

9M26 Financial Results

- ✓ Organic Loan Growth of €3.8bn in 9M26 (+10.5% y-o-y)
- ✓ Customer deposits up by €4.7bn in 9M26 (+10.6% y-o-y)
- ✓ Managed funds up by €1.5bn in 9M26 (+22.3% y-o-y)
- ✓ Earnings per share (EPS) at €31 cents, with the non-Greek operations contributing nearly half to adjusted net profit
- ✓ RoTBV at 16.9%
- ✓ TBV per share at €2.65
- ✓ Interim dividend of €5.99 cents per share, payable on 26 November 2026
- ✓ Total CAD and CET1 ratios¹ of 20.4% and 15.5%, respectively
- ✓ NPE ratio at 2.4% and Provisions over NPEs at 81.9%²
- ✓ Acquisition completion of Eurolife FFH life insurance enhances profitability base, insurance footprint and diversification profile

¹ Accounting for payout accrual. Including period profits. Payout subject to relevant approvals. Pro forma for Eurolife acquisition and partial disposal of ERB Asfaltistiki Ltd, Total CAD and CET1 ratios of 19.2% and 14.3%, respectively.

² Potential loan reclassifications to Unlikely-to-Pay in 4Q26 related to the CHF conversion law may increase the NPE ratio by c. 40 basis points and lower the Provisions over NPEs ratio by c. 10 percentage points.



“As Europe faces a severe energy and inflationary crisis with far-reaching political and social consequences, markets have brought concerns over fiscal deficits and rising public debt into focus. Greece and Cyprus stand out in this environment, with strong primary balances of 3.3% and 4.0% of GDP, respectively, and rapidly declining debt levels. Greece’s debt-to-GDP ratio is falling faster than any EU country, while Cyprus’s debt-to-GDP is down to 50%. Bulgaria also benefits from a low public debt-to-GDP ratio of 33%, while the euro adoption and the return of political stability further strengthen the country’s macroeconomic outlook.

Against this backdrop, in terms of organic growth, Eurobank continues to perform strongly. The loan book expanded by 10.5% annually and by €3.8bn during the nine months of 2026. Deposits increased by 10.6% year-on-year and by €4.7bn year to date, while managed funds grew by €2.1bn or 22.3% on a yearly basis. As a result of the strong performance, the return on Tangible Book Value reached 17%, with a pronounced contribution from our regional activities of nearly half of profit.

The 9M26 performance demonstrates our consistent ability to deliver organic growth and gives us confidence in meeting or exceeding our full-year targets. The acquisition completion of Eurolife provides an additional growth engine, particularly in insurance and asset management. Reflecting the strength of our performance and prudent capital management, we will distribute an interim dividend of €5.99 cents per share on 26 November. ”

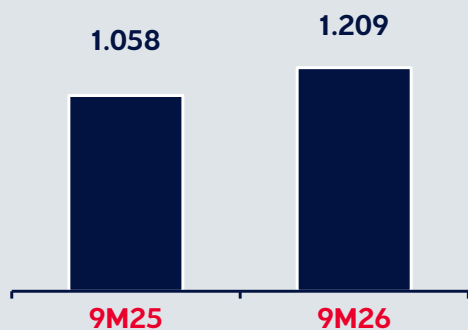
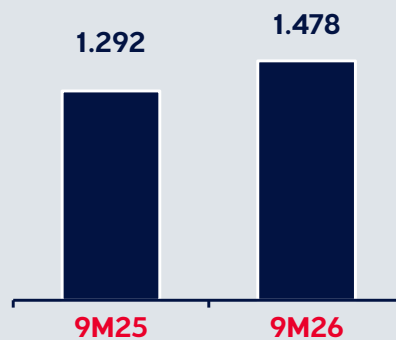
Fokion Karavias, CEO

9M26 Financial Results Review

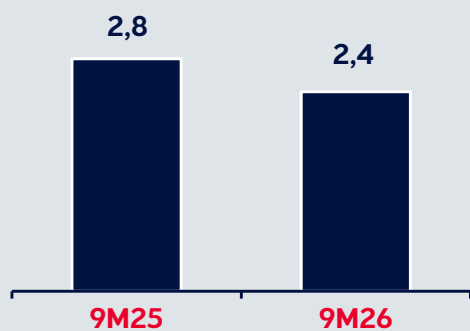
Eurobank's performance in 9M26 was robust. Specifically:

