

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

**FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2026**

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Interim Consolidated Balance Sheet

		30 September 2026	31 December 2025
	Note	€ million	€ million
ASSETS			
Cash and balances with central banks		14,854	15,628
Due from credit institutions		2,343	2,356
Securities held for trading		497	516
Derivative financial instruments	16	631	780
Loans and advances to customers	17	57,929	54,663
Investment securities	18	28,640	24,884
Investments in associates and joint ventures	20	237	251
Property and equipment	21	1,084	1,067
Investment property	21	1,430	1,331
Intangible assets		634	511
Deferred tax assets	14.1	3,467	3,629
Other assets	22	2,163	2,032
Assets of disposal groups classified as held for sale	15	325	328
Total assets		114,234	107,976
LIABILITIES			
Due to central banks	23	-	1,001
Due to credit institutions	23	2,868	2,850
Derivative financial instruments	16	1,161	915
Due to customers	24	87,182	82,704
Debt securities in issue	25	8,954	7,352
Insurance contract liabilities	26	741	684
Other liabilities	26	2,134	1,847
Total liabilities		103,040	97,353
EQUITY			
Share capital	27	794	799
Share premium	27	1,140	1,140
Reserves and retained earnings		8,168	7,594
Additional Tier I capital instruments	28	1,090	1,090
Non controlling interests		2	0
Total equity		11,194	10,623
Total equity and liabilities		114,234	107,976

Notes on pages 6 to 45 form an integral part of these interim consolidated financial statements.

Interim Consolidated Income Statement

	Note	Nine months ended 30 September		Three months ended 30 September	
		2026 € million	2025 Restated ⁽¹⁾ € million	2026 € million	2025 Restated ⁽¹⁾ € million
Net interest income	7	2,068	1,902	720	632
Net banking fee and commission income	8	511	452	175	160
Income from non banking services	9	118	105	40	32
Net trading income/(loss)	16	(10)	(10)	2	(11)
Gains less losses from investment securities	18	62	68	22	17
Other income/(expenses)	10	24	47	7	35
Operating income		2,773	2,564	966	865
Operating expenses	11	(1,000)	(957)	(338)	(343)
Impairment losses relating to loans and advances to customers	12	(235)	(261)	(76)	(82)
Other impairments, risk provisions and related costs	13	(25)	(7)	(10)	(7)
Restructuring costs	13	(56)	(48)	(7)	(7)
Special tax levy on credit institutions	14.2	(27)	(26)	(9)	(9)
Share of results of associates and joint ventures	20	33	35	18	11
Profit before tax from continuing operations		1,463	1,300	544	428
Income tax	14.1	(320)	(264)	(120)	(86)
Net profit from continuing operations		1,143	1,036	424	342
Net profit/(loss) from discontinued operations	15	18	(3)	(1)	-
Net profit attributable to equity holders of the parent company		1,161	1,033	423	342
		€	€	€	€
Earnings per share					
-Basic earnings per share	6	0.32	0.28	0.12	0.09
-Diluted earnings per share	6	0.31	0.28	0.12	0.09
Earnings per share from continuing operations					
-Basic and diluted earnings per share	6	0.31	0.28	0.12	0.09

⁽¹⁾ Following the completion of the merger by absorption of Eurobank Holdings by Eurobank S.A. in December 2025, Eurobank S.A. Group represents the continuation of the Eurobank Holdings Group. Accordingly, the comparative information corresponds to that of the Eurobank Holdings Group (note 2). In addition, the special tax levy on credit institutions is presented separately, whereas it was previously included within Income tax.

Notes on pages 6 to 45 form an integral part of these interim consolidated financial statements.

