
24 to 26 years	4,759	6.95%	412,842,040	6.76%
26 to 28 years	6,126	8.94%	593,042,867	9.71%
28 to 30 years	5,763	8.41%	575,830,100	9.42%
30 to 40 years	30,536	44.58%	3,317,121,075	54.29%
More than 40 years	32	0.05%	5,285,301	0.09%
Current Unindexed LTV	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 40%	18,063	26.37%	833,631,647	13.64%
40 to 50%	8,630	12.60%	683,391,941	11.18%
50 to 60%	10,933	15.96%	1,025,343,728	16.78%
60 to 70%	14,425	21.06%	1,533,406,943	25.10%
70 to 80%	16,449	24.01%	2,034,233,818	33.29%
More than 80%	0	0.00%	0	0.00%
Loan Purpose	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Owner-Occupied	54,560	79.65%	5,406,994,199	88.49%
Second Home	6,807	9.94%	621,615,342	10.17%
Buy to Let	0	0.00%	0	0.00%
Other	7,133	10.41%	81,398,535	1.33%
Property Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
<b>Residential</b>	<b>137,000</b>	<b>100.00%</b>	<b>12,220,016,153</b>	<b>123.44%</b>
Flat	68,443	49.96%	6,104,658,759	73.40%
House	57	0.04%	5,349,318	0.04%
Other	68,500	50.00%	6,110,008,077	50.00%
<b>Commercial</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>

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### 6. Mortgage Credit Pool (continued)

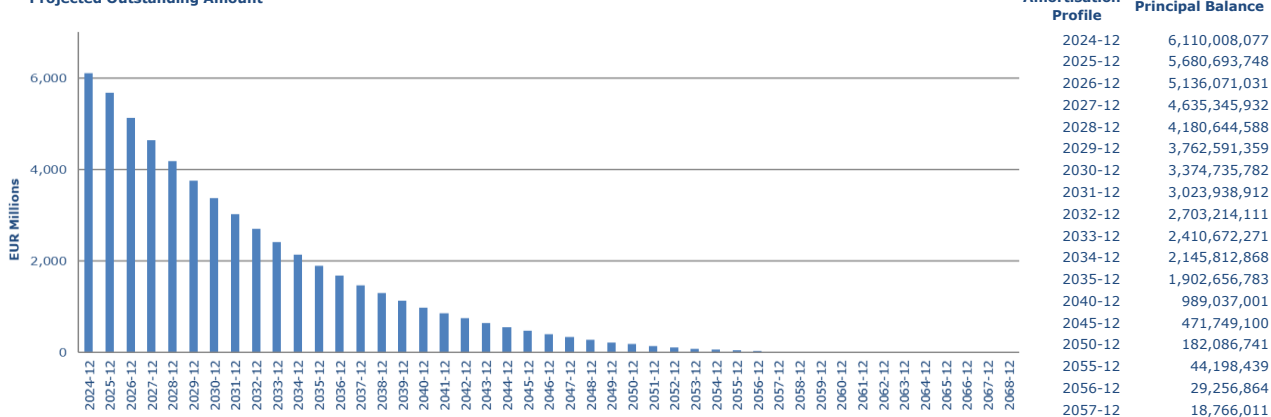
#### Geographical Distribution

	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
<b>Portugal</b>	<b>68,500</b>	<b>100.00%</b>	<b>6,110,008,077</b>	<b>100.00%</b>
North	15,394	22.47%	1,167,504,608	19.11%
Center	11,248	16.42%	809,083,019	13.24%
Lisbon	31,439	45.90%	3,279,879,620	53.68%
Alentejo	4,214	6.15%	287,199,247	4.70%
Algarve	2,915	4.26%	278,186,557	4.55%
Madeira	1,452	2.12%	134,743,692	2.21%
Azores	1,838	2.68%	153,411,333	2.51%

#### Delinquencies<sup>7</sup>

	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
> 30 to 60 days	145	0.02%	14,640,866	0.24%
> 60 to 90 days	12	0.02%	1,029,070	0.02%
> 90 days	0	0.00%	0	0.00%

#### Projected Outstanding Amount<sup>b</sup>



<sup>b</sup> Includes mortgage pool; assumes no prepayments

### 7. Expected Maturity Structure

In EUR	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	5-10 Years	>10 Years
Residencial Mortgages <sup>b</sup>	569,383,012	534,000,631	489,605,731	444,794,451	413,080,679	1,576,403,258	2,082,740,315
Commercial Mortgages	0	0	0	0	0	0	0
Other Assets <sup>2</sup>	0	142,977,675	0	0	0	0	0
<b>Cover Pool</b>	<b>569,383,012</b>	<b>676,978,306</b>	<b>489,605,731</b>	<b>444,794,451</b>	<b>413,080,679</b>	<b>1,576,403,258</b>	<b>2,082,740,315</b>
<b>Covered Bonds</b>	<b>0</b>	<b>1,500,000,000</b>	<b>0</b>	<b>1,500,000,000</b>	<b>0</b>	<b>2,000,000,000</b>	<b>0</b>

<sup>b</sup> Includes mortgage pool; assumes no prepayments

### 8. Liquidity Cushion

#### Liquidity Cushion<sup>c</sup>

	Nominal Amount
Liquidity Cushion	142,977,675.00
Deposits with eligible financial institutions	0.00
Eligible securities	142,977,675.00

#### Liquidity Cushion requirement calculation

Required Liquidity Cushion	44,693,416.67
Interest due month 1	14,589,666.67
Interest due month 2	
Interest due month 3	30,103,750.00