- **Net interest income** rose by 8.7% y-o-y to €2,068m. **3Q26 Net interest income** increased by 5.0% q-o-q to €719m, driven by increased interest earning assets and higher ECB rates (3Q26 average ECB Deposit Facility Rate of 229 basis points, compared to 204 basis points for 2Q26).
- **Net fee and commission income** expanded by 13.0% y-o-y to €630m, mainly due to higher fees from Lending, Wealth Management Business and Insurance operations and accounted for 76 basis points of total assets.
- **Core income** grew by 9.7% y-o-y to €2,698m. **Total operating income** increased by 10.8% y-o-y to €2,776m.
- **Total operating expenses** increased by 6.9% y-o-y to €995m, while the **cost-to-income ratio** improved to 35.8% from 37.1% for 9M25.
- **Core pre-provision income** was up by 11.4% y-o-y to €1,703m, whereas **pre-provision income** was up by 13.1% to €1,781m.
- **Loan loss provisions** declined by 5.5% y-o-y to €224m, accounting for 53 basis points of average net loans.
- **Core operating profit before tax** was up by 14.4% y-o-y to €1,478m.
- **Adjusted net profit** was up by 14.3% y-o-y to €1,209m, while **reported net profit** was up by 12.4% to €1,161m.
- **EPS** and the **return on tangible book value** reached €0.31 and 16.9%, respectively.
- The **adjusted net profit** of the **non-Greek operations** remained almost unchanged at €555m, contributing 45.9% to the Group's profitability. Specifically, the adjusted net profit in Cyprus declined by 3.9% y-o-y to €356m and in Bulgaria was up by 9.2% y-o-y to €182m.
- The **NPE ratio** was 2.4% and the **Provisions over NPEs** were 81.9% at 30 September 2026³.
- Capital adequacy remained robust, with **Total CAD** and **CET1 ratios**⁴ reaching 20.4% and 15.5% at 30 September 2026, respectively.
- **Tangible book value per share** reached €2.65 at 30 September 2026, up by 7.7% y-o-y.
- **Total assets** amounted to €114.2bn at 30 September 2026, of which €66.9bn in Greece, €29.4bn in Cyprus and €14.8bn in Bulgaria.
- **Loans** grew organically by €3.8bn in 9M26, of which €2.0bn in Greece and €1.8bn in the non-Greek operations. **Total gross loans** amounted to €59.1bn at 30 September 2026, of which €38.6bn in Greece, €9.3bn in Cyprus and €10.1bn in Bulgaria. At Group level, business loans stood at €37.1bn, mortgages at €13.1bn and consumer loans at €5.3bn.
- **Customer deposits** increased by €4.7bn in 9M26 to €87.2bn at 30 September 2026, of which €48.5bn in Greece, €24.3bn in Cyprus and €11.7bn in Bulgaria. The **loans to deposits ratio** and the **liquidity coverage ratio** were 66.4% and 174.4% at 30 September 2026, respectively.
- **Managed funds** grew by 22.3% y-o-y to €11.4bn at 30 September 2026. **Private banking client assets and liabilities** increased by 13.2% y-o-y to €15.9bn at 30 September 2026.

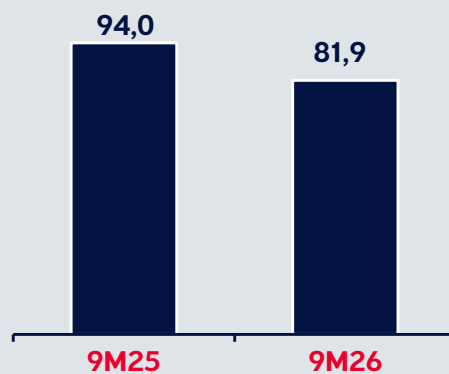
³ Potential loan reclassifications to Unlikely-to-Pay related to the CHF conversion law in 4Q26 may increase the NPE ratio by c. 40 basis points and lower the Provisions over NPEs ratio by c. 10 percentage points.
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Adjusted Net Profit
(€m)Core Operating Profit
(€m)

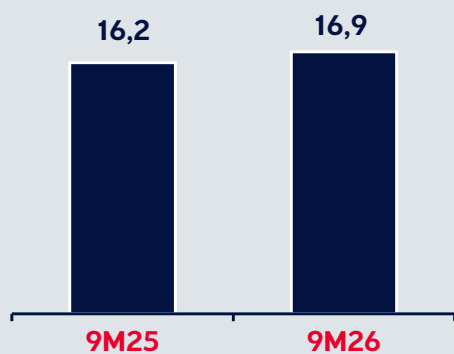
NPE Ratio (%)