Interim Consolidated Statement of Comprehensive Income

	Nine months ended 30 September		Three months ended 30 September	
	2026	2025	2026	2025
	€ million	€ million	€ million	€ million
Net profit	1,161	1,033	423	342
Other comprehensive income:				
Items that are or may be reclassified subsequently to profit or loss:				
Cash flow hedges				
- changes in fair value, net of tax	(0)	9	(2)	2
- transfer to net profit, net of tax	(3)	(11)	(1)	(2)
	(3)	(2)	(3)	0
Debt securities at FVOCI				
- changes in fair value, net of tax	(112)	15	(112)	(3)
- transfer to net profit, net of tax	21	(10)	55	6
	(91)	5	(57)	3
Foreign currency translation				
- foreign operations' translation differences	(0)	(0)	(0)	(0)
- transfer to net profit on the disposal of foreign subsidiary	-	1	-	-
	(0)	1	(0)	(0)
Associates and joint ventures				
- changes in the share of other comprehensive income, net of tax	(6)	(0)	(4)	(2)
	(100)	4	(64)	1
Items that will not be reclassified to profit or loss:				
- Gains/(losses) from equity securities at FVOCI, net of tax	1	1	-	0
Other comprehensive income	(99)	4	(64)	1
Total comprehensive income attributable to:				
Equity holders of the parent company				
- from continuing operations	1,044	1,040	361	343
- from discontinued operations	18	(3)	(1)	-
	1,062	1,037	359	343

Note: Following the completion of the merger by absorption of Eurobank Holdings by Eurobank S.A. in December 2025, Eurobank S.A. Group represents the continuation of the Eurobank Holdings Group. Accordingly, the comparative information corresponds to that of the Eurobank Holdings Group (note 2).

Notes on pages 6 to 45 form an integral part of these interim consolidated financial statements.

Interim Consolidated Statement of Changes in Equity

	Share capital € million	Share premium € million	Reserves and retained earnings € million	AT1 capital instruments € million	Non controlling interests € million	Total € million
Balance at 1 January 2025	809	1,145	6,945	-	0	8,899
Net profit	-	-	1,033	-	0	1,033
Other comprehensive income	-	-	4	-	0	4
Total comprehensive income for the nine months ended 30 September 2025	-	-	1,037	-	0	1,037
Dividend distribution to shareholders	-	-	(386)	-	-	(386)
Issue of AT1 capital instruments	-	-	-	495	-	495
Share-based payments and exercise of share options	2	0	10	-	-	12
Purchase/sale of treasury shares	-	-	(148)	-	-	(148)
Other	-	-	(2)	-	-	(2)
	2	0	(525)	495	-	(28)
Balance at 30 September 2025	811	1,145	7,457	495	0	9,908
Balance at 1 January 2026	799	1,140	7,594	1,090	0	10,623
Net profit	-	-	1,161	-	0	1,161
Other comprehensive income	-	-	(99)	-	(0)	(99)
Total comprehensive income for the nine months ended 30 September 2026	-	-	1,062	-	(0)	1,062
Dividend distribution to shareholders (note 27)	-	-	(258)	-	(0)	(258)
Coupon payment to AT1 capital holders, net of tax	-	-	(25)	-	-	(25)
Share-based payments and exercise of share options (note 27)	1	0	11	-	-	12
Purchase/sale and cancellation of treasury shares (note 27)	(6)	-	(215)	-	-	(221)
Acquisition of subsidiaries (note 19)	-	-	-	-	2	2
	(5)	0	(488)	(0)	2	(490)
Balance at 30 September 2026	794	1,140	8,168	1,090	2	11,194
	Note 27	Note 27				

Note: Following the completion of the merger by absorption of Eurobank Holdings by Eurobank S.A. in December 2025, Eurobank S.A. Group represents the continuation of the Eurobank Holdings Group. Accordingly, the comparative information corresponds to that of the Eurobank Holdings Group (note 2).

Notes on pages 6 to 45 form an integral part of these interim consolidated financial statements.