<sup>c</sup> At least equal to the interest payments due on the Covered Bonds Outstanding before swaps for the next 3 months

### 9. Derivative Financial Instruments

	Nominal Amount
<b>Total Amount of Derivatives in the Cover pool</b>	<b>0.00</b>
<b>Of Which Interest Rate Derivatives<sup>d</sup></b>	<b>0.00</b>
Fixed to Floating Swaps	0.00
Interest Basis Swaps	0.00
<b>Of Which Currency Swaps</b>	<b>0.00</b>

<sup>d</sup> External Counterparties (No)

## Mortgage Covered Bonds Investor Report

### 10. Contacts

Financial Markets Division - Funding  
Other Reports on CGD website

<https://www.cgd.pt/English/Investor-Relations/Debt-Issuances/Prospectus/Pages/CGD-Covered-Bonds.aspx>

### Notes

#### <sup>1</sup> Soft Bullet Date (Extended Maturity)

If the covered bonds are not redeemed on the relevant maturity date, the maturity will automatically be extended on a monthly basis up to one year. In that event, the covered bonds can be redeemed in whole or in part on a monthly basis up to and including the Extended Maturity Date.

#### <sup>2</sup> Other Assets

In addition to the mortgage assets, other assets (or substitution assets) may be included in the cover pool up to an amount equal to 20% of the cover pool, subject to the following eligibility criteria:

- Deposit with the Bank of Portugal in cash or ECB eligible securities, or
- Deposits held with credit institutions rated at least A-.

#### <sup>3</sup> Overcollateralisation

The overcollateralisation ratios are calculated by dividing (i) the total outstanding balance of the assets included in the cover pool by (ii) the total nominal amount of the covered bonds (both excluding accrued interest). For clarification purposes, all assets included in the covered pool are eligible assets.

#### <sup>4</sup> Net Present Value (NPV)

The NPV of the assets is obtained by discounting all future cash flows with the IRS curve plus average spread for new transactions.

The NPV of the liabilities is obtained by discounting all future cash flows based on the funding curve of the issuer.

Substitution assets as well as any derivatives in the pool are marked at their market value.

NPV of liabilities cannot exceed the NPV of the portfolio assigned to the bond, including derivatives.

Stress testing - Net present value is also calculated for a 200 bps shift upwards and downwards of the discounting curve.

#### <sup>5</sup> Loan-to-Value

The Current LTV is calculated by dividing the outstanding balance of the loan by the value of the underlying property (last physical valuation).

The Current indexed LTV is calculated by dividing the outstanding balance of the loan by the latest valuation amount of the underlying property (i.e. indexed value or last physical valuation).

A full valuation of the underlying properties must have been performed by an independent appraiser, at origination or after, prior to the inclusion of the mortgage loan in the cover pool.

Properties (both residential and commercial) should also be revalued regularly:

- For commercial assets this must be done on an annual basis;
- Residential properties must be revalued at least every 3 years - if the individual mortgage credit value exceeds € 500.000

-Also the value of the mortgage property should be checked on a frequent basis, at least every three years, in order to identify the properties that require appraisal by an expert (this procedure can be done using statistical models approved by the Bank of Portugal).

#### <sup>6</sup> Insured Property

All mortgages must have property damage insurance covering fire and floods.

#### <sup>7</sup> Delinquencies

A loan is considered to be delinquent if any payment is in arrears by more than 30 days. According to the Portuguese covered bonds legislation, any loan which is in arrears by more than 90 days must be removed from the pool and substituted by another loan which fulfills the eligibility criteria. Therefore, there are no NPL's included in the cover pool.

[insert picture]

## Notes

### 1 Overcollateralisation

The overcollateralisation ratios are calculated by dividing (i) the total outstanding balance of the assets included in the cover pool by (ii) the total nominal amount of the covered bonds (both excluding accrued interest). For clarification purposes, all assets included in the covered pool are eligible assets.

### 2 Insured mortgages

All mortgages must have property damage insurance covering fire and floods.

### 3 Delinquencies

A loan is considered to be delinquent if any payment is in arrears by more than 30 days. According to the Portuguese covered bonds legislation, any loan which is in arrears by more than 90 days must be removed from the pool and substituted by another loan which fulfills the eligibility criteria. Therefore, there are no NPL's included in the cover pool.

### 4 Soft Bullet Date (Extended Maturity)

If the covered bonds are not redeemed on the relevant maturity date, the maturity will automatically be extended on a monthly basis up to one year. In that event, the covered bonds can be redeemed in whole or in part on a monthly basis up to and including the Extended Maturity Date.

### 5 Other Assets

In addition to the mortgage assets, other assets (or substitute assets) may be included in the cover pool up to an amount equal to 20% of the cover pool, subject to the following eligibility criteria:

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- Deposits held with credit institutions rated at least A-.

### 6 Loan-to-Value

The Current LTV is calculated by dividing the outstanding balance of the loan by the value of the underlying property (last physical valuation).

The Current indexed LTV is calculated by dividing the outstanding balance of the loan by the latest valuation amount of the underlying property (i.e. indexed value or last physical valuation).

A full valuation of the underlying properties must have been performed by an independent appraiser, at origination or after, prior to the inclusion of the mortgage loan in the cover pool.

Properties (both residential and commercial) should also be revalued regularly:

- For commercial assets, this must be done on an annual basis;
- Residential properties must be revalued at least every 3 years if the individual mortgage credit value exceeds € 500.000; however, it can be done on a more frequent basis (revaluations of residential properties may be done using a statistical model approved by the Bank of Portugal).