



1H 2025 results

31 July 2025

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1H25 results highlights

1H25 results highlights: Profitability

- **Adjusted Net Profit €711m in 1H25**
- **1H25 RoTBV¹ at 16.6%**
- **TBV per share at €2.38, after 2024 DPS² of 10.6 cent/share**
- **2025 interim dividend of €170m (c.4.7 cent/share)³**
 - NII at €1,270m; up 12.2% y-o-y
 - Commission income at €364m; up 28.9% y-o-y
 - Core pre-provision income (PPI) at €1,021m; up 6.6% y-o-y
 - Cost of Risk (CoR)⁴ at 60bps in 1H25
 - Core Operating Profit⁵ at €866m; up 6.3% y-o-y
 - SEE operations net profit¹ €374m in 1H25
 - Reported Net Profit €691m

P&L (€ m)	2Q25	1Q25	Δ(%)	1H25	1H24	Δ(%)
Net interest income	632.5	637.9	(0.8)	1,270.4	1,132.0	12.2
Commission income	195.2	169.2	15.4	364.5	282.7	28.9
Other Income	6.6	20.0	(67.0)	26.6	45.6	(41.7)
Operating income	834.4	827.1	0.9	1,661.4	1,460.3	13.8
Operating expenses	(309.7)	(304.4)	1.8	(614.1)	(457.2)	34.3
Core PPI	518.1	502.7	3.0	1,020.9	957.6	6.6
PPI	524.7	522.7	0.4	1,047.4	1,003.1	4.4
Loan loss provisions	(79.0)	(76.3)	3.5	(155.2)	(143.6)	8.1
Core Operating Profit⁵	439.1	426.5	3.0	865.6	813.9	6.3
PBT ⁶	466.8	449.1	3.9	915.9	912.2	(0.6)
Adjusted Net Profit	362.2	348.5	3.9	710.7	731.6	(2.9)
Net Profit	376.4 ⁷	314.1	19.8	690.5	721.3	(4.3)
Ratios (%)	2Q25	1Q25		1H25	1H24	
Net interest margin	2.50	2.53		2.51	2.83	
Cost / income	37.1	36.8		37.0	31.3	
Cost / core income	37.4	37.7		37.6	32.3	
Cost of risk ⁴	0.61	0.59		0.60	0.69	
RoTBV ¹	16.6	16.2		16.6	18.5	
TBV per share (€)	2.38	2.39		2.38	2.25	
EPS (€)	0.10	0.09		0.19	0.20	

1. Adjusted net profit. 2. DPS: Dividend per share. 3. Subject to regulatory approval, to be paid in 4Q25. 4. On net loans. 5. Core Operating profit= Core PPI minus loan loss provisions. 6 Adjusted profit before tax. 7. Including mainly CNP Cyprus insurance negative goodwill (€38m), NPE derecognition (-€12m) and restructuring costs (-€8m).

1H25 results highlights: Balance Sheet

Capital

- 2Q25 CET1 at 15.5%^{1,8}, including:
 - Organic capital generation (c.+65bps q-o-q)
 - CNP Cyprus insurance acquisition (c.-20bps q-o-q)
 - 2Q25 Dividend accrual (c.-35bps q-o-q)
- €500m AT1 issuance with 6.625% yield

Volumes

- Loans organic growth² at 2.2bn in 1H25 (+11.1%³ y-o-y); up €1.0bn q-o-q
- Deposits down €0.5bn⁴ in 1H25 (+7.7%³ y-o-y); up €1.0bn q-o-q
- Wealth management performance in 1H25:
 - Managed funds up €0.9bn
 - Private banking customer CAL⁵ up €0.5bn

Asset Quality⁶

- NPE ratio at 2.8%
- NPE stock at €1.5bn; Net NPE⁷ stock at €0.1bn
- NPE coverage at 92.8%

Key Balance sheet ratios

Group (%)	2Q25	1Q25	4Q24	3Q24	2Q24
Capital⁸					
CAD	19.8 ¹	18.9	18.5	20.1	18.7
CET1	15.5 ¹	15.5	15.7	16.9	15.6
Liquidity					
L/D	66.9	67.0	64.8	65.8	72.0
LCR	190.5	182.8	188.2	187.1	181.7
Asset Quality					
NPE ratio	2.8 ⁶	2.9	2.9	2.9	3.1
NPE coverage	92.8 ⁶	89.1	88.4	89.9	93.2

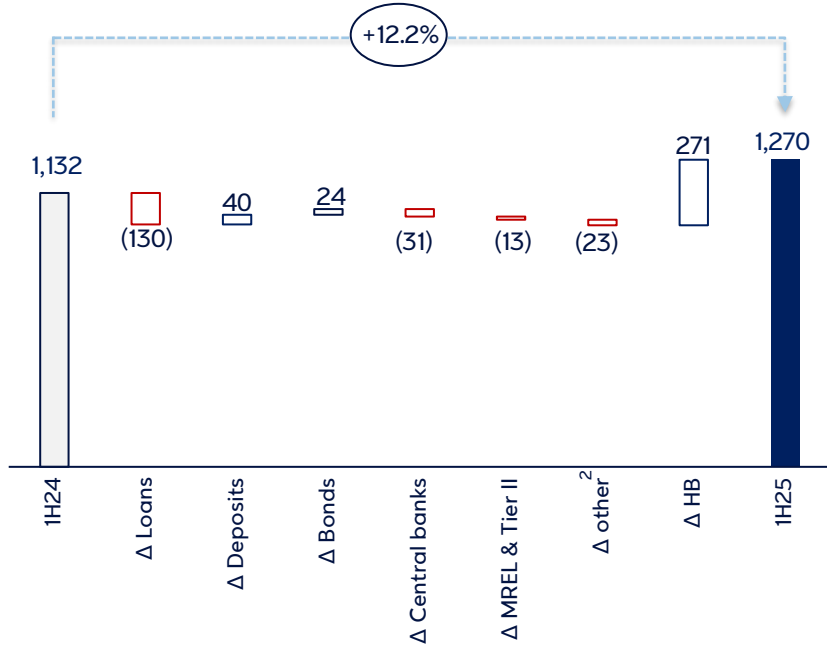
1. Pro forma Solar NPE transaction & synthetic securitization. 2. Organic: disbursements minus repayments adjusted for write-offs, sales, acquisitions, liquidations, FX effect & held-for-sale. 3. Excluding HB opening balance. 4. o/w €0.9bn due to USD FX effect. 5. CAL: Client Assets & Liabilities. 6. Excl. HB NPE under the APS. Otherwise, NPE ratio at 3.1% and coverage at 84.2%. 7. Net NPE = NPE minus provisions. 8. Post Payout accrual. Including period profits, subject to AGM approval. Payout subject to regulatory & AGM approval.

Diversified income stream

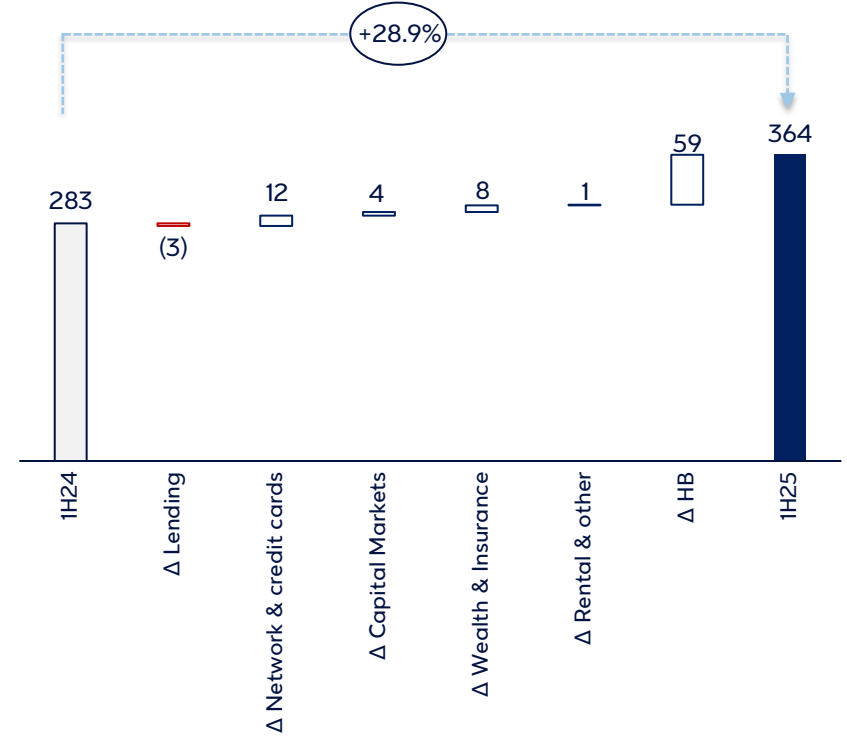
	Assets (€ bn)	Contribution to Group assets	Net Loans (€ bn)	Deposits (€ bn)	Wealth Mng (€ bn)	Net Profit ¹ (€m)	Contribution to Group Net profit
Greece	58.8	58%	34.4	43.0	12.4	337	47%
Cyprus	28.1	27%	8.7	23.3	4.4	250	35%
Bulgaria	12.4	12%	8.2	9.4	0.1	110	16%
Lux	2.9	3%	0.9	2.5	4.7	13	2%
Group	102.2		52.3	78.2	21.6	711	

Core Income

Δ NII (y-o-y, € m)¹



Δ Fees (y-o-y, € m)



ECB
DFR
(avg) **3.97%**

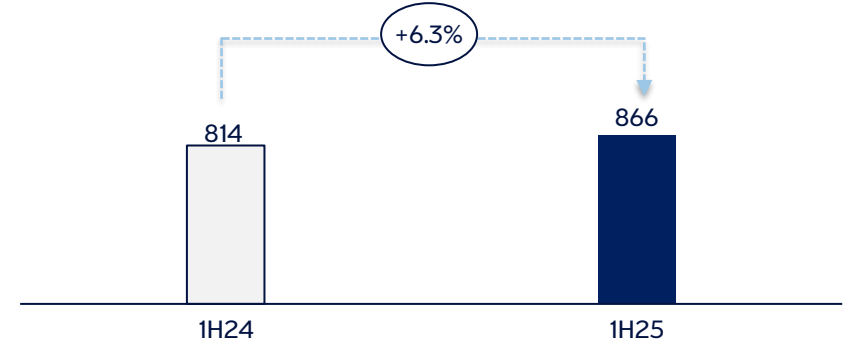
2.52%

1. Analysis based on gross income. 2. Including Repos and Money Market

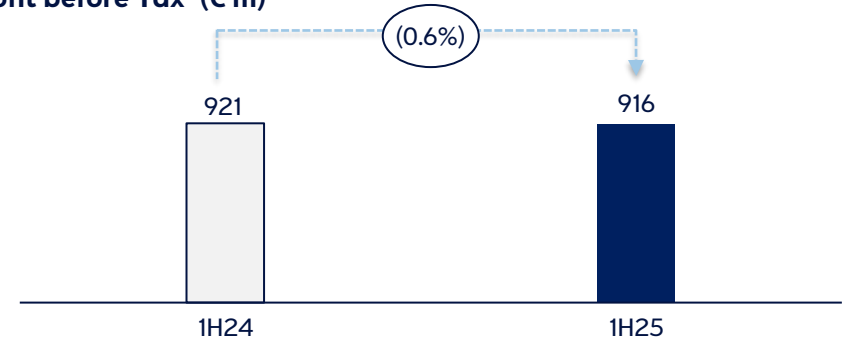
Core PPI and Provisions (€ m)



Core Operating Profit² (€ m)

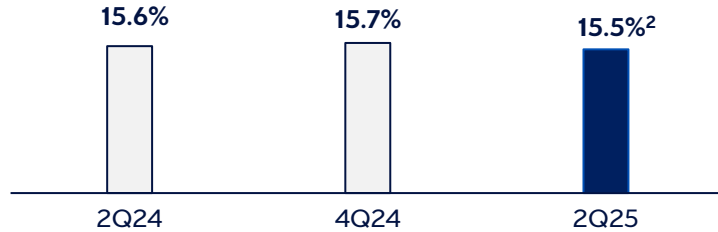


Profit before Tax³ (€ m)

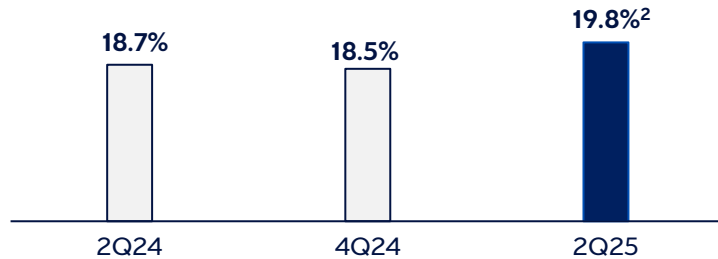


1. On net loans. 2. Core Operating profit= Core PPI minus loan loss provisions. 3. Adjusted profit before tax.

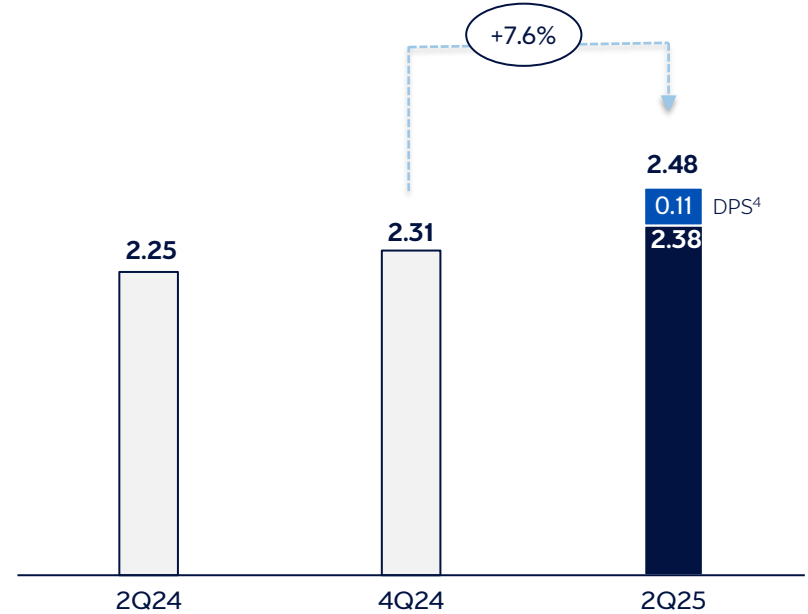
CET1¹



CAD¹



TBV per share (€)



1. Post Payout accrual. Including period profits, subject to AGM approval. Payout subject to regulatory & AGM approval. 2. Pro forma Solar NPE transaction & synthetic securitization. 3. DPS: Dividend per share.