Interim Consolidated Cash Flow Statement

		Nine months ended 30 September	
		2026	2025
			Restated ⁽¹⁾
	Note	€ million	€ million
Cash flows from continuing operating activities			
Profit before income tax from continuing operations		1,463	1,300
Adjustments for:			
Impairment losses relating to loans and advances to customers	12	235	261
Other impairments, risk provisions and restructuring costs	13	81	55
Depreciation and amortisation	11	114	114
Other (income)/losses on investment securities	30	(129)	(124)
(Income)/losses on debt securities in issue	30	14	50
Other adjustments	30	(26)	(95)
		1,752	1,561
Changes in operating assets and liabilities			
Net (increase)/decrease in cash and balances with central banks		967	(42)
Net (increase)/decrease in securities held for trading		1	(99)
Net (increase)/decrease in due from credit institutions		(89)	40
Net (increase)/decrease in loans and advances to customers		(3,495)	(2,295)
Net (increase)/decrease in other assets		(101)	(232)
Net (increase)/decrease in derivative financial instruments		486	119
Net increase/(decrease) in due to central banks and credit institutions		(982)	295
Net increase/(decrease) in due to customers		4,482	406
Net increase/(decrease) in insurance contract liabilities and other liabilities		196	318
		1,465	(1,490)
Income tax paid		(96)	(129)
Net cash from/(used in) continuing operating activities		3,121	(58)
Cash flows from continuing investing activities			
Acquisition of fixed and intangible assets		(235)	(190)
Proceeds from sale of fixed and intangible assets		3	11
(Purchases)/sales and redemptions of investment securities		(3,998)	(1,698)
Acquisition of subsidiaries	19	(77)	(211)
Acquisition of holdings in associates and joint ventures, participations in capital increases and capital return	20	3	1
Disposal of subsidiaries	19	6	1
Dividends from investment securities, associates and joint ventures		7	6
Net cash from/(used in) continuing investing activities		(4,291)	(2,080)
Cash flows from continuing financing activities			
(Repayments)/proceeds from debt securities in issue	25	1,783	327
Repayment of lease liabilities		(28)	(28)
Dividends Paid	27	(258)	(386)
Transactions with non-controlling interests		-	(885)
Proceeds from AT1 capital instruments	28	-	495
Coupon payments to AT1 capital holders	28	(35)	-
(Purchase)/sale of treasury shares and exercise of share options	27	(220)	(146)
Net cash from/(used in) continuing financing activities		1,242	(623)
Net increase/(decrease) in cash and cash equivalents from continuing operations		72	(2,761)
Cash and cash equivalents at beginning of period	30	15,529	15,908
Cash and cash equivalents at end of period	30	15,601	13,147

⁽¹⁾ Following the completion of the merger by absorption of Eurobank Holdings by Eurobank S.A. in December 2025, Eurobank S.A. Group represents the continuation of the Eurobank Holdings Group. Accordingly, the comparative information corresponds to that of the Eurobank Holdings Group (note 2). In addition, the special tax levy on credit institutions previously included within income tax in the income statement, is presented within Profit before tax from continued operations, with corresponding adjustment to income tax paid.

Notes on pages 6 to 45 form an integral part of these interim consolidated financial statements.

Notes to the Interim Consolidated Financial Statements

1. General information

Following the merger by absorption of “Eurobank Ergasias Services and Holdings S.A.” (Eurobank Holdings) by Eurobank S.A. (Eurobank or the Bank), which was completed on 12 December 2025, Eurobank S.A. became the ultimate parent company of the Group. The Bank along with its subsidiaries (the Group), are active in retail, corporate and private banking, asset management, treasury, capital markets, insurance and other services (note 5). The Group operates mainly in Greece and in Bulgaria, Cyprus and Luxembourg. The Bank is incorporated in Greece, with its registered office at 8 Othonos Street, Athens 105 57 and its shares are listed on the Euronext Athens and the Cyprus Stock Exchange.

These interim consolidated financial statements were approved by the Board of Directors on 29 October 2026.

2. Basis of preparation and material accounting policies

These interim condensed consolidated financial statements have been prepared in accordance with the International Accounting Standard (IAS) 34 ‘Interim Financial Reporting’ as endorsed by the European Union (EU). The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the consolidated financial statements for the year ended 31 December 2025.