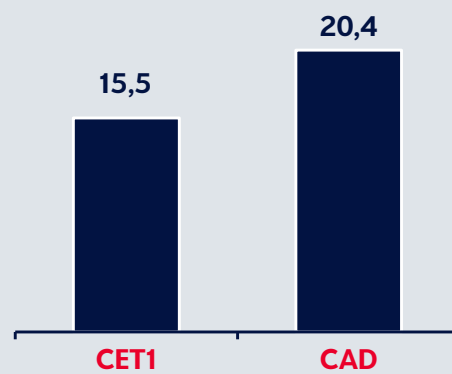
Provisions over NPEs (%)



Return on Tangible Book Value (%)



Capital Adequacy (%)



P&L (€m)	9M26	9M25	Change
Net Interest Income	2,068	1,902	8.7%
Net Fee & Commission Income	630	557	13.0%
Total Operating Income	2,776	2,506	10.8%
Total Operating Expenses	995	930	6.9%
Core Pre-Provision Income	1,703	1,529	11.4%
Pre-Provision Income	1,781	1,575	13.1%
Loan Loss Provisions	224	237	-5.5%
Core Operating Profit	1,478	1,292	14.4%
Adjusted Net Profit	1,209	1,058	14.3%
Net Profit	1,161	1,033	12.4%

Balance Sheet (€m)	9M26	9M25
Consumer Loans	5,309	4,767
Mortgages	13,084	12,865
Small Business Loans	3,457	3,526
Large Corporates & SMEs	33,580	29,123
Total Gross Loans	59,049	54,268
Total Customer Deposits	87,182	78,999
Total Assets	114,234	102,969

Financial Ratios	9M26	9M25
Net Interest Margin	2.49%	2.49%
Cost to Income	35.8%	37.1%
NPE Ratio	2.4% ⁵	2.8%
Provisions over NPEs	81.9% ⁶	94.0%
Provisions to average Net Loans	0.53%	0.61%
Return on Tangible Book Value	16.9%	16.2%
Earnings per Share (€)	0.31	0.28
CET1	15.5% ⁷	15.5%

⁵ Potential loan reclassifications to Unlikely-to-Pay in 4Q26 related to the CHF conversion law may increase the NPE ratio by c. 40 basis points.

⁶ Potential loan reclassifications to Unlikely-to-Pay in 4Q26 related to the CHF conversion law may lower the Provisions over NPEs ratio by c. 10 percentage points.

⁷ Accounting for payout accrual. Including period profits. Payout subject to relevant approvals. Pro forma for Eurolife acquisition and partial disposal of ERB Asfalistiki Ltd, CET1 ratio of 14.3%.

Glossary - Definition of Alternative Performance Measures (APMs) and other selected financial measures/ ratios

- ❖ **Adjusted net profit:** Net profit/loss attributable to equity holders of the parent company excluding restructuring costs, goodwill impairment/ gain on acquisition, gains/(losses) related to the transformation and NPE reduction plans, contribution to Greek State's infrastructure projects, net profit/(loss) from discontinued operations and income tax adjustments.
- ❖ **Adjusted Basic Earnings per share (EPS):** Net profit attributable to equity holders of the parent company, after deducting the coupons on AT1 capital instruments on an accrued basis (net of tax), divided by the weighted average number of ordinary shares outstanding, during the period.
- ❖ **Common Equity Tier 1 (CET1):** In accordance with the Regulation (EU) No 575/2013, as in force, Common Equity Tier 1 regulatory capital, divided by total Risk Weighted Assets (RWA).
- ❖ **Core Operating Profit:** Core pre-provision income minus impairment losses relating to loans and advances charged in 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.
- ❖ **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 for the reported period.
- ❖ **Cost to Income ratio:** Total operating expenses divided by total operating income.
- ❖ **Fees and commissions:** The total of net banking fee and commission income and income from non-banking services of the reported period.
- ❖ **Fees and commissions over assets ratio:** The Fees and commissions 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).
- ❖ **Income from trading and other activities:** The total of net trading income, gains less losses from investment securities and other income/ (expenses) of the reported period.
- ❖ **Loans to Deposits ratio:** Loans and advances to customers at amortised cost divided by due to customers at the end of the reported period.
- ❖ **Liquidity Coverage Ratio (LCR):** The total amount of high-quality liquid assets divided by the net liquidity outflows for a 30-day stress period as per Regulation (EU) 2015/61.
- ❖ **Net Interest Margin (NIM):** The net interest income of the reported period annualised 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).
- ❖ **Non-performing exposures (NPEs):** NPEs (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.
- ❖ **NPEs formation:** Net increase/decrease of NPEs in the reported period excluding the impact of write-offs, sales and other movements.