Regional Presence

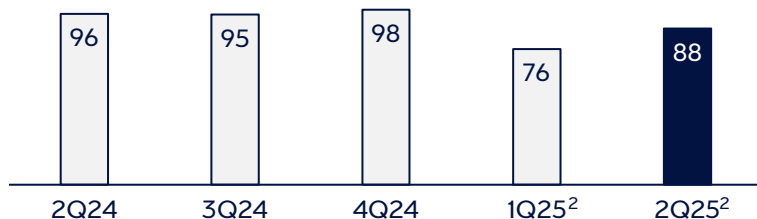
Hellenic Bank key P&L metrics¹

1H25 Highlights²

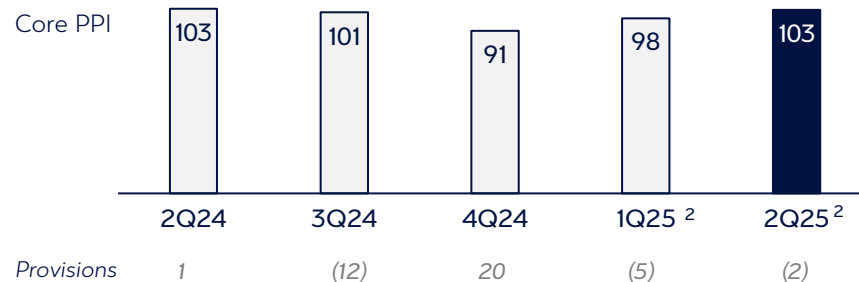
Net profit³ €164m

- NII at €271m
- 1H25 NIM at 2.90%
- Commission income at €60m
- Cost – to – core income at 39.2%
- Core PPI at €201m

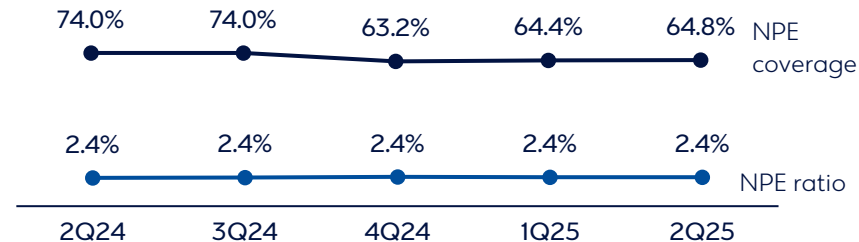
Net Profit³ (€ m)



Core PPI & Provisions (€ m)

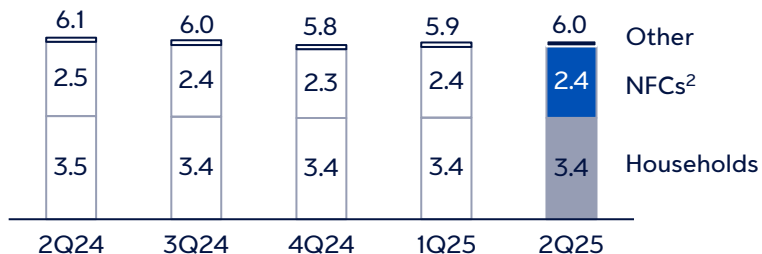


NPE ratio and provisions / NPE⁴

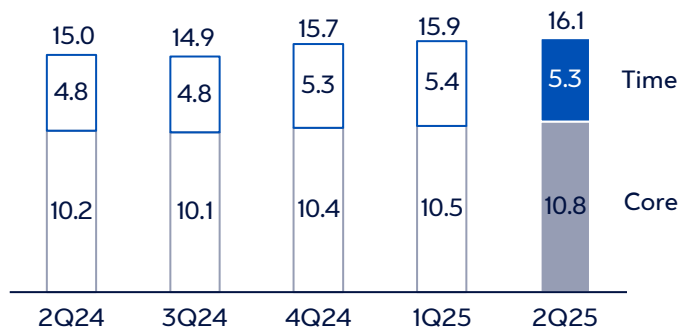


Hellenic Bank key B/S metrics¹

Gross loans (€ bn)



Deposits (€ bn)



Key metrics

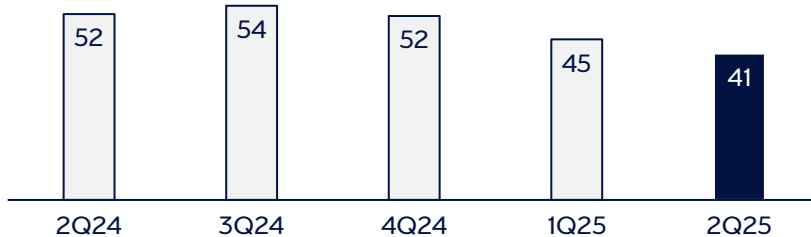
	2Q25	1Q25	4Q24	3Q24	2Q24
Assets (€ bn)	19.4	18.5	18.4	17.6	17.5
Net loans (€ bn)	5.8	5.8	5.7	5.9	6.0
Capital					
CET1 ³ (%)	30.5	32.4	28.7	28.3	26.6
RWAs (€ bn)	5.9	5.5	6.0	5.8	5.8
Liquidity (%)					
L/D	36	37	37	39	40
LCR	487	493	519	583	517
Ratios (%)					
NIM	2.78	3.01	3.30	3.56	3.40
C/I	38.9	39.1	40.1	33.8	37.5

1H25 Highlights

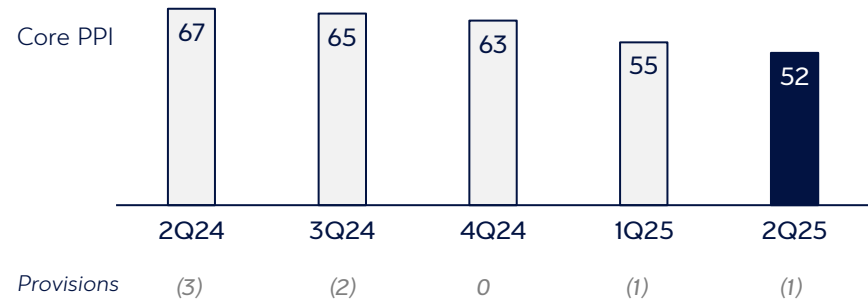
Net profit¹ €86m; down 17.0% y-o-y

- NII down 16.1% y-o-y at €117m
- 1H25 NIM at 2.6%
- Commission income up 10.4% y-o-y at €22m
- Cost – to – core income at 23.5%
- Core PPI at €107m; down 19.5% y-o-y

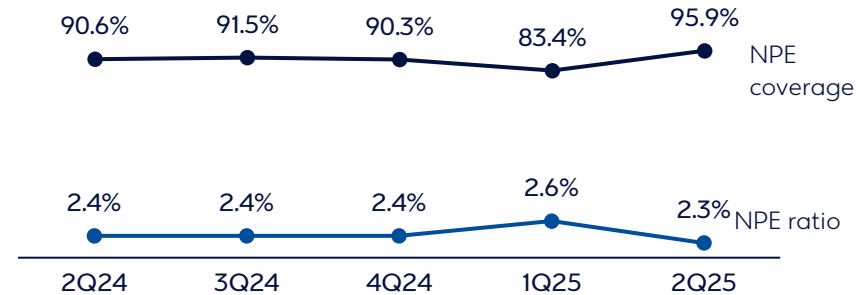
Net Profit¹ (€ m)



Core PPI & Provisions (€ m)



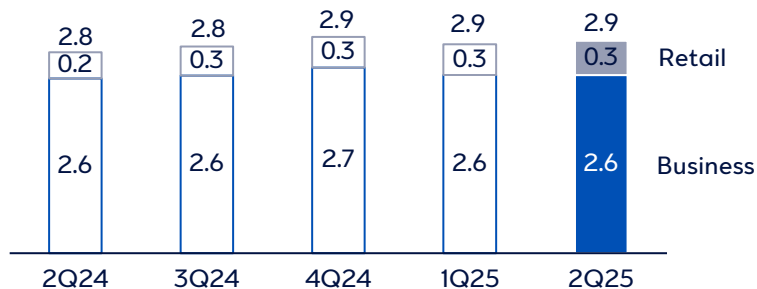
NPE ratio and provisions / NPE



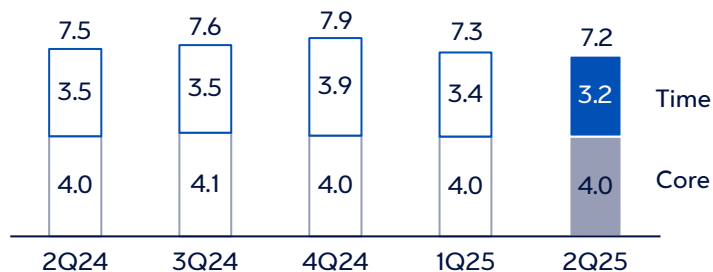
1. Adjusted Net profit.

Eurobank Cyprus key B/S metrics

Gross loans (€ bn)



Deposits (€ bn)



Key metrics

	2Q25	1Q25	4Q24	3Q24	2Q24
Assets (€ bn)	8.7	8.8	9.3	8.9	9.6
Net loans (€ bn)	2.8	2.8	2.9	2.8	2.7
Capital					
CET1 (%) ¹	45.6	41.3	37.4	38.4	36.0
RWAs (€ bn)	2.5	2.7	2.8	2.6	2.6
Liquidity (%)					
L/D	39.4	38.6	36.4	36.6	36.7
LCR	236	221	226	203	219
Ratios (%)					
NIM	2.64	2.64	2.89	2.94	3.03
C/I	24.4	22.0	17.4	16.8	16.4

1. As reported to the Central Banks.

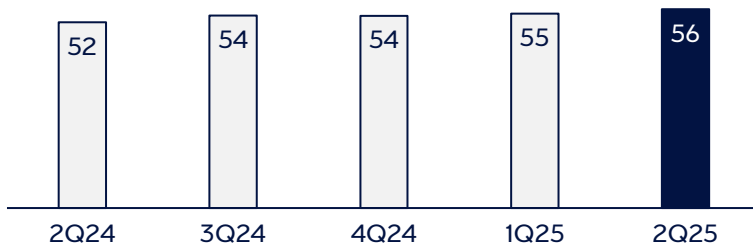
Bulgaria key P&L metrics¹

1H25 Highlights

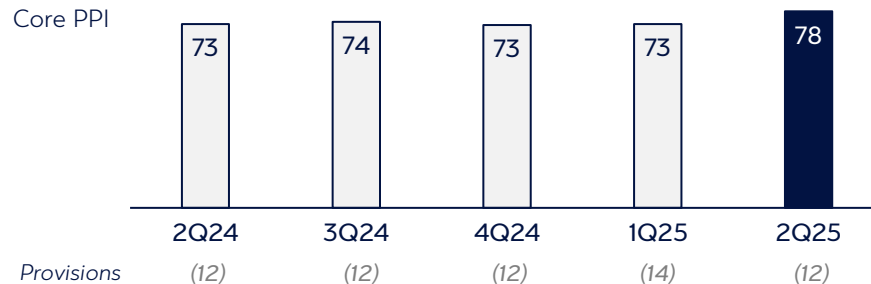
Net profit² €110m, up 10.5% y-o-y

- NII up 2.2% y-o-y at €200m
- 1H25 NIM at 3.33%
- Commission income up 16.9% y-o-y at €47m
- Cost – to – core income at 38.8%
- Core PPI at €151m, up 7.4% y-o-y

Net Profit² (€ m)



Core PPI and provisions (€ m)



NPE ratio and provisions / NPE

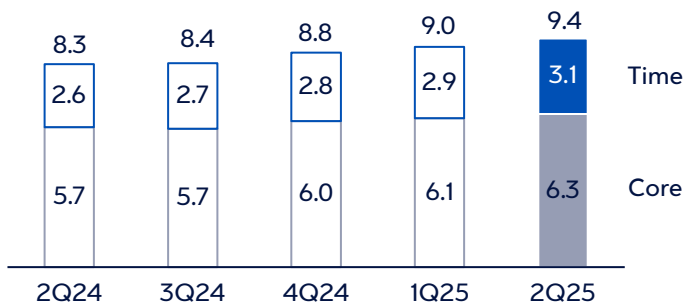


Bulgaria key B/S metrics¹

Gross loans (€ bn)



Deposits (€ bn)



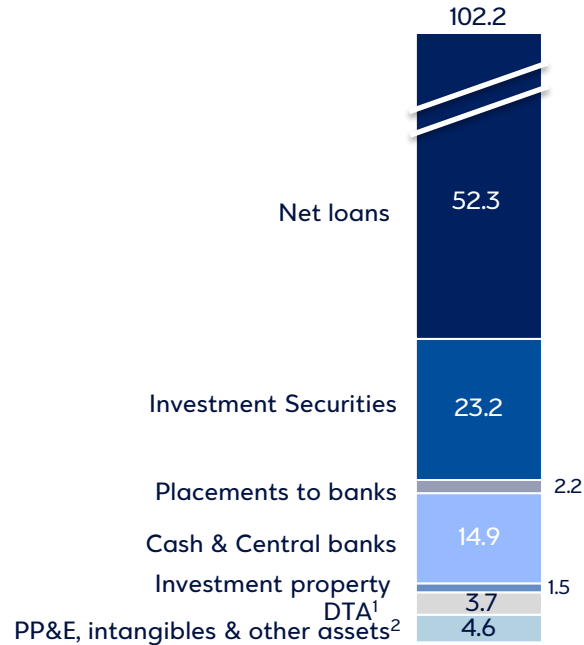
Key metrics

	2Q25	1Q25	4Q24	3Q24	2Q24
Assets (€ bn)	12.4	12.1	11.5	10.6	10.4
Net loans (€ bn)	8.2	8.0	7.6	7.2	6.9
Capital					
CET1 (%) ²	21.3	20.7	19.4	20.3	19.8
RWAs (€ bn)	6.6	6.5	6.7	6.2	6.1
Liquidity (%)					
L/D	87.8	88.1	86.2	86.0	83.2
LCR	206	211	201	195	190
Ratios (%)					
NIM	3.26	3.39	3.55	3.81	3.87
C/I	36.9	38.6	38.1	38.6	39.2

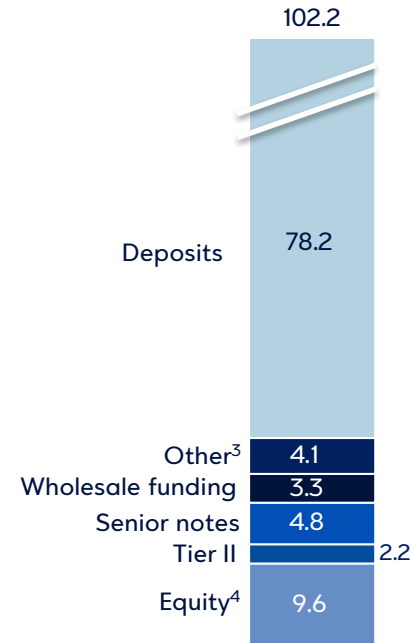
Balance sheet

Balance sheet composition

Assets (€ bn)

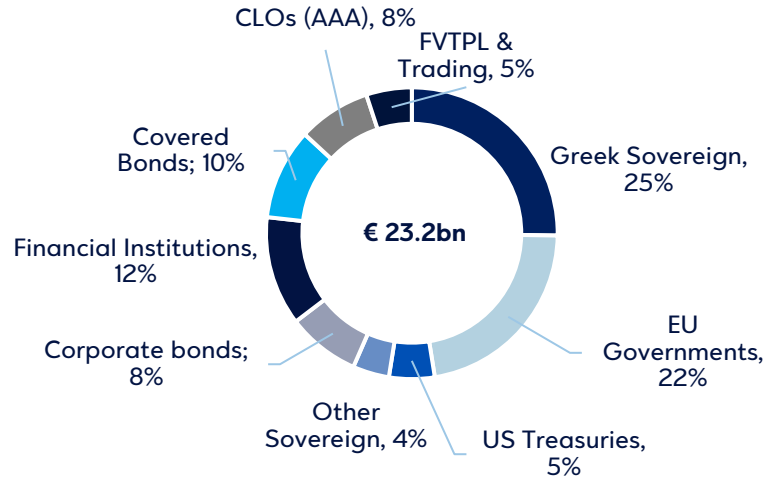


Liabilities and Equity (€ bn)

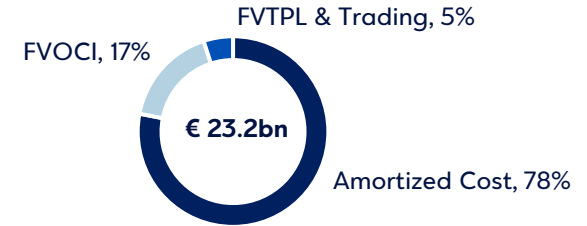


1. Of which €2.8bn DTC for regulatory purposes. 2. Including Derivatives €0.8bn. 3. Including Derivatives €1.1bn. 4. Including AT1 €0.5bn.

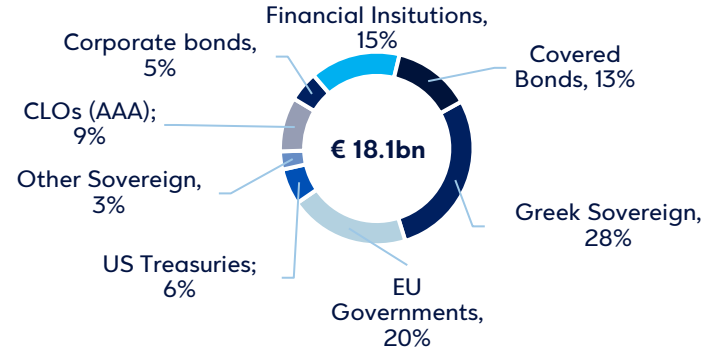
Breakdown per issuer



Breakdown per classification

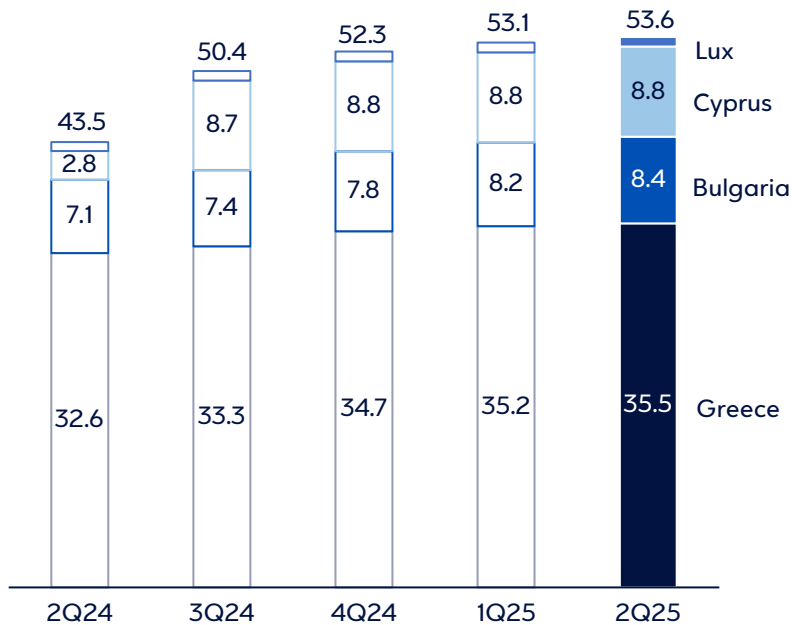


Amortized cost breakdown

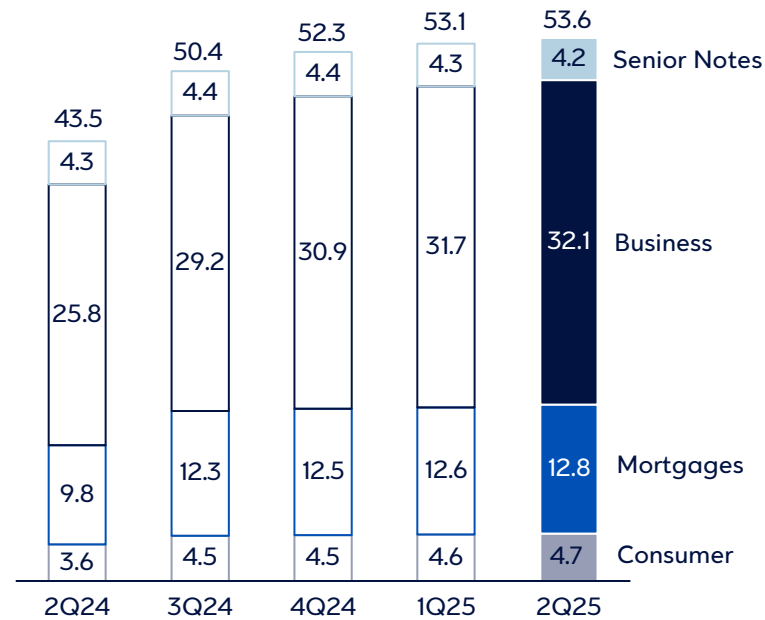


Breakdown by country (€ bn)

Organic¹ growth +€1.0bn q-o-q; +€2.2bn in 1H25 (+11.1%² y-o-y)



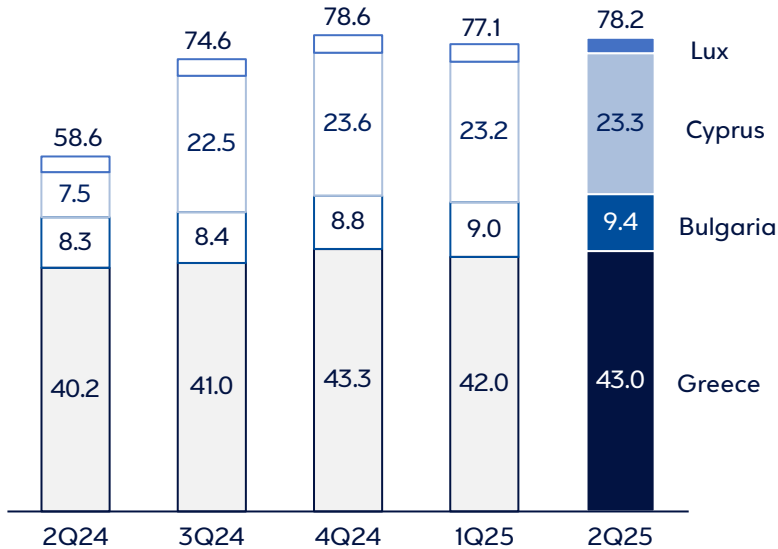
Breakdown by type (€ bn)



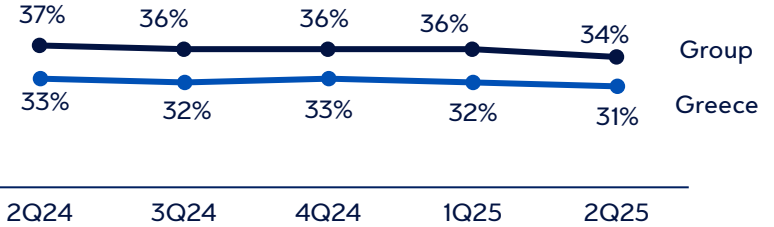
1. Organic: disbursements minus repayments adjusted for write-offs, sales, acquisitions, liquidations, FX effect and held-for-sale. Excluding Hellenic Bank opening balance. 2. Excluding HB opening balance.

Breakdown by country (€ bn)

Deposits up €1.0bn q-o-q; down €0.5bn in 1H25¹ (+7.7%² y-o-y)



Time / Total

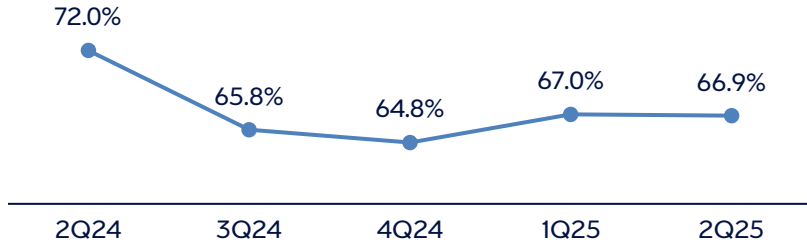


Breakdown by customer

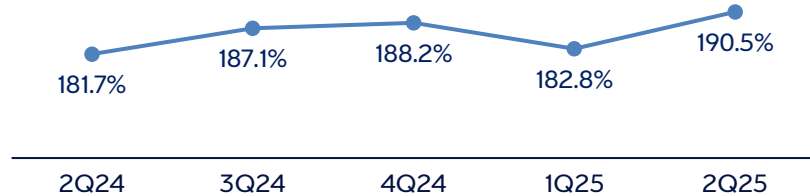


1. o/w negative USD FX effect of €0.9bn. 2. Excluding HB opening balance.

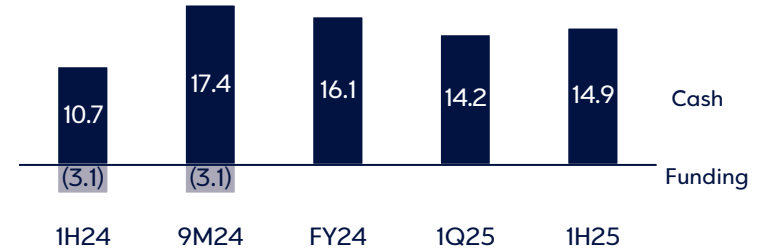
Net loans / Deposits ratio



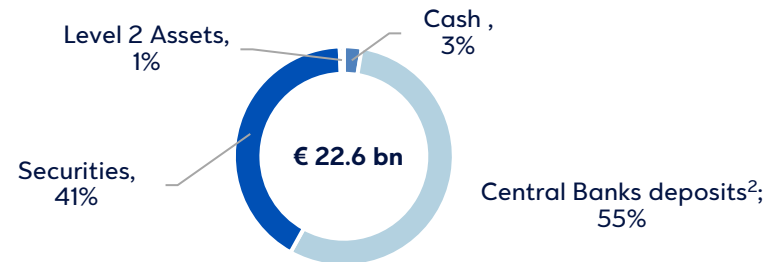
Liquidity coverage ratio (LCR)



Net ECB position (€ bn)



HQLAs¹

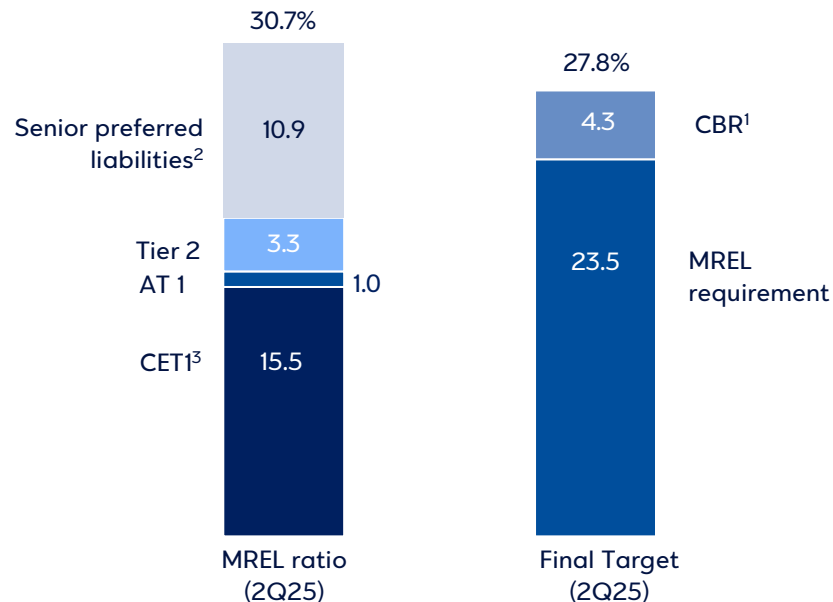


1. HQLA: High Quality Liquid Assets. 2. Over the minimum required.

MREL (% RWAs)

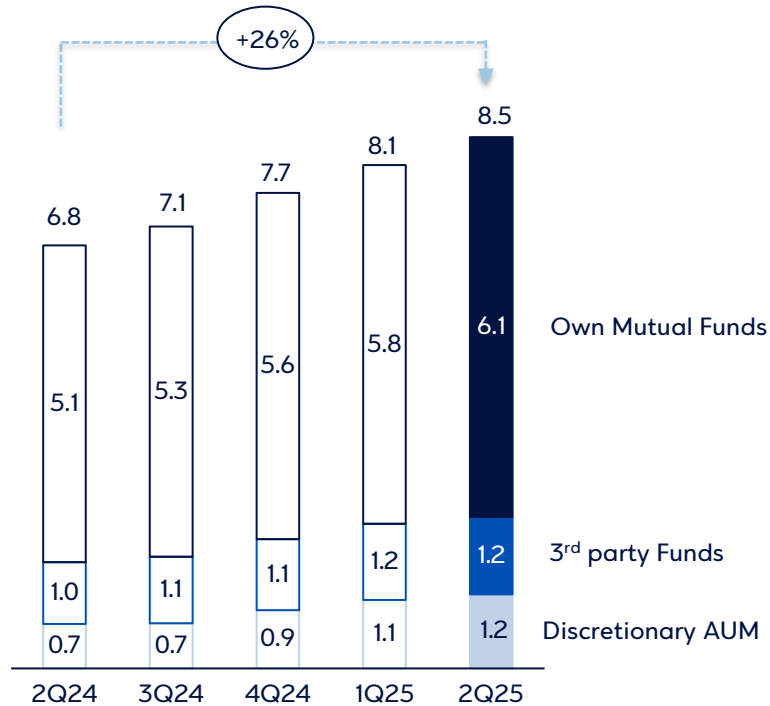
MREL buffer of 290bps

- 2Q25 MREL ratio at 30.7% pro forma for the €0.5bn MREL eligible senior bond issued in July 2025; 290bps above the final MREL target of 27.8% applicable from 2Q25
- AT1 of €500m issued in 2Q25
- Single Point of Entry (SPE) is the preferred resolution strategy for our subsidiary banks

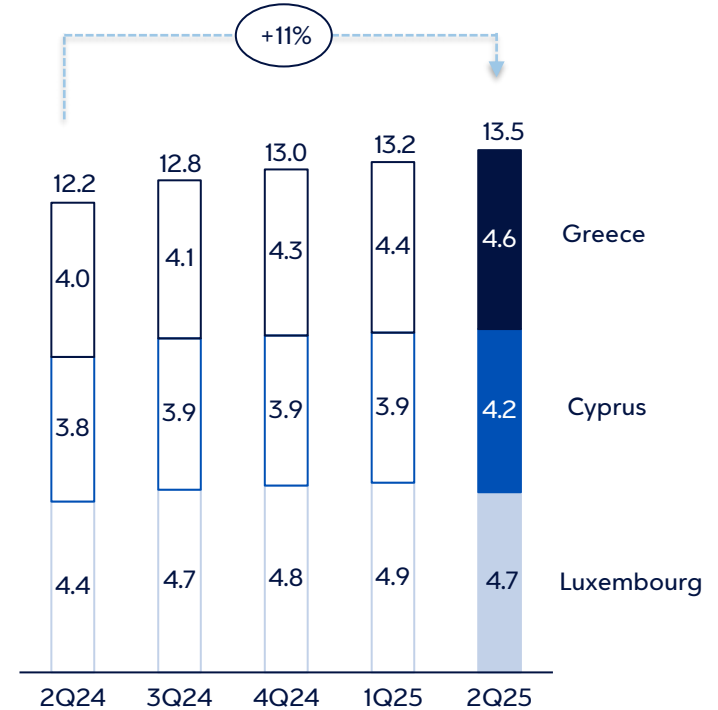


1. Combined Buffer Requirement (CBR) as of 2Q25; expected to increase to c.4.5% by end-2025 due to the impact on Eurobank (15bps) from the decision of Bank of Greece to set a countercyclical capital buffer rate of 0.25% to banks' exposures to Greece from 1/10/2025. 2. c. €5bn MREL-eligible senior preferred bonds (incl. €0.5bn MREL eligible senior bond issued in July 2025) & c. €0.5bn other MREL-eligible liabilities. 3. Eurobank S.A. sub-consolidated level, including 2Q25 profits, after deducting dividend accrual & pro forma for Solar and synthetic securitization

Managed Funds (AuM, € bn)



Private Banking (CAL¹ per booking, € bn)



Profitability

Loan spreads & rates

Client rates (bps)

Greece	2Q24	3Q24	4Q24	1Q25	2Q25
Corporate	619	592	554	496	464
Retail	614	597	556	522	498
Consumer	1,018	1,006	1,003	1,015	1,025
SBB	721	703	634	587	553
Mortgage	484	465	423	382	353
Total	617	594	554	505	476

Euro rates avg (bps)	2Q24	3Q24	4Q24	1Q25	2Q25
ECB DFR	395	371	327	279	226
3M Euribor	381	356	300	256	211
6M Euribor	378	344	281	249	212

Lending spreads (bps)¹

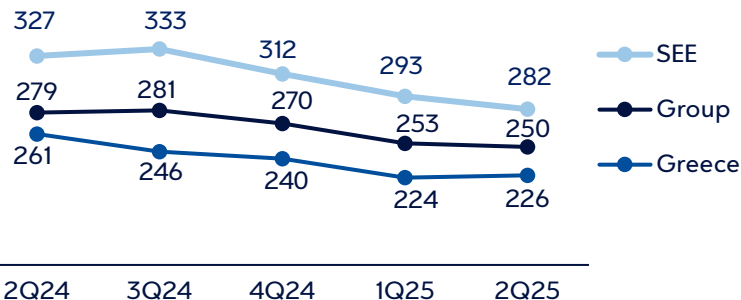
Greece	2Q24	3Q24	4Q24	1Q25	2Q25
Corporate	212	207	200	197	190
Retail	305	306	299	302	313
Consumer	690	690	722	766	812
SBB	361	363	337	336	348
Mortgage	197	197	187	180	182
Total	249	246	237	235	234

SEE	2Q24	3Q24	4Q24	1Q25	2Q25
Bulgaria	314	318	324	301	287
Cyprus HB	n.a.	193	220	219	242
Cyprus ERB	155	162	178	190	201
Luxembourg	181	180	178	170	172
Total	263	242	257	250	254

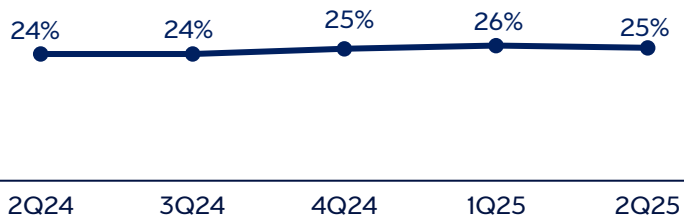
1. On average gross loans.

Net Interest margin & deposit spreads

Net Interest margin (bps)



Deposit betas (Greece, total)



Deposit spreads (Greece, bps)

	2Q24	3Q24	4Q24	1Q25	2Q25
Savings & Sight	378	355	303	257	207
Time	123	118	98	91	78
Total	192	250	213	188	160

Deposit spreads (SEE, bps)

	2Q24	3Q24	4Q24	1Q25	2Q25
Bulgaria	149	132	106	116	108
Cyprus HB	n.a.	350	303	255	209
Cyprus ERB	269	240	204	179	157
Luxembourg	106	86	69	63	56
Total	295	279	238	205	168

Net Interest Income

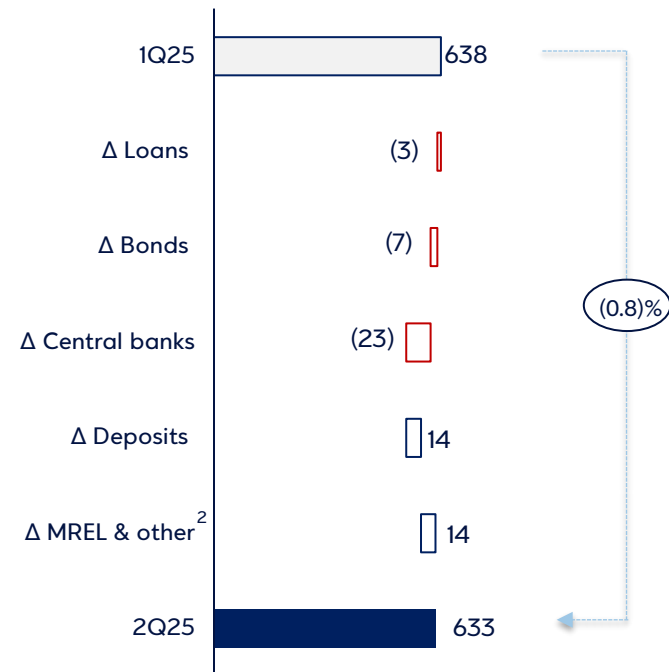
NII breakdown (€ m)¹

1H25 NII up 12.2% y-o-y

	2Q24	3Q24	4Q24	1Q25	2Q25
Loans	583	662	645	593	589
Bonds	159	201	202	207	200
Central banks	63	107	100	89	65
Money Market & Repos	(17)	(16)	(6)	1	12
Senior notes	(44)	(48)	(56)	(63)	(62)
Tier II	(28)	(37)	(36)	(33)	(31)
Deposits	(156)	(172)	(171)	(155)	(141)
Total NII	561	698	677	638	633

ECB DFR (avg)	3.95%	3.71%	3.27%	2.79%	2.26%
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Δ NII (q-o-q, € m)¹

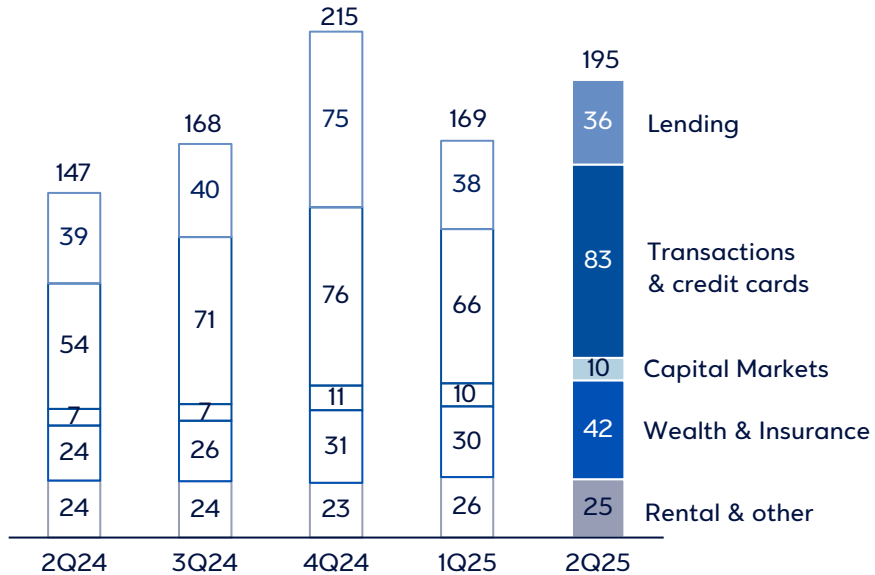


1. Analysis based on gross income / gross expense. 2. Including MREL, Hedging, Money Market, Repos and Tier II.

Commission Income

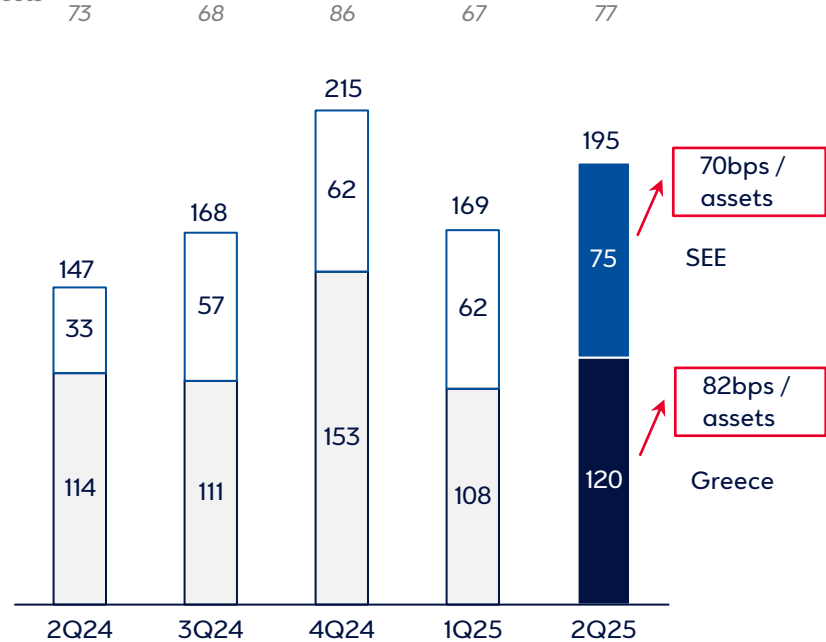
Commission income breakdown (€ m)

1H25 commission income up 28.9% y-o-y



Commission income per region (€ m)

Fees/ assets (bps)



Operating expenses

OpEx per region (€ m)

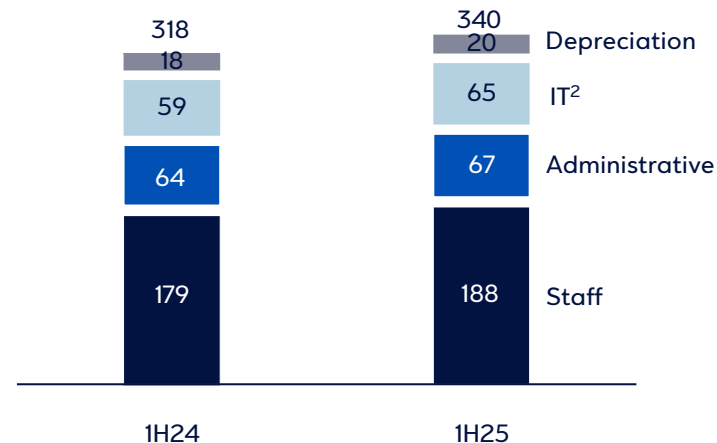
OpEx up 34.3% y-o-y, up 6.0% l-f-l¹



Cost –to- core income (%)

	2Q24	2Q25	1H25
Greece	32.6	38.2	38.4
SEE	31.4	36.4	36.6
Group	32.3	37.4	37.6

OpEx breakdown (Greece, € m)

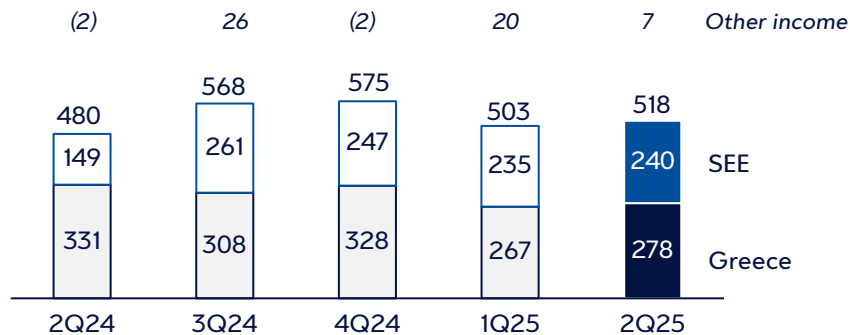


FTEs (#)	1H24	1H25
Greece	6,314	6,005
Bulgaria	3,782	3,378
Cyprus	491	2,920 ³

1. l-f-l: Like for like, excluding HB. 2. Including related depreciation expenses. 3. o/w 344 CNP Cyprus insurance FTEs.

Pre-provision income (PPI)

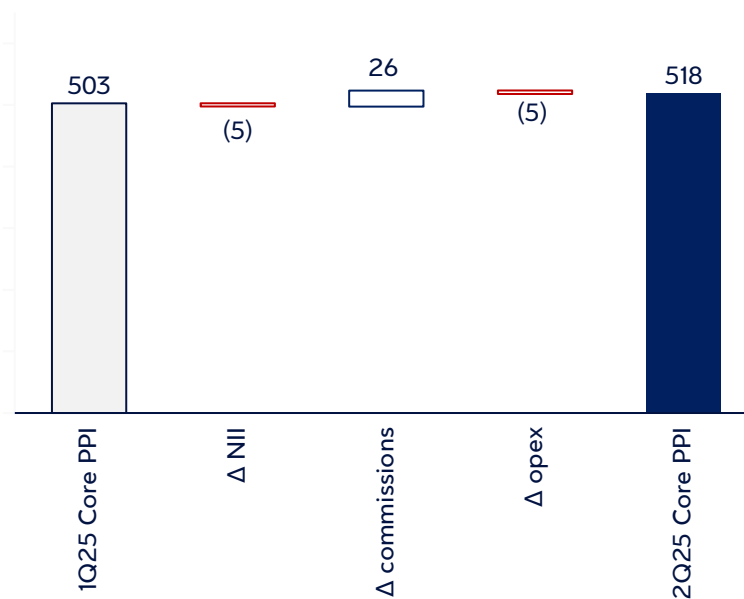
Core PPI and other income (€ m)



PPI per region (€ m)

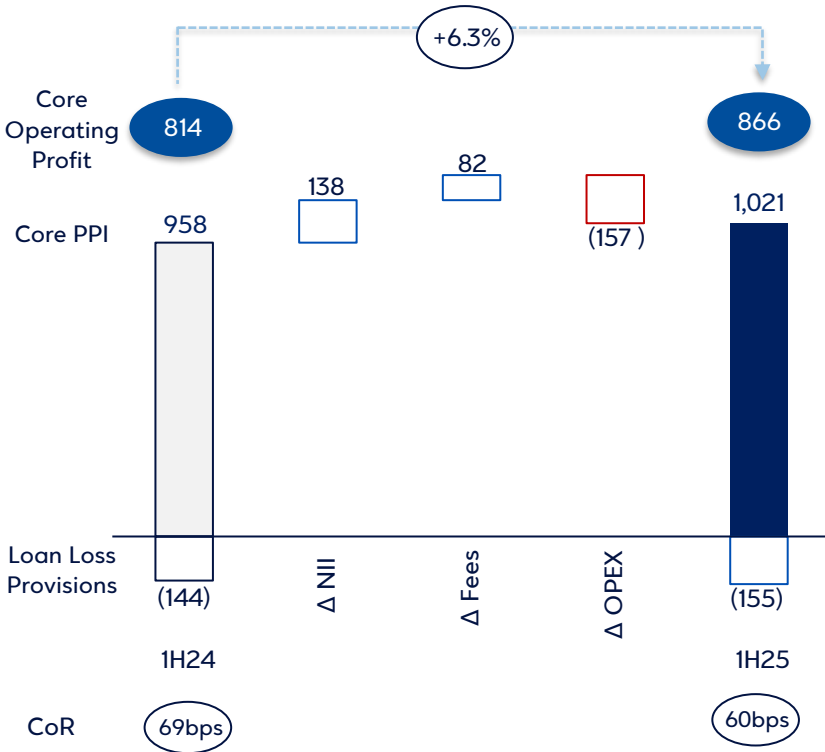


Δ Core PPI (q-o-q, € m)

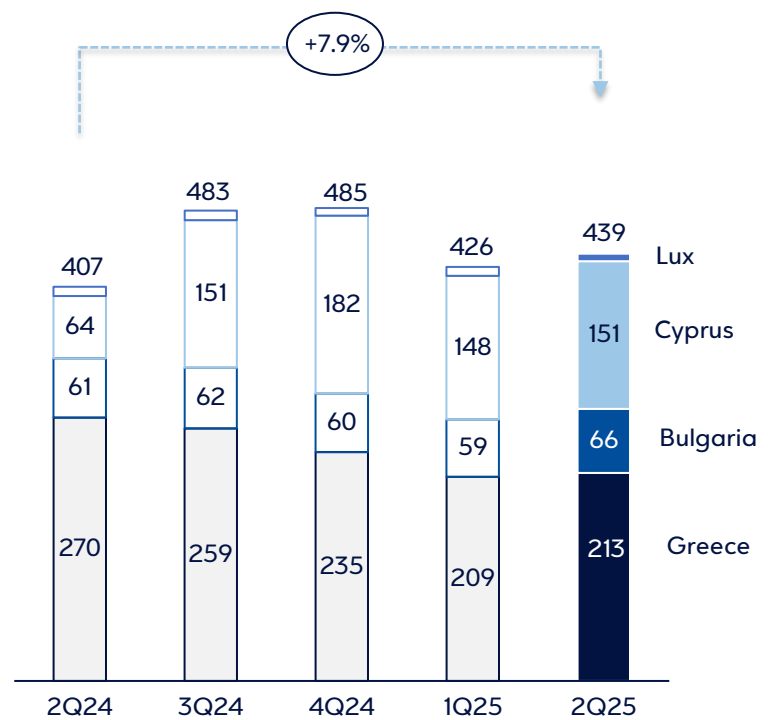


Core Operating Profit

Δ Core Operating Profit (y-o-y, € m)



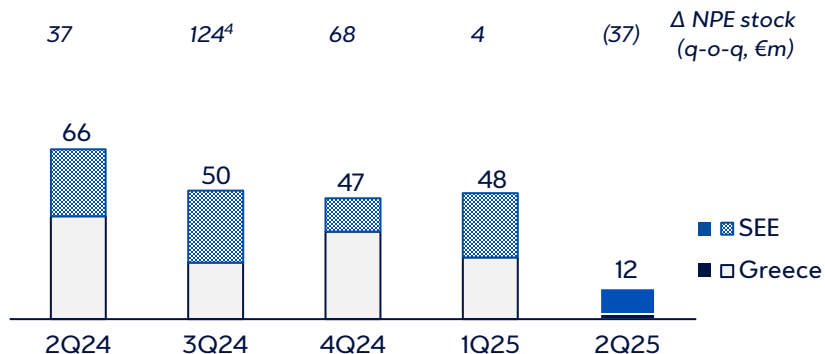
Core Operating Profit per region (€ m)



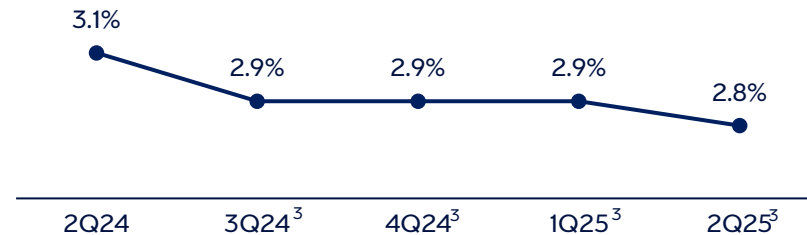
Asset Quality

Asset quality metrics

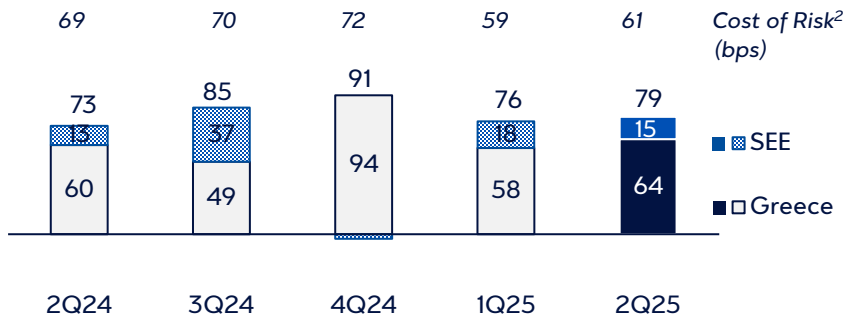
NPE formation¹ (€ m)



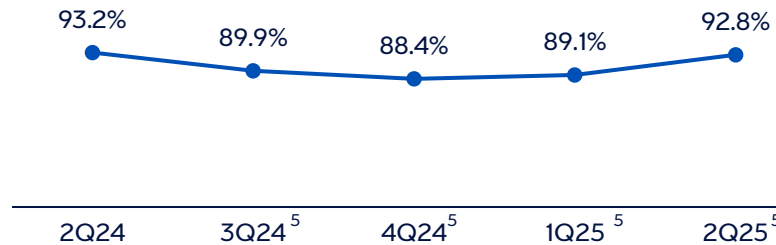
NPE ratio (%)



Loan loss provision (€ m)



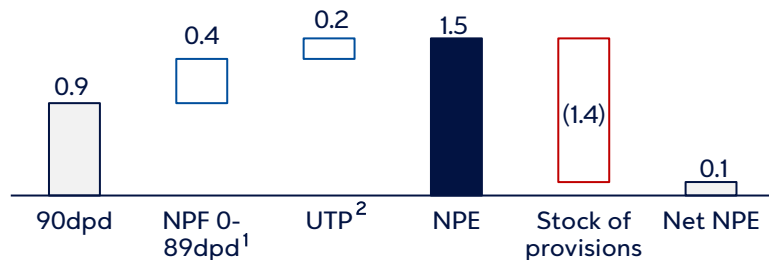
NPE coverage (%)



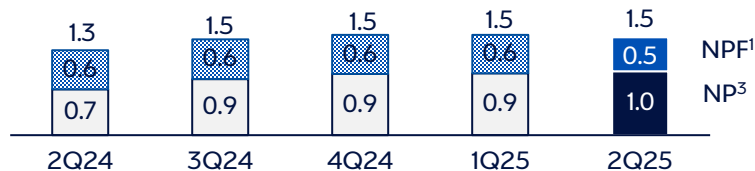
1. q-o-q Δ before write-offs, sales, FX movements and other. 2. On net loans. 3. Excluding HB NPE under the APS. 4. o/w €89m due to Hellenic Bank. 5. Excluding HB NPE under the APS as well as respective provisions.

NPE metrics (Group)

90dpd bridge to NPE (€ bn)



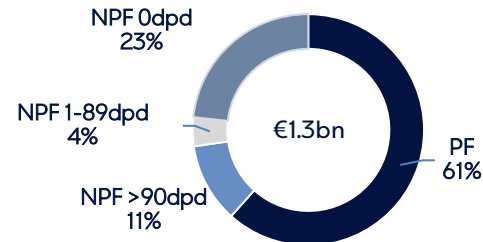
NPE (€ bn)



NPE per region

	Total NPE	NPE ratio	NPE coverage	Provisions & collaterals / NPE
	(€ m)	(%)	(%)	(%)
Consumer	89	5.1	125.3	125
Mortgages	324	4.4	138.3	231
Small Business	263	9.5	72.5	145
Corporate	448	1.9	69.4	145
Greece	1,123	3.2	94.4	168
SEE	373	2.1	87.9	158
Total	1,496	2.8	92.8	166

Forborne loans (%)



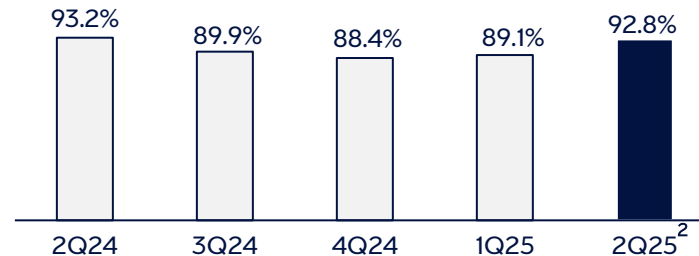
Note: 3Q24, 4Q24, 1Q25 & 2Q25 figures excluding HB NPE under the APS. 1. NPF: Non-performing forborne loans. 2. Unlikely to pay. 3. NP: Non-performing.

Loans' stage analysis (Group)

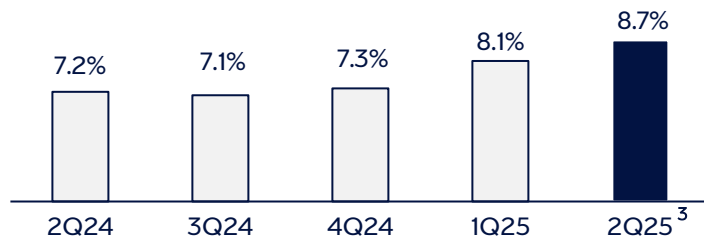
Loans' stage breakdown

(€ bn)	2Q24	3Q24	4Q24	1Q25	2Q25
Stage 1	37.3	43.7	45.5	46.3	46.8
Stage 2	4.8	4.9	4.9	4.9	5.0
Stage 3 (NPE)	1.3	1.5	1.5	1.5	1.5
Total	43.4	50.2	52.1	52.9	53.4¹

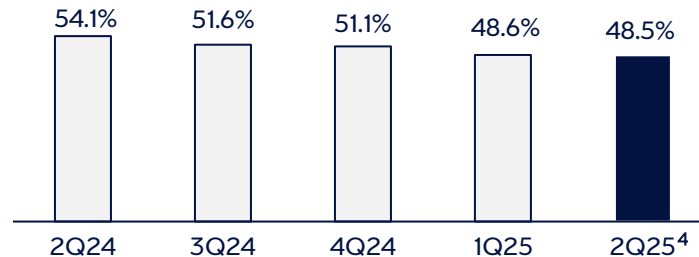
Provisions stock over NPE



Stage 2 loans coverage



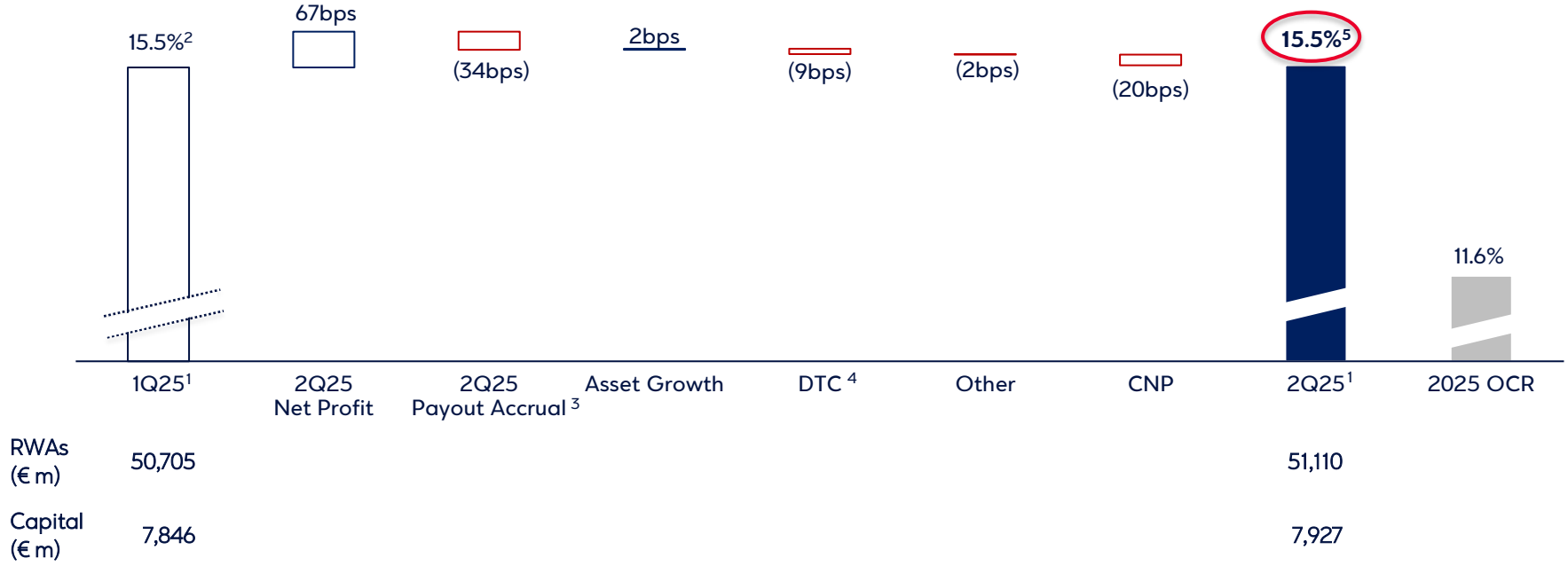
Stage 3 loans coverage (NPE)



Note: 3Q24, 4Q24, 1Q25 & 2Q25 figures excluding HB NPE under the APS. **1.** Including €151m POCl performing loans. **2.** Including €51m off-balance sheet provisions. **3.** Including €2m off-balance sheet provisions. **4.** Including €28m off-balance sheet provisions.

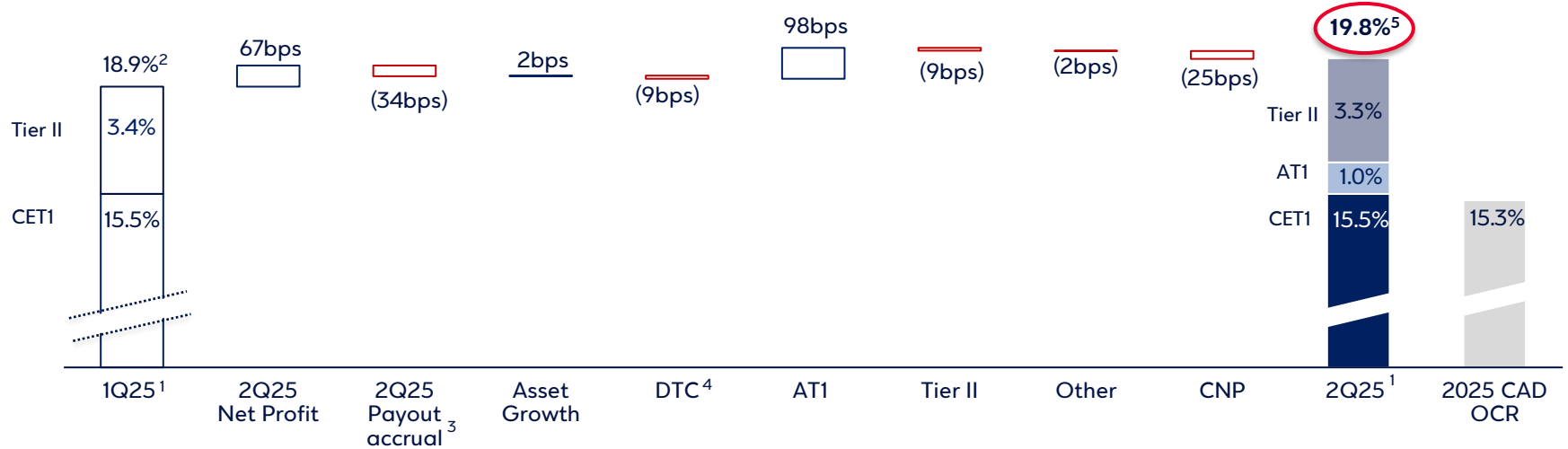
Capital

Capital ratios (CET1, q-o-q)



1. Including period profits, subject to AGM approval. 2. Pro forma Solar, Leon NPE transactions & synthetic securitization. 3. Payout subject to regulatory approval. 4. Including DTC prudential acceleration (8bps). 5. Pro forma Solar NPE transaction & synthetic securitization.

Capital ratios (CAD, q-o-q)



RWAs (€ m) 50,705

Capital (€ m) 9,598

51,110

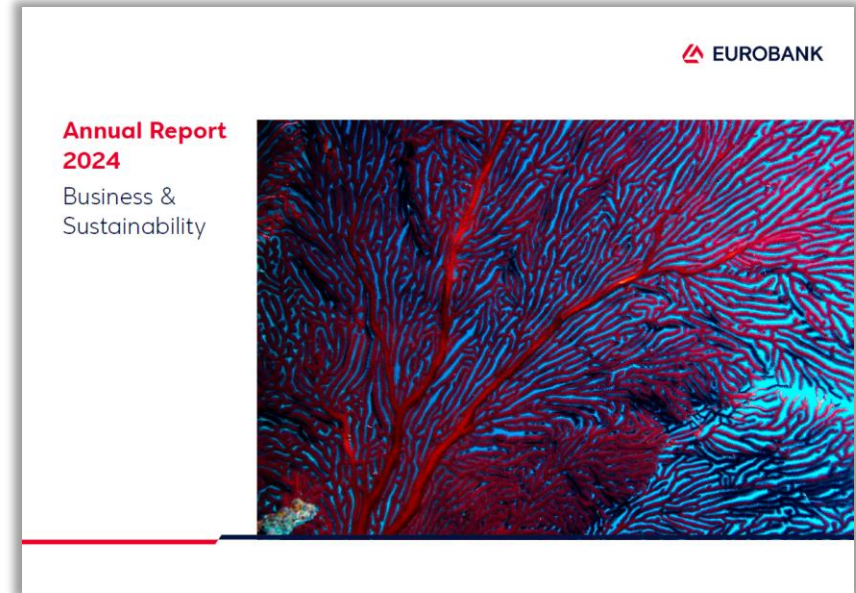
10,128

1. Including period profits, subject to AGM approval. 2. Pro forma Solar, Leon NPE transactions & synthetic securitization. 3. Payout subject to regulatory approval. 4. Including DTC prudential acceleration (8bps). 5. Pro forma Solar NPE transaction & synthetic securitization.

Sustainability

<https://www.eurobankholdings.gr/en/esg-environment-society-governance>

- › Eurobank's [Annual Report 2024 Business & Sustainability](#), issued in July 2025, demonstrates significant progress in Eurobank's commitment to **transparency** and **accountability**.
- › Eurobank has expanded its business overview of subsidiaries, while a dedicated section to their sustainability actions has been introduced, comprising a significant part of the entire report.
 - ✓ This enhanced the **engagement of our subsidiaries** who have provided qualitative and quantitative information on each material topic.
- › A key introduction was the "**Net Zero**" chapter, which marks the first time Eurobank shares its Net Zero targets with stakeholders, emphasizing its dedication to sustainability.
- › Along with the Annual Report, Eurobank has issued its **5th Principles for Responsible Banking (PRB) Progress Statement** for the period from March 2024 to March 2025. The report includes actions and progress towards implementing the 6 Principles, highlighting impact analysis, target setting, target implementation and monitoring and governance structure, **externally assured** (ISAE 3000).



- 15,879 MWh total electricity consumption
- 97.9% of total electricity consumed was sourced from **Renewable Energy Sources** (Certified Guarantees of Origin plus own production)
- 599 MWh consumed from own-produced electricity

Environment

- 157% increase in paper recycling compared to H1 2024, with 97.6% originating from the disposal of physical historical archives
- **Hazardous Waste for Public programme: 9.2 tn** placed in the recycling Hungry Bins installed in 11 locations throughout Greece

Financial Inclusion – AFI

- Founded in 2014 as a civil non-profit company and since 2023 as microfinance company, AFI promotes financial inclusion and entrepreneurship in Greece through microfinance services – Since November 2024, Eurobank holds 19.9% of the Company's common shares and 100% of its preferred shares.
- Since 2016, AFI has partnered with Eurobank under the **Employment and Social Innovation ('EaSI')** programme to provide guidance, training and advisory services to socially vulnerable groups and micro-businesses. Eurobank has granted more than 650 microloans totalling over €7 million, creating more than 1,000 jobs. Eurobank's commitment to AFI is further evidenced through the €5 million credit line limit to AFI (during 2024), facilitating the disbursement of over €3 million in loans by the first half of 2025, averaging €13,500 each. Of the total loans granted, 34% were allocated to borrowers aged 20–35, 35% of borrowers reside in rural areas and 42% of the funded businesses are women-owned.
- As part of its **Corporate Social Responsibility initiatives**, Eurobank also provides financial support to AFI through the **"Moving Family Forward"** initiative, promoting sustainability, inclusion and better living conditions for vulnerable groups.

Inclusive Entrepreneurship

- Within 2025, the egg – enter grow go initiative will introduce **a new operational model** as the egg Accelerator, providing a **comprehensive business development programme**, to offer tools and support to help participants refine their business plans, secure funding, identify target customers, enhance product promotion and achieve sustainable success.
- The **egg's new priorities** during its transition into a **growth accelerator**, include extending its collaboration with startups and research teams/spin-offs beyond the standard one-year acceleration cycle.

Socio-Economic Impact

- **Loans with 1% fixed interest rate to support entrepreneurship in Evros** by AFI Microfinance with the support of Eurobank, as part of its **"Moving Family Forward"** initiative for the demographic issue presented on "Demography 2025-National Priority" Conference.

Accessibility & Inclusion for Customers

- Eurobank supports **Safe Water Sports** in launching a new feature on its mobile app: a dedicated section with accessible beaches for people with disabilities across Greece.
- For holders of the **digital disability card**, Eurobank offers an additional benefit: double €pistofi euros at partner supermarkets, with Eurobank debit or credit card linked to the €pistofi loyalty programme.
- Eurobank supported a specially designed **accessibility programme for individuals** with neurodevelopmental disorders, which has been implemented at the Basil & Elise Goulandris museum, in collaboration with TheHappyAct N.P.O. This includes special signage, a Sensory Accessibility Map, a social story, sensory kits and specialised dedicated staff training.



Internal Sustainability Engagement

- During the first half of the year, Eurobank's employee volunteer team, **TeamUp**, carried out impactful environmental actions across Greece. **From Parnitha and Vravrona to the Pineios Delta and Rethymno**, volunteers participated in **cleanups of aquatic ecosystems** in collaboration with iSea, as well as **tree planting and tree care activities** with We4all – During 2024 and 2025 so far, a total of **9 volunteer activities** for the environment have taken place, involving **1,115 volunteers** who collected **1,140 kg of waste** and contributed **1,875 hours of volunteering**.

Internal Sustainability Awareness

- An internal awareness initiative has been designed, the **CIB Sustainability Academy**, supported by the Digital Academy for Business and dedicated to upgrading the sustainability related skills of CIB staff members. Since its establishment, the Academy has delivered 7 sessions, with strong engagement and active interest from CIB employees.

Ethics and transparency

- Two dedicated trainings were launched to all staff for **Whistleblowing** and **Anti-Bribery and Corruption** issues.
- Over 96% of employees and executives accepted the updated **Code of Conduct and Ethics**.
- **No confirmed incidents** of bribery and corruption.

Financed Impact Strategy – Progress & Key Figures¹

Accelerated **sustainable financing** in line with our ambitious strategy

More than **€2.2bn** in **new green disbursements to corporate clients**, mainly focusing on energy financing (for the 2023-2025 period)

On track to meet the 20% target for annual corporate portfolio disbursements classified as Green / Environmentally sustainable

Solid 100% of disbursements related to **construction of new buildings** were directed to green

More than **€215mn** in **Assets under Management**, continuing the upward trend in ESG mutual funds

No new financing towards **most carbon-intensive global corporates** worldwide

Updated its **Sustainable Finance Framework (SFF)** in line with best practices

- **Inclusion** of the Group's **Net Zero commitment** and the role of the SFF as a **key enabler** in achieving the sectoral decarbonization targets
- Continuous **alignment** with guiding **frameworks and principles** (e.g., ICMA principles, Climate Bonds Standard, EU Taxonomy)
- **Expansion** of the list and criteria of **eligible sustainable activities**, to reflect industry developments
- **Inclusion** of potential **new (green) activities** based on market trends, benchmarking and financing opportunities (e.g., Carbon Capture Utilisation and Storage, Hydrogen, Water & Wastewater Management, etc.)

¹ Data as of 30.06.2025

The Group has **published** the **1st wave** of its **sectoral targets** on four **priority sectors**, which represent a **substantial portion of its financed emissions**.

Setting and achieving these targets reflects the **Group’s strategic vision** and proactive stance in **facilitating a transition to a low-carbon, sustainable, and resilient economy**. The Group’s aim is to align with the ambition of **limiting global warming to 1.5°C by 2050**.

Sector	Boundaries	Emission scopes covered	Target Metric	Scenario / Pathway	Eurobank’s emission reduction targets				
					Base year	Baseline value	2030 target	% reduction	2024 value
Power generation	Fossil & RES electricity generators	Scope 1,2	Intensity kgCO ₂ e / MWh	IEA NZE 2050 (2023 Update)	2023	244	220	- 10%	193 (-22 % vs baseline)
Oil & gas	Mid / Downstream activities	Scope 1,2	Absolute tCO ₂ e	IEA NZE 2050 (2023 Update)	2024	558 (100 indexed)	530 (95 indexed)	- 5%	n/a
Iron & Steel	Up / Mid / Downstream manufacturers	Scope 1,2	Intensity tCO ₂ e / t steel	IEA Net Zero by 2050 (2021)	2023	0.37	0.33	- 10%	0.42 (+14% vs baseline)
Cement	Cement and concrete manufacturers	Scope 1,2	Intensity tCO ₂ e / t cement	IEA NZE 2050 (2023 Update)	2023	0.67	0.59	- 12%	0.66 (-1% vs baseline)

Sustainability Ratings

- **FTSE4Good Index Series Status** – Following the FTSE4Good Index Series June 2025 review, Eurobank is a constituent of the FTSE4Good Index Series.
- **FTSE Russell ESG Score** – The overall ESG score increased significantly to **4.2** out of 5 (from 3.6), with the Governance pillar achieving the maximum score of 5, the Social pillar showing notable improvement to 4.4 (from 3.2), while the Environment pillar maintained its score. Eurobank’s ESG score notably exceeds both the global average for banks included in the index (3.1) and the average of Greek banks (3.2).



FTSE4Good



**FTSE
RUSSELL**

Distinctions and awards

- **Best Bank in Greece** – Euromoney Awards for Excellence 2024
- Eurobank was recognized as the “**Top Employer for the Diaspora Greeks**” by the non-profit “**BrainReGain-Hellenism in Action**” initiative, aiming to reverse the Brain Drain and enhance Brain Regain, thereby contributing to the repatriation of valuable human capital to Greece.

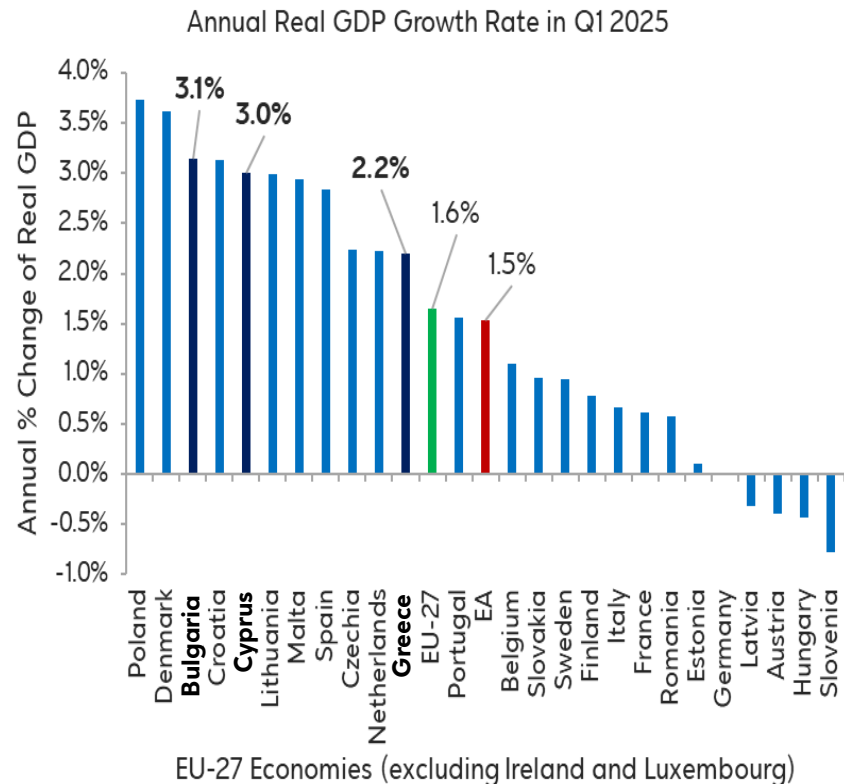
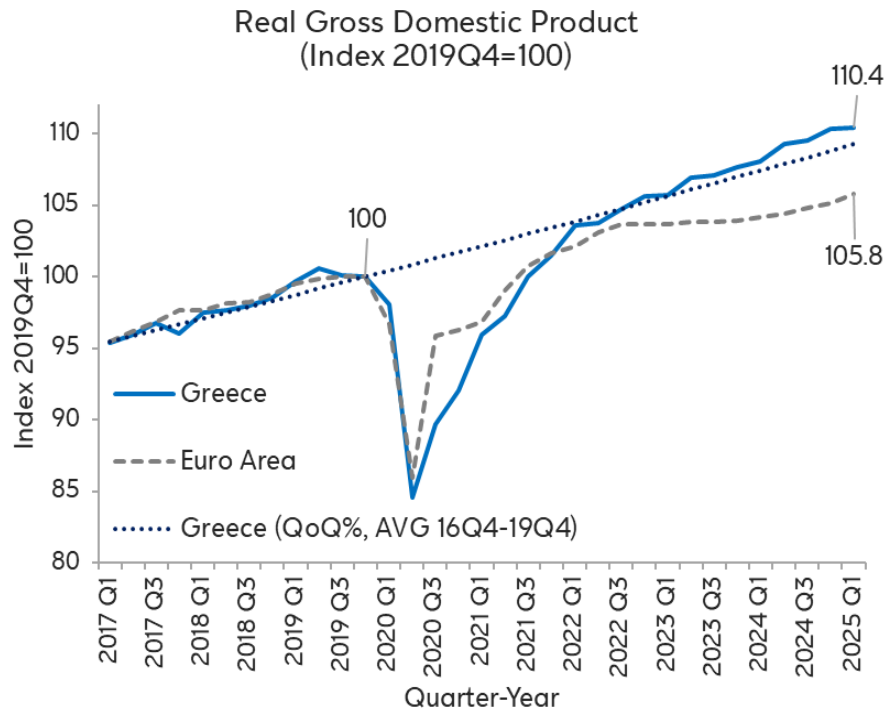


Macroeconomic update

	2024A	2025E	2026E	2027E	Source
GDP growth	2.3%	2.3%	2.0%	2.1%	
Inflation (avg)	3.0%	2.5%	2.1%	2.4%	BoG, Jun 2025
Unemployment (avg)	10.1%	9.4%	8.8%	8.2%	
General Government primary surplus	4.8%	3.8%	4.4%	n.a.	EC, spring forecasts 2025
Gross Public Debt / GDP	153.6%	146.6%	140.6%	n.a.	

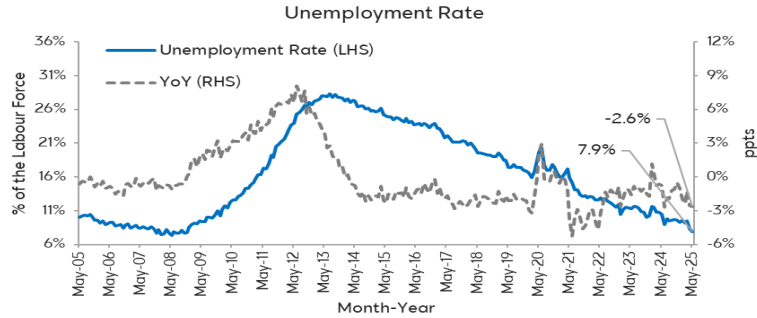
- As of May 2025, Greece is rated investment grade by all major agencies, with S&P and DBRS one notch above minimum, ensuring Eurosystem collateral eligibility

Real GDP growth continues to overperform the Euro Area



Labour Market (Greece)

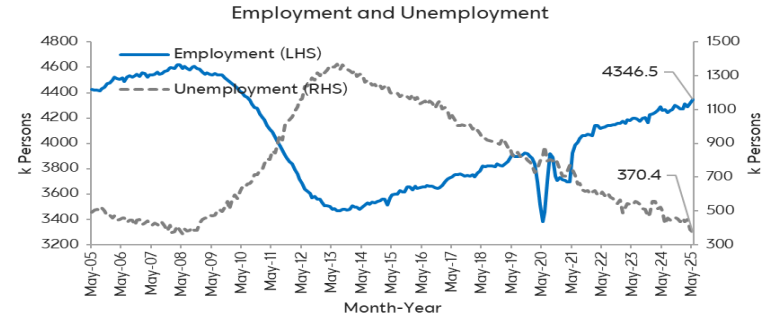
The unemployment rate continues to decline amid labor shortages, reducing the gap with the Euro Area (7.9% vs 6.3% in May-25)



Long term unemployment decreases, still above the pre-debt crisis level



Employment remains on an upward trajectory contributing positively to households' disposable incomes

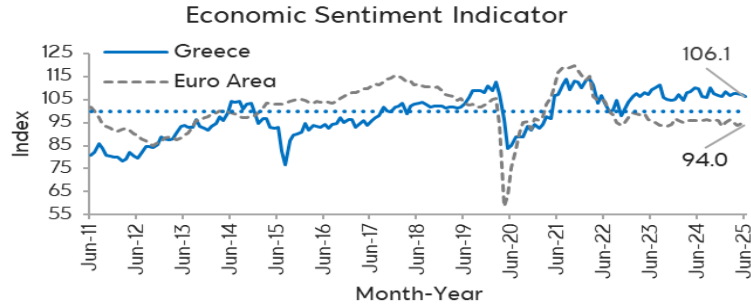


Recovery of productivity requires continued implementation of structural reforms and investments

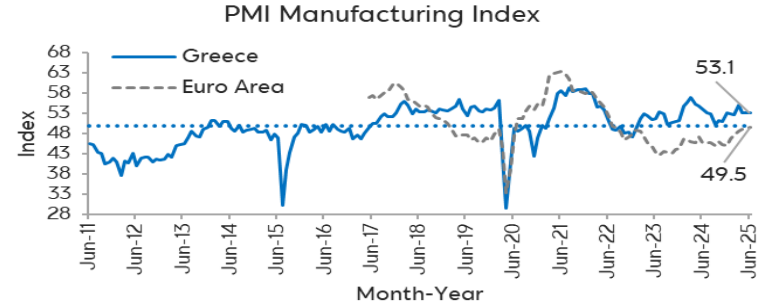


Selected indicators of economic activity (Greece)

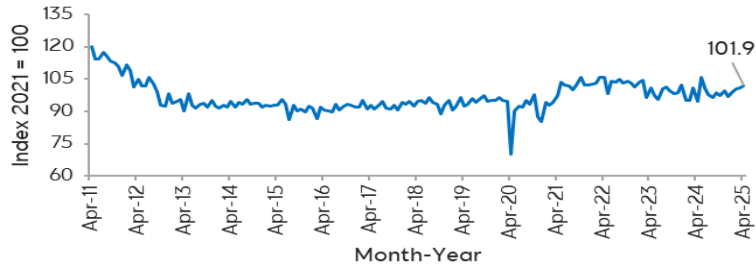
ESI remains well above its long-term average and higher relative to the EA



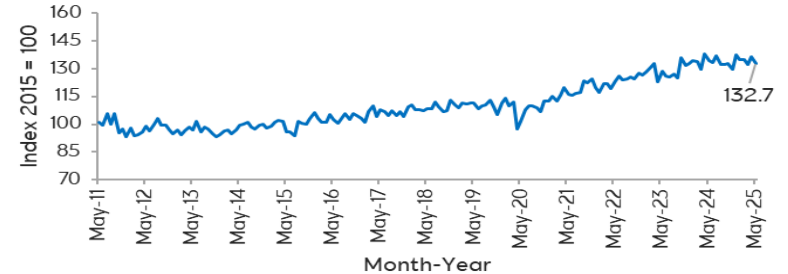
Operating conditions in manufacturing improve; higher relative to the EA



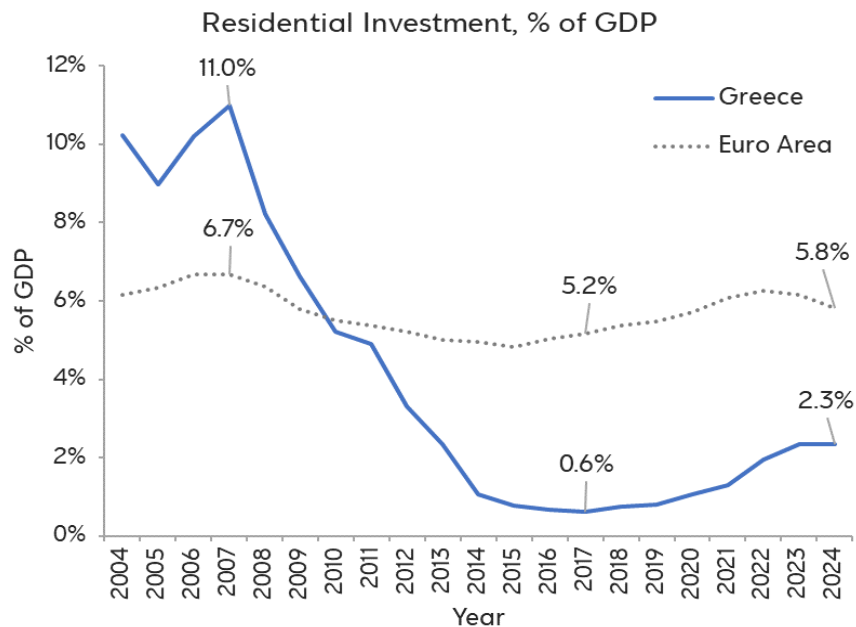
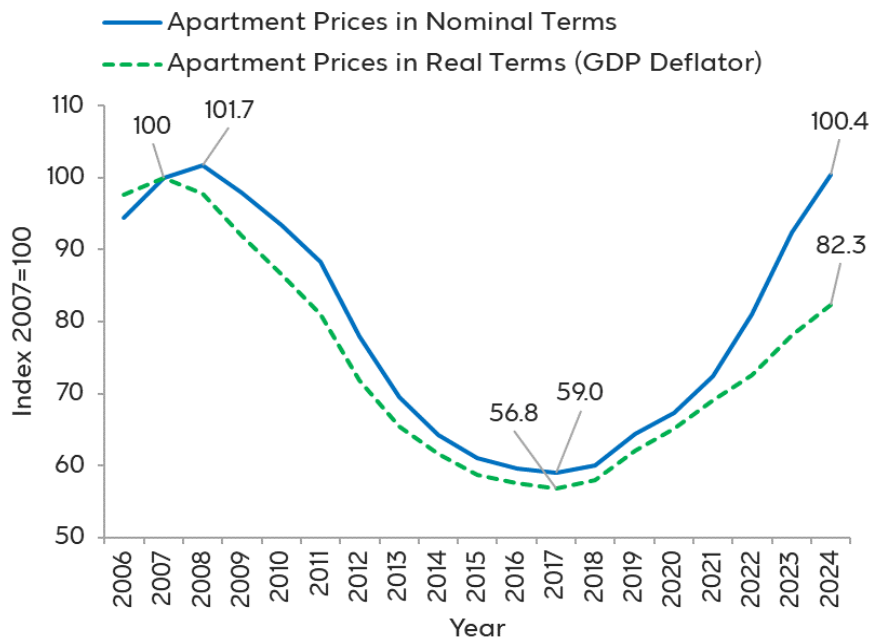
Retail Trade Volume Index



Manufacturing Production Index



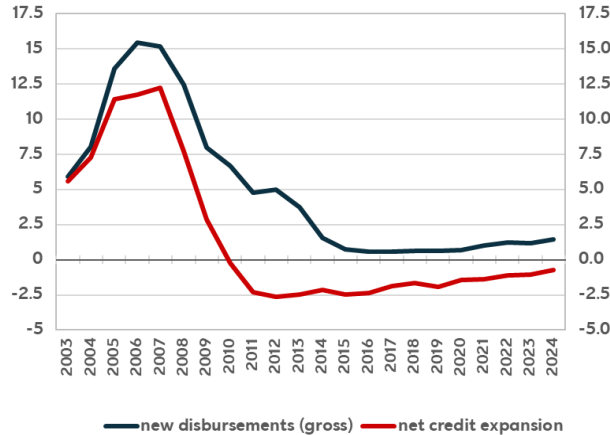
Real estate: apartment prices & residential investment (Greece)



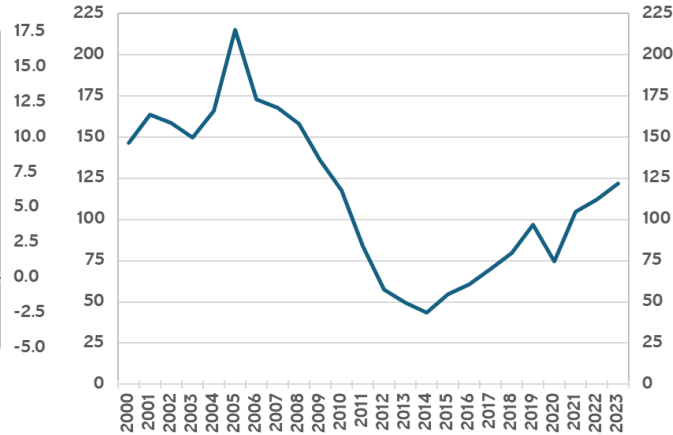
- Real estate: apartment prices in nominal terms have almost returned to their pre-debt crisis level, still 17.7% lower in real terms; residential investment is rising but still at 2.3% of GDP vs. 5.8% in the Euro Area

Real estate market dynamics (Greece)

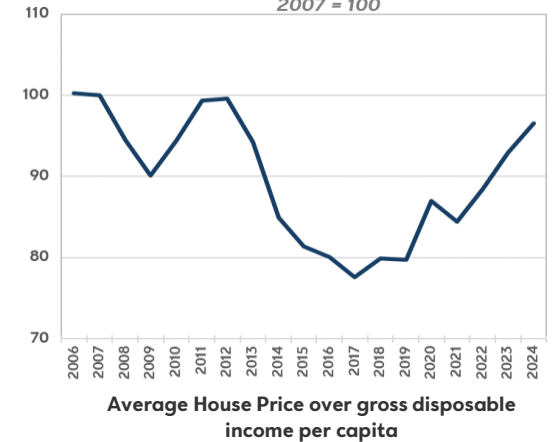
Mortgage loans by Greek MFIs to domestic households
annual flows, EUR bn



Real estate market volumes
sale deeds, thousands

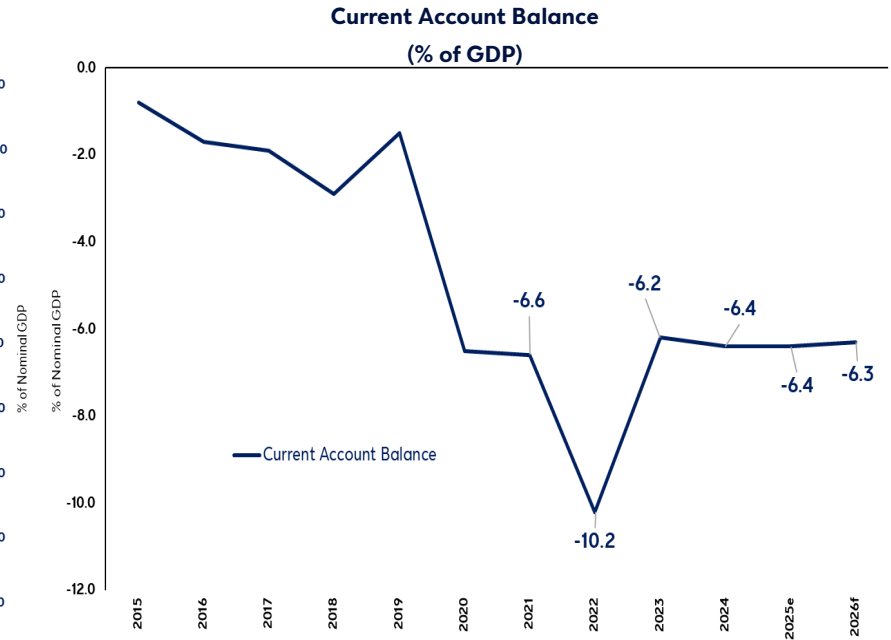
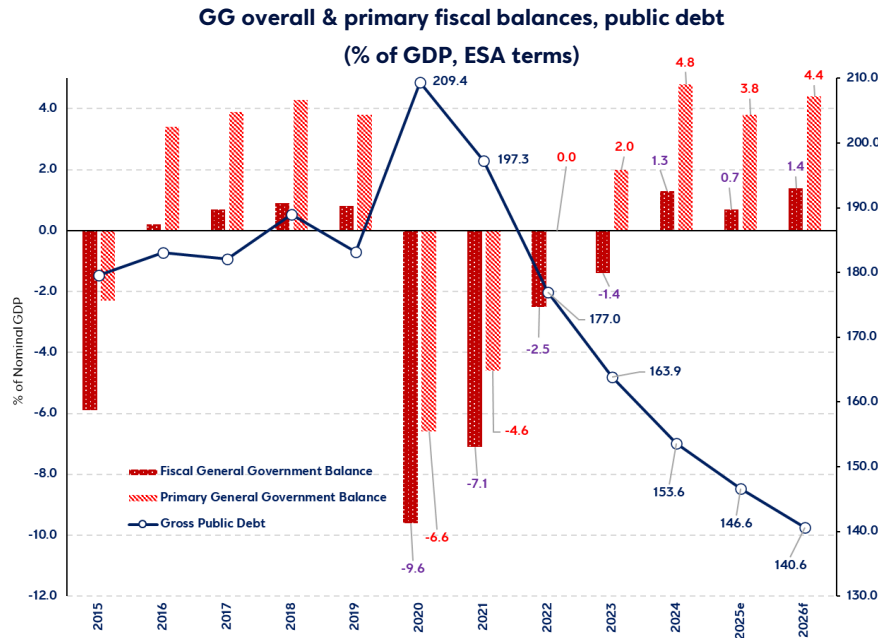


Apartment Affordability
(Price Index over household gross disposable income per capita)
2007 = 100



Fiscal and current account balances (Greece)

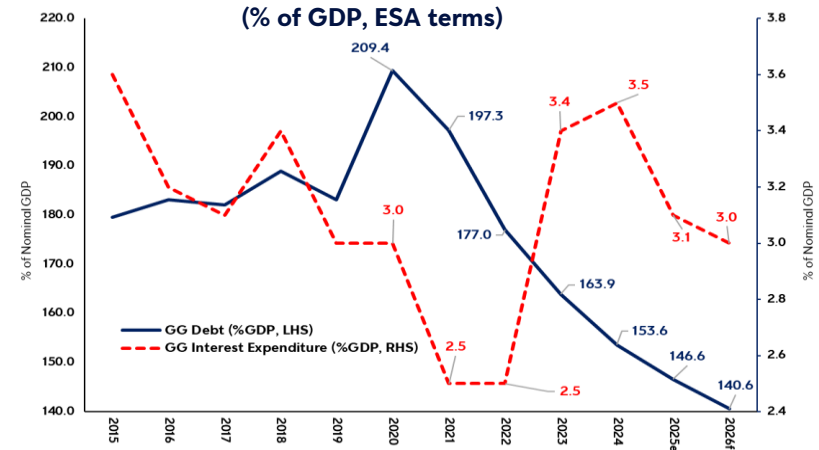
- GG primary surplus of 2.0% and 4.8% of GDP in 2023 and 2024; expected at 3.8% and 4.4% of GDP in 2025 and 2026 (EC, Spring Forecasts 2025)
- Current account deficit at -6.4% of GDP in 2024, from -6.2% of GDP in 2023 and -10.2% in 2022; forecasted at -6.4% of GDP in 2025 and -6.3% in 2026 (EC, Spring Forecasts 2025), with upside risks from strong goods imports' growth and downside risks from oil prices



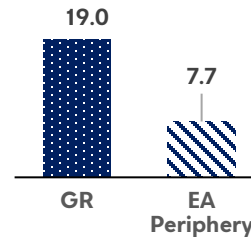
Sovereign debt profile (Greece)

- Greece's Gross Public Debt is expected to decrease to 146.6% in 2025 and 140.6% in 2026 (EC, Spring Forecasts 2025), down from 163.9% in 2023 and a peak of 209.4% in 2020
- The debt figures include EFSF loan interest capitalization and GDP revision
- Total issuance in 2025 expected at €8.0bn, from €9.6bn in 2024 (PDMA); 90.6% of the 2025 issuance already covered as of 23 July 25.
- As of July 2025, Greece holds investment-grade ratings from all four major agencies, with S&P and DBRS rating it one notch above the minimum. This makes Greek bonds fully eligible as Eurosystem collateral
- GG cash buffer at ca €40.2bn at end-of-March 2024 (hence 2025 net debt expected at 130.6%GDP); it allows for further debt reduction in the coming years

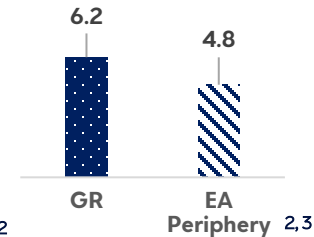
General Government gross public debt



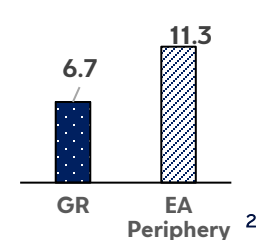
Average maturity (2024, years, #)



Interest Debt service to Revenues (2024, %)

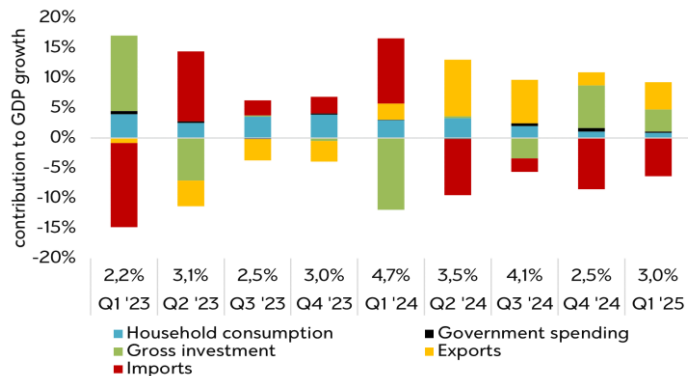


Gross Financing Needs (2024, %GDP)

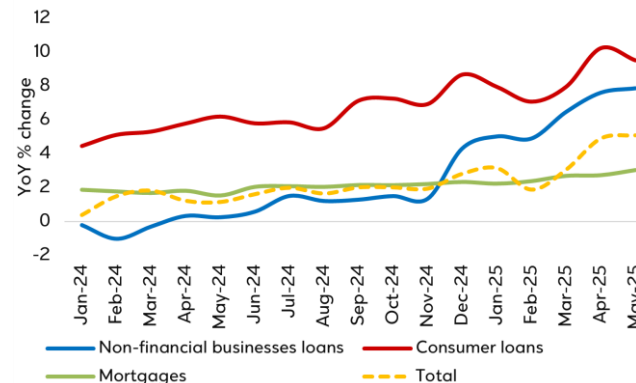


- GDP growth remained broadly stable in Q1 2025 at 3.0% YoY vs 2.9% in Q4 2024, still the quarterly pace accelerated to 1.3% from 0.2%, a 12-quarter high. The European Commission (May 2025) foresees a 3.0% growth in 2025 and a deceleration to 2.5% in 2026
- Unemployment at 5.0% in Q1 2025, a 16-year low for this period of the year
- Resilience in tourism: After an all-time high in travelers in 2024, an 11.5% YoY increase in Jan-June 2025 provides further tailwinds
- Stronger growth in the volume of real estate sales in 2025 than in 2024 (+15.3% YoY in Jan-May vs. +1.5%), based mainly on domestic demand (2/3 of total growth), with foreign purchases also showing a significant uptick (+14.8% YoY)
- S&P Global Ratings and Fitch Ratings affirmed in May Cyprus's sovereign credit to A-, keeping also a stable outlook

Gross investment and exports remained the main GDP growth drivers in Q1 2025

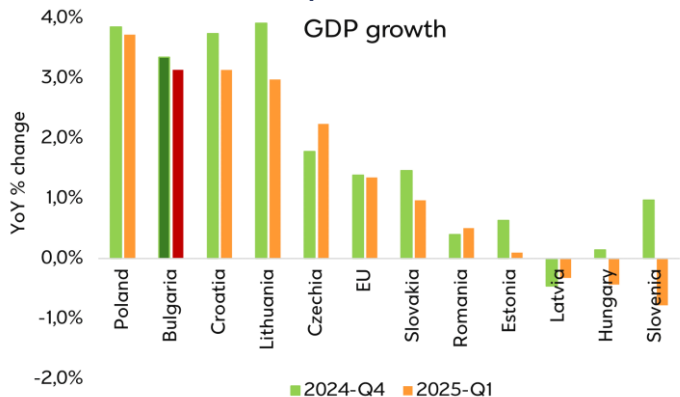


Stronger credit expansion since December, expected to boost consumption and investment

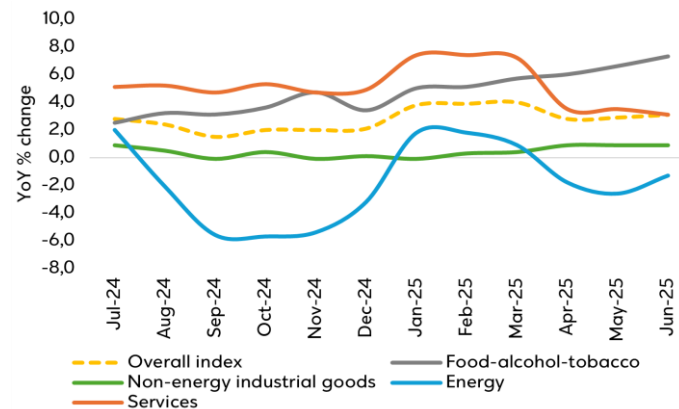


- The ECOFIN unanimously approved on July 8, 2025, the three legislative bills confirming the country's eurozone entry as of January 1, 2026
- Resilient economic growth continued in Q1 2025, with GDP expanding by 3.1% YoY, slightly below the 10-quarter high of 3.4% YoY in Q4 2024
- Challenges ahead: tacking inflationary pressures, mainly from food and energy prices (inflation to 3.1% YoY in June from 2.8% YoY in April)
- Robust credit expansion continues, mainly towards households (+20.7% YoY in May), but also to businesses (+9.3% YoY)
- Revised Recovery and Resilience Plan approved by the EC in early July; possible disbursement of two RRF tranches in 2025
- Sovereign rating upgrades after the Eurozone entry approval: S&P and Fitch to BBB+, from BBB and BBB/A-2 previously, with a stable outlook

GDP growth in Q1 2025 outpaced most regional peers for another quarter



Food and energy inflation stall disinflation



Appendix I – Supplementary information

Credit ratings

	Greek Sovereign Credit Rating	Cyprus Sovereign Credit Rating	Bulgaria Sovereign Credit Rating	Eurobank Long Term	Eurobank Outlook
MOODY'S	Baa3	A3	Baa1	Baa1	Stable
S&P Global Ratings	BBB	A-	BBB+	BBB-	Stable
FitchRatings	BBB-	A-	BBB+	BBB-	Stable
MORNINGSTAR DBRS	BBB	A low	BBB high	BBB	Positive

Note: Moody's: Long term senior unsecured debt rating of Eurobank S.A. (Greece).

S&P Global Ratings, Fitch Ratings, Morningstar DBRS: Long term issuer ratings of Eurobank S.A. (Greece).

Summary performance

Balance sheet – key figures

€ m	2Q25	1Q25
Gross customer loans	53,611	53,049
Provisions	(1,358)	(1,331)
Loans FVTPL	23	18
Net customer loans	52,262 ²	51,720 ²
Customer deposits	78,152	77,135
Eurosystem funding	-	-
Total equity	9,643	9,199
Tangible book value	8,681	8,764
Tangible book value / share (€)	2.38	2.39
Earnings per share (€)	0.10	0.09
Risk Weighted Assets	51,110	50,705
Total Assets	102,228	100,426
Ratios (%)	2Q25	1Q25
CET1	15.5	15.5
Loans/Deposits	66.9	67.0
NPE	2.8 ³	2.9 ³
NPE coverage	92.8 ³	89.1 ³
Headcount (#)	12,453	12,290
Branches and distribution network (#)	567	568

Income statement – key figures

€ m	2Q25	1Q25
Net interest income	632.5	637.9
Commission income	195.2	169.2
Operating income	834.4	827.1
Operating expenses	(309.7)	(304.4)
Pre-provision income	524.7	522.7
Loan loss provisions	(79.0)	(76.3)
Other impairments	5.9	(5.9)
Net income after tax ¹	362.2	348.5
Discontinued operations	(3.6)	-
Restructuring costs (after tax)& other	17.7 ⁴	(34.4)
Net Profit / Loss	376.4	314.1
Ratios (%)	2Q25	1Q25
Net interest margin	2.50	2.53
Fee income / assets	0.77	0.67
Cost / income	37.1	36.8
Cost of risk	0.61	0.59

Consolidated quarterly financials – Income statement

(€ m)	2Q25	1Q25	4Q24	3Q24	2Q24
Net Interest Income	632.5	637.9	677.3	697.7	560.9
Commission income	195.2	169.2	215.3	167.8	147.1
Other Income	6.6	20.0	(2.3)	26.0	(2.1)
Operating Income	834.4	827.1	890.3	891.4	705.9
Operating Expenses	(309.7)	(304.4)	(317.2)	(297.1)	(228.4)
Pre-Provision Income	524.7	522.7	573.1	594.3	477.5
Loan Loss Provisions	(79.0)	(76.3)	(90.5)	(85.3)	(72.7)
Other impairments	5.9	(5.9)	(29.3)	(4.7)	(18.1)
Adjusted Profit before tax	466.8	449.1	455.9	575.3	426.1
Adjusted Net Profit	362.2	348.5	339.7	413.1	348.5
Discontinued operations	(3.6)	-	-	-	(7.1)
Negative goodwill	38.0 ¹	-	-	-	99.4 ²
Restructuring costs (after tax) & other	(20.3)	(34.4)	(26.7)	0.6	(6.8)
Net Profit / loss	376.4	314.1	313.0	413.6	434.0

Consolidated quarterly financials – Balance sheet

(€ m)	2Q25	1Q25	4Q24	3Q24	2Q24
Consumer Loans	4,687	4,591	4,535	4,482	3,615
Mortgages	12,750	12,515	12,474	12,325	9,791
Household Loans	17,438	17,106	17,008	16,807	13,406
Small Business Loans	3,605	3,557	3,586	3,537	3,353
Corporate Loans	28,463	28,194	27,307	25,653	22,448
Business Loans	32,068	31,751	30,893	29,190	25,802
Senior notes	4,141	4,231	4,368	4,382	4,253
Total Gross Loans ¹	53,620	53,051	52,262	50,367	43,440
Total Deposits	78,152	77,135	78,593	74,625	58,624
Total Assets	102,228	100,426	101,150	99,593	81,256

1. Including Loans at FVTPL and fair value changes of loans in portfolio hedging of interest rate risk.

Income Statement (€ m)	1H25	1H24	Δ y-o-y (%)
Net Interest Income	1,270.4	1,132.0	12.2
Commission income	364.5	282.7	28.9
Other Income	26.6	45.6	(41.7)
Operating Income	1,661.5	1,460.3	13.8
Operating Expenses	(614.1)	(457.2)	34.3
Pre-Provision Income	1,047.4	1,003.1	4.4
Loan Loss Provisions	(155.2)	(143.6)	8.1
Other impairments	(0.0)	(25.6)	(99.9)
Adjusted Profit before tax	915.9	921.2	(0.6)
Adjusted Net Profit	710.7	731.6	(2.9)
Discontinued operations and Hellenic bank transactions	17.3	92.3	
Restructuring costs (after tax) & other adjustments	(37.6)	(102.7)	
Net Profit / loss	690.5	721.3	(4.3)
Balance sheet (€ m)	1H25	1H24	Δ y-o-y (%)
Consumer Loans	4,687	3,615	29.7
Mortgages	12,750	9,791	30.2
Household Loans	17,438	13,406	30.1
Small Business Loans	3,605	3,353	7.5
Corporate Loans	28,463	22,448	26.8
Business Loans	32,068	25,802	24.3
Senior notes	4,141	4,253	(2.6)
Total Gross Loans ¹	53,620	43,440	23.4
Total Deposits	78,152	58,624	33.3
Total Assets	102,228	81,256	25.8

1. Including Loans at FVTPL and fair value changes of loans in portfolio hedging of interest rate risk.

SEE operations key figures – 2Q25

	Bulgaria	HB	ERB Cyp	Lux	Sum	
Balance Sheet (€m)	Assets	12,439	19,377	8,687	2,851	43,354
	Gross loans	8,448	5,902	2,896	860	18,106
	Net loans	8,244	5,842	2,835	860	17,781
	NPE loans	197	101	68	0	366
	Deposits	9,391	16,066	7,190	2,543	35,190
CAD¹	22.3%	33.9%	45.6%	22.5% ⁴		
Income statement (€m)	Core Income	123.9	169.5	68.3	15.7	377.4
	Operating Expenses	(46.0)	(66.7)	(16.7)	(8.0)	(137.4)
	Loan loss provisions	(12.2)	(2.1)	(0.9)	(0.0)	(15.2)
	Profit before tax ²	65.4	107.7	50.8	8.0	231.9
	Net Profit ³	55.7	87.5	41.0	6.1	190.3
Branches (#)	Retail	189	50	-	-	239
	Business / Private banking centers	11	14	8	3	36
Headcount (#)	3,378	2,421	499	144	6,442	

1. As reported to the Central Banks. 2. Adjusted profit before tax. 3. Adjusted net profit. 4. 1Q25 CAD.

Appendix II – Glossary

Glossary – Definition of Alternative Performance Measures (APMs) & other selected financial measures / ratios

This document contains financial data and measures as published or derived from the published consolidated financial statements which have been prepared in accordance with International Financial Reporting Standards (IFRS). Additional sources used, include information derived from internal information systems consistent with accounting policies and other financial information such as consolidated Pillar 3 report. The financial data are organized into two main reportable segments, Greece view and International Operations view.

Greece view includes the operations of Eurobank S.A. and its Greek subsidiaries, incorporating all business activities originated from these entities, after the elimination of intercompany transactions between them.

International Operations include the operations in Bulgaria, Cyprus and Luxembourg. Each country comprises the local bank and all local subsidiaries, incorporating all business activities originated from these entities, after the elimination of intercompany transactions between them.

Glossary – Definition of Alternative Performance Measures (APMs) & other selected financial measures / ratios

Adjusted net profit: Net profit/loss attributable to shareholders excluding restructuring costs, goodwill impairment / gain on acquisition, gains/losses related to the transformation plan and NPE reduction plans, contribution to Greek States's infrastructure projects, net loss from discontinued operations and income tax adjustments.

APS: Asset Protection Scheme

Basic Earnings per share (EPS): Net profit attributable to ordinary shareholders divided by the weighted average number of ordinary shares in issue during the period, excluding the average number of ordinary shares purchased by the Group and held as treasury shares.

Commission income: The total of Net banking fee and commission income and Income from non-banking services of the reported period.

Core Pre-provision Income (Core PPI): The total of net interest income, net banking fee and commission income and income from non-banking services minus the operating expenses of the reported period.

Common Equity Tier I (CET1): In accordance with the Regulation (EU) No 575/2013, as in force, Common Equity Tier I regulatory capital divided by total Risk Weighted Assets (RWAs).

Core Operating Profit: Core pre-provision income minus impairment losses relating to loans and advances charged in the reported period

Cost to core income: Total operating expenses divided by total core operating income. Core operating income is the total of net interest income, net banking fee and commission income and income from non banking services.

Cost to Income ratio: Total operating expenses divided by total operating income.

Deposits Betas: The quantification of the interest rates pass through, that is the level of incorporation of the changes of monetary policy or money market Bor rates into Due to Customers interest rates. It's calculated as the actual Deposits Client Rate cost divided by the Reference Bor Rate.

Deposits Spread: Accrued customer interest expense over matched maturity and currency libor, annualized and divided by the reported period average Due to Customers. The period average for Due to Customers is calculated as the daily average of the customers' deposit volume as derived by the Bank's systems.

Deposits Client Rate: Accrued customer interest expense, annualized and divided by the reported period average Due to Customers. The average for Due to Customers is calculated as the daily average of the customers' deposit volume as derived by the Bank's systems.

ESG: Environmental Social Governance.

Glossary – Definition of Alternative Performance Measures (APMs) & other selected financial measures / ratios

Fees & commissions over assets ratio: The total of net banking fee and commission income & income from non banking services of the reported period, annualized and divided by the average balance of continued operations' total assets (the arithmetic average of total assets, excluding those related to discontinued operations', at the end of the reported period, at the end of interim quarters and at the end of the previous period).

Forborne: Forborne exposures (in compliance with EBA Guidelines) are debt contracts in respect of which forbearance measures have been extended. Forbearance measures consist of concessions towards a debtor facing or about to face difficulties in meeting its financial commitments ("financial difficulties").

Forborne Non-performing Exposures (NPF): Forborne Non-performing Exposures (in compliance with EBA Guidelines) are the Bank's Forborne exposures that meet the criteria to be classified as Non-Performing.

GHG: Greenhouse Gases emissions from human activities strengthen the greenhouse effect, causing climate change, mostly from burning fossil fuels.

Liquidity Coverage Ratio (LCR): The total amount of high quality liquid assets over net liquidity outflows for a 30-day stress period.

Loans to Deposits: Loans and Advances to Customers at amortized cost divided by Due to Customers at the end of the reported period.

Loans Spread: Accrued customer interest income over matched maturity and currency libor, annualized and divided by the reported period average Gross¹Loans and Advances to Customers. The period average for Gross Loans and Advances to Customers is calculated as the weighted daily average of the customers' loan volume as derived by the Bank's systems.

¹Up to FY-2017 Loans spread was calculated based on Net Loans & Advances to Customers. Comparatives have been restated accordingly

Net Interest Margin (NIM): The net interest income of the reported period, annualized and divided by the average balance of continued operations' total assets (the arithmetic average of total assets, excluding those related to discontinued operations, at the end of the reported period, at the end of interim quarters and at the end of the previous period).

Net profit from continuing operations, before restructuring costs: Net profit from continuing operations after deducting restructuring costs net of tax

Net Zero: a state of a business where we add no incremental greenhouse gases to the atmosphere. Emissions output is balanced with offsetting or removal of carbon from the atmosphere via carbon sinks.

Non-performing exposures (NPE): Non Performing Exposures (in compliance with EBA Guidelines) are the Group's material exposures which are more than 90 days past-due or for which the debtor is assessed as unlikely to pay its credit obligations in full without realization of collateral, regardless of the existence of any past due amount or the number of days past due. The NPEs, as reported herein, refer to the gross loans at amortised cost except for those that have been classified as held for sale.

Glossary – Definition of Alternative Performance Measures (APMs) & other selected financial measures / ratios

NPE Coverage ratio: Impairment allowance for loans and advances to customers and ECL allowance for credit related commitments (off balance sheet items), divided by NPEs at the end of the reported period.

NPE ratio: Non Performing Exposures (NPE) at amortized cost divided by Gross Loans & Advances to Customers at amortized cost at the end of the reported period.

NPEs formation: Net increase/decrease of NPEs in the reported period excluding the impact of write offs, sales & other movements.

Other Income: The total of net trading income, gains less losses from investment securities and other income/ (expenses) of the reported period.

Pre-provision Income (PPI): Profit from operations before impairments, risk provisions and restructuring costs as disclosed in the financial statements for the reported period.

Provisions (charge) to average net loans ratio (Cost of Risk): Impairment losses relating to loans and advances charged in the reported period, excluding the amount associated with loans and advances to customers at amortized cost classified as held for sale, annualised and divided by the average balance of loans and advances to customers at amortised cost (the arithmetic average of loans and advances to customers at amortised cost, at the end of the reported period, at the end of interim quarters and at the end of the previous period).

Provisions/Gross Loans: Impairment Allowance for Loans and Advances to Customers including impairment allowance for credit related commitments (off balance sheet items)-divided by Gross Loans and Advances to Customers at amortized cost at the end of the reported period.

Return on tangible book value (RoTBV): Adjusted net profit divided by average tangible book value. Tangible book value is the total equity excluding preference shares, AT1 capital instruments and non controlling interests minus intangible assets.

Risk-weighted assets (RWAs): Risk-weighted assets are the Group's assets and off-balance-sheet exposures, weighted according to risk factors based on Regulation (EU) No 575/2013 as in force, taking into account credit, market and operational risk.

POCI loans: Purchased or originated credit – impaired financial assets

Total Capital Adequacy ratio: In accordance with the Regulation (EU) No 575/2013, as in force, Total regulatory capital divided by total Risk Weighted Assets (RWAs).

Tangible Book Value: Total equity excluding preference shares, AT1 capital instruments and non controlling interests minus intangible assets

Tangible Book Value/Share: Tangible book value divided by outstanding number of shares as at period end excluding own shares.

ISO 14064-1:2018: Specification issued by the International Standards Organization (ISO) with guidance at the organization level for quantification and reporting of greenhouse gas emissions and removals.



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