Following the completion of the merger in December 2025, the Bank became the ultimate parent of the entire Group and the Eurobank S.A. Group represents the continuation of the former Eurobank Holdings Group. Accordingly, taking into account the substance of the transaction in the context of Group’s reorganization, which reflects that no change in ownership interests or share value occurred, the retrospective approach was adopted in the consolidated financial statements for the year ended 31 December 2025. As a result, the comparative consolidated financial information presented in these financial statements for the nine months ended 30 September 2025, corresponds to that of the former Eurobank Holdings Group.

Where necessary, comparative figures have been adjusted to conform to changes in the presentation in the current period. Unless otherwise indicated, the financial information presented in Euro has been rounded to the nearest million. The figures presented in the primary financial statements and the notes may not sum precisely to the totals provided due to rounding.

The accounting policies and methods of computation in these interim consolidated financial statements are consistent with those followed in the preparation of the consolidated financial statements for the year ended 31 December 2025, except as described below in note 2.1 regarding new accounting developments.

Going concern considerations

The interim financial statements of the Group for the nine-month period ended 30 September 2026 have been prepared on a going concern basis, taking into consideration the following:

- a) The major macroeconomic risks and uncertainties in Greece and the wider region for the next 12 months, including: (a) the ongoing hostilities in the Middle East and the war between Russia and Ukraine, which perpetuate global geopolitical and economic uncertainty, amplify financial volatility and sovereign fiscal risks, disrupt maritime trade through major waterways, especially of energy goods and increase costs; if prolonged, the ensuing supply bottlenecks are very likely to exacerbate inflationary pressures globally, (b) the persistent inflationary pressures, driven primarily by the services sector and fueled further by elevated energy prices and (c) potential adverse effects following the conclusion of RRF that could lead to a slowdown in investments and reforms required to boost productivity. These factors, notwithstanding the strong fiscal position of Greece and Cyprus, in which the Group maintains core operations, which allows them to take mitigating actions, may have adverse effects on financial volatility, economic growth, employment, competitiveness, international trade, and monetary policy outlook (further information is presented in the section “Macroeconomic Outlook and Risks” of the Report of the Directors for the six months ended 30 June 2026).
- b) The positive outlook for the economies of Greece, Bulgaria and Cyprus, which sustained their expansionary momentum in the first half of 2026 amid a challenging international environment and are expected to continue growing at rates above the euro area average during 2026-2027.
- c) The Group’s profit generation capacity and capital adequacy; specifically in the period ended 30 September 2026, the net profit attributable to equity holders amounted to € 1,161 million (period ended 30 September 2025: € 1,033 million). The adjusted net profit, which excludes the € 53 million restructuring costs, after tax (note 13), the € 10 million loss, after tax, related to NPE reduction projects (note 17), the € 4 million cost, after tax, for the contribution to Greek State’s infrastructure projects (note 11) and the € 18 million gain from discontinued operations, after tax (note 15), amounted to € 1,209 million (period ended 30 September 2025: € 1,058 million), of which € 555 million profit was related to the international operations (period ended

Notes to the Interim Consolidated Financial Statements

30 September 2025: € 557 million profit). In October 2026, the Bank's Board of Directors decided the distribution of an interim cash dividend of € 214 million for the financial year 2026 from its non-mandatory reserves (note 27).

At 30 September 2026, the Group's Total Capital Adequacy (total CAD) and Common Equity Tier 1 (CET1) ratios, stood at 20.4% (31 December 2025: 19.5%) and 15.5% (31 December 2025: 15.2%), respectively. Pro-forma for the acquisition of Eurolife FFH Life insurance and partial disposal of ERB Asfaltistiki Ltd, the Group's total CAD and CET1 ratios would be 19.2% and 14.3% respectively. In addition, at 30 September 2026, the Bank's MREL ratio at consolidated level stood at 32.7% of RWAs (31 December 2025: 29.4%) (note 4).