- ❖ **NPEs Coverage ratio:** Impairment allowance for loans and advances to customers and impairment allowance for credit related commitments (off balance sheet items), divided by NPEs at the end of the reported period.
- ❖ **NPEs ratio:** NPEs divided by gross loans and advances to customers at amortised cost at the end of the reported period.
- ❖ **Pre-Provision Income (PPI):** Operating income minus operating expenses 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).
- ❖ **Return on tangible book value (RoTBV):** Adjusted net profit, after deducting the coupons on AT1 capital instruments on an accrued basis (net of tax), divided by the average tangible book value.
- ❖ **Tangible Book Value (TBV):** Total equity excluding preference shares, AT1 capital instruments and non-controlling interests minus intangible assets.
- ❖ **Tangible Book Value/Share (TBV/S):** Tangible book value divided by outstanding number of shares as at period end excluding own shares.
- ❖ **Total Capital Adequacy ratio:** In accordance with Regulation (EU) No 575/2013, as in force, Total regulatory capital divided by total Risk Weighted Assets (RWA). The RWA are the Group's assets and off-balance-sheet exposures, weighted according to risk factors based on Regulation (EU) No 575/2013, considering credit, market and operational Risks.

CONSOLIDATED BALANCE SHEET INFORMATION

	In € million	
	30 Sep 2026	31 Dec 2025
ASSETS		
Cash and balances with central banks	14,854	15,628
Due from credit institutions	2,343	2,356
Derivative financial instruments	631	780
Loans and advances to customers	57,929	54,663
Investment securities	28,640	24,884
<i>of which securities backing insurance and investment contract liabilities</i>	659	614
Property and equipment	1,084	1,067
Investment property	1,430	1,331
Intangible assets	634	511
Deferred tax assets	3,467	3,629
Other assets	3,222	3,127
Total assets	114,234	107,976
LIABILITIES		
Due to central banks and credit institutions	2,868	3,851
Derivative financial instruments	1,161	915
Due to customers	87,182	82,704
Debt securities in issue	8,954	7,352
Insurance contract liabilities	741	684
Other liabilities	2,134	1,847
Total liabilities	103,040	97,353
EQUITY		
Share capital	794	799
Share premium, reserves and retained earnings	9,308	8,734
Additional Tier I capital instruments	1,090	1,090
Non controlling interests	2	0
Total equity	11,194	10,623
Total equity and liabilities	114,234	107,976

CONSOLIDATED INCOME STATEMENT INFORMATION

	In € million	
	1 Jan - 30 Sep 2026	1 Jan - 30 Sep 2025
Net interest income	2,068	1,902
Net banking fee and commission income	511	452
Income from non banking services	118	105
Net trading income and gains/losses from investment securities	52	58
Other income/(expenses)	24	47
<i>of which derecognition loss from NPE reduction transactions</i>	(3)	-
<i>of which gain on acquisition of CNP Cyprus Insurance Holdings</i>	-	58
Operating income	2,773	2,564
Operating expenses	(1,000)	(957)
<i>of which contribution to Greek State's infrastructure projects</i>	(5)	(27)
Impairment losses relating to loans and	(235)	(261)
<i>of which impairment loss related to NPE reduction projects</i>	(10)	(24)
Other impairments, risk provisions and related costs	(25)	(7)
Restructuring costs	(56)	(48)
Special tax levy on credit institutions	(27)	(26)
Share of results of associates and joint ventures	33	35
Profit before tax from continuing operations	1,463	1,300
Income tax	(320)	(264)
Net profit from continuing operations	1,143	1,036
Net profit/(loss) from discontinued operations	18	(3)
Net profit attributable to equity holders of the parent company	1,161	1,033

Notes:

1. In December 2025, the merger by absorption of Eurobank Holdings by Eurobank S.A. was completed, and Eurobank S.A. became the ultimate parent company of the Group.
2. The special tax levy on credit institutions, which was previously included in income tax, has been presented separately from the fourth quarter of 2025.
3. The Interim Consolidated Financial Statements for the nine months ended 30 September 2026 will be published on 30 October 2026.