- d) The Group's liquidity position, with the Liquidity Coverage ratio (LCR) standing at 174.4% as at 30 September 2026, (31 December 2025: 172.2%). The Group's (net) loans to deposits (L/D) ratio stood at 66.4% (31 December 2025: 66.1%). In the context of the 2026 ILAAP (Internal Liquidity Adequacy Assessment Process), the liquidity stress tests results indicate that the Bank has adequate liquidity buffer to cover the potential outflows that could occur in all scenarios regarding the short term (1 month), the 3-month and the medium-term horizon (1 year).
- e) The Group's asset quality, with the NPE ratio standing at 2.4% on 30 September 2026 (31 December 2025: 2.6%) and the corresponding NPE coverage ratio decreased to 81.9% (31 December 2025: 95.2%), mainly reflecting the impact of significant one-off portfolio actions that affected the stock of impairment allowance rather than the overall level of NPEs (note 17).

2.1 New and amended standards and interpretations adopted by the Group

The following amendments to existing standards as issued by the International Accounting Standards Board (IASB) and endorsed by the EU that is relevant to the Group's activities, apply from 1 January 2026:

IFRS 9 & IFRS 7, Amendments to the Classification and Measurement of Financial Instruments

In May 2024, the IASB issued *"Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7"*. The amendments clarify the requirements related to the derecognition of financial liabilities settled through electronic payment systems, provide additional guidance for the assessment of the contractual cash flow characteristics (SPPI test) on financial assets with contingent features (such as ESG-linked terms) and clarifications regarding the characteristics and treatment of financial assets with non-recourse features, as well as of contractually linked instruments.

In parallel, the amendments introduce enhanced disclosure requirements regarding financial instruments with contingent features, as well as for investment in equity instruments designated at FVOCI.

The adoption of the amendments had no impact on the interim condensed consolidated financial statements.

Annual improvements to IFRSs - Volume 11

In July 2024, the IASB issued amendments to several IFRS standards, which resulted from the IASB's annual improvements process. This volume includes minor amendments to several standards namely:

- IFRS 1 "First-time Adoption of International Financial Reporting Standards" on Clarifications on hedge accounting for first-time adopters,
- IFRS 7 "Financial Instruments: Disclosures" and its accompanying Guidance on implementing IFRS 7 in disclosures related to derecognition, fair value and credit risk,
- IFRS 9 "Financial Instruments" on clarifications about lessee derecognition of lease liabilities and on definition of transaction price over the initial measurement of trade receivables,
- IFRS 10 "Consolidated Financial Statements" on the determination of a 'De Facto Agent' and
- IAS 7 "Statement of Cash-Flows" on definition of cost method.

The adoption of the amendments had no impact on the interim condensed consolidated financial statements.

Notes to the Interim Consolidated Financial Statements

3. Significant accounting estimates and judgments in applying accounting policies

In preparing these interim condensed consolidated financial statements, the significant estimates, judgments and assumptions made by Management in applying the accounting policies and the key sources of estimation uncertainty are the same as those applied in the consolidated financial statements for the year ended 31 December 2025, except for those related to the expected credit losses (ECL) on loans and advances to customers, as described below.

Further information about the key assumptions and sources of estimation uncertainty is set out in notes 14, 15, 17, 19, 26, 29 and 31.

3.1 Impairment losses on loans and advances to customers

Despite elevated geopolitical uncertainty and market volatility stemming from the conflict in Middle East, macroeconomic conditions in the Group's core markets of Greece, Bulgaria and Cyprus have exhibited notable resilience and sustained their expansionary momentum. Nevertheless, risks related to geopolitical tensions, inflation dynamics and monetary policy uncertainty continue to weigh on the economic outlook (note 2).

Determination of scenario weights and forward-looking information

As at 30 September 2026, the elements of the expected credit losses (ECL) models that are considered significant accounting judgments and estimates, including the application of the three macroeconomic scenarios and their weights, as well as the probability-weighted annual forecasts of the key macroeconomic variables incorporated in the above models, remained unchanged compared to 30 June 2026. More specifically in the first quarter of 2026, the Group applied an increased adverse scenario weighting (i.e. adverse: 40%, base: 40%, and optimistic: 20%), as a temporary measure to reflect the elevated economic uncertainty pending the incorporation of updated macroeconomic forecasts that were finally updated in the second quarter of 2026. Accordingly, within the same quarter, the macroeconomic scenarios' probability weighting reverted to the one applied at 31 December 2025 (i.e. adverse: 30%, base: 50%, optimistic: 20%; Bulgaria: adverse: 35%, base: 40%, optimistic: 25%). The aforementioned update of the key macroeconomic variables incorporated in the ECL models resulted in the recognition of an additional ECL charge of ca. € 12 million for the Group while the impact from revision of scenario weights that took place in the first quarter of 2026 of € 24 million was reversed in P&L as appropriate.

As at 30 September 2026, the arithmetic averages of the key annual forecasts per macroeconomic scenario for the years 2026-2029, used in the ECL measurement of Greek lending portfolios are set out in the following table, alongside the corresponding figures for the year ended 31 December 2025:

Key macroeconomic indicators	30 September 2026 Average (2026-2029) annual forecast			31 December 2025 Average (2026-2029) annual forecast		
	Optimistic	Base	Adverse	Optimistic	Base	Adverse
Gross Domestic Product growth	2.13%	1.79%	0.86%	3.37%	1.99%	0.57%
Unemployment Rate	7.37%	7.55%	7.82%	7.18%	7.97%	8.83%
Residential property prices' index	6.76%	4.29%	1.08%	8.42%	4.30%	0.19%
Commercial property prices' index	4.93%	2.48%	-0.85%	7.06%	2.47%	-2.12%
Inflation rate	2.24%	2.77%	4.16%	2.70%	2.28%	1.97%

Note: The annual average forecasts for the medium to long-term horizon, i.e. from the fifth year and onward, begin to present a stable trend.

The table below provides the respective arithmetic averages of the key annual forecasts used in the ECL measurement as at 30 September 2026 in the countries where the Group operates with a significant contribution to the Group ECL:

Notes to the Interim Consolidated Financial Statements

Key macroeconomic indicators	30 September 2026 Average (2026-2029) annual forecast			31 December 2025 Average (2026-2029) annual forecast		
	Optimistic	Base	Adverse	Optimistic	Base	Adverse
Bulgaria						
Gross Domestic Product growth	4.16%	2.63%	0.65%	4.94%	2.78%	0.74%
Unemployment Rate	2.99%	3.78%	4.69%	3.15%	3.96%	4.85%
Residential property prices' index	9.22%	4.23%	1.09%	9.86%	4.49%	1.14%
Cyprus						
Gross Domestic Product growth	4.03%	3.10%	1.25%	4.04%	3.11%	0.70%
Gross fixed capital formation	6.88%	2.53%	0.48%	13.17%	9.70%	4.06%
Real Consumption growth	3.65%	2.95%	1.10%	3.95%	3.10%	0.64%
Unemployment Rate	3.88%	4.35%	6.05%	3.58%	4.29%	6.51%
Residential property prices' index	3.55%	2.43%	0.00%	4.13%	2.61%	-1.61%
Commercial property prices' index	2.98%	1.55%	-0.75%	3.69%	1.60%	-3.79%
Inflation rate	3.00%	2.78%	3.28%	2.95%	2.04%	2.72%

ECL measurement

In addition, during the second quarter of 2026, the Group enhanced its early credit-risk identification framework by revising certain Unlikely-to-Pay (UtP) criteria applicable to euro-denominated retail loans with step-up interest rate features. For further details refer to Note 17.

The Group continues to closely monitor all loan portfolios, so as to revise, if needed, the respective estimates and assumptions.

4. Capital Management

The capital adequacy position of the Group is presented in the following table:

	30 September 2026 ⁽¹⁾ € million	31 December 2025 ⁽¹⁾ € million
Total equity before AT1 capital instruments	10,105	9,533
Less: Accrual for profit payout	(812)	(657)
Less: Other regulatory adjustments	(900)	(742)
Common Equity Tier 1 Capital	8,393	8,134
Add: AT1 capital instruments (note 28)	1,090	1,090
Total Tier 1 Capital	9,483	9,224
Tier 2 capital-subordinated debt (note 25)	1,587	1,215
Total Regulatory Capital	11,070	10,439
Risk Weighted Assets	54,146	53,646
Ratios:	%	%
Common Equity Tier 1	15.5	15.2
Pro-forma Common Equity Tier 1 ⁽²⁾	14.3	15.6
Tier 1	17.5	17.2
Pro-forma Tier 1 ⁽²⁾	16.3	17.7
Total Capital Adequacy	20.4	19.5
Pro-forma Total Capital Adequacy ⁽²⁾	19.2	20.0

⁽¹⁾ As at 30 September 2026, the above capital ratios for the Group include the profit attributable to the equity holders of the Bank for the period amounting to € 1,161 million (31 December 2025: € 1,362 million), less the payout accrual of € 638 million based on the profits for the nine month period of 2026, in accordance with the Bank's shareholders' remuneration policy, subject to regulatory and AGM approval (31 December 2025: € 547 million). At the same date, the outstanding accrual in relation to the Bank's shares to be acquired under the share buyback program, in the context of the shareholders' remuneration for the financial year 2025 (note 27) amounted to ca. € 173 million.

⁽²⁾ As of 30 September 2026, pro-forma with the acquisition of Eurolife FFH Life Insurance and the partial disposal of ERB Asfalistiki Ltd (note 19) and, as of 31 December 2025, with the completion of the projects "Sun (ex-Solar)" (note 17) and "Wave III upside".

Notes to the Interim Consolidated Financial Statements

Notes:

a) As of 30 September 2026, the increase in CET1 ratio of the Group, compared to 31 December 2025, is mainly attributed to the Group's organic profitability and the completion of Wave VII securitization partially offset by the payout accrual, the DTC acceleration, the decrease in the fair value of investment securities classified as at FVOCI and the increase of the RWAs mainly due to i) the new production of loans and ii) the increase in the volume of investment securities held by the Group.

b) From 2025 onwards, in line with the Bank's initiative to enhance the quality of its regulatory capital, the amortisation of Deferred tax credits (DTC) against the Greek State amounting to € 2,690 million at the end of the period (note 14), is accelerated for regulatory purposes. As a result, as at 30 September 2026, the DTC included in the calculation of the Group's capital ratios stand at € 2,297 million, representing 27.4% of CET 1 capital.

The Group has sought to maintain an actively managed capital base to cover risks inherent in the business. The adequacy of the Group's capital is monitored using, among other measures, the rules and ratios established by the Basel Committee on Banking Supervision (BIS rules/ratios) which have been incorporated in the European Union (EU) legislation through the Directive 2013/36/EU (known as CRD IV) along with the Regulation 575/2013/EU (known as CRR), as they are in force. The above Directive has been transposed into Greek legislation by Law 4261/2014, as in force.

On 19 June 2024, Regulation 2024/1623/EU and Directive 2024/1619/EU, amending Regulation 575/2013/EU and Directive 2013/36/EU, respectively, were published in the Official Journal of the European Union. The revised CRR (CRR3- Basel IV) became, in general, applicable for the Group from 1 January 2025, with a transitional period envisaged for certain rules set out therein, while the revised CRDIV (CRD6) is subject to transposition into Greek law.

Supplementary to the above, in the context of Internal Capital Adequacy Assessment Process (ICAAP), the Group considers a broader range of risk types and the Group's risk management capabilities. ICAAP aims ultimately to ensure that the Group has sufficient capital to cover all material risks that it is exposed to, over a three-year horizon.

Based on Council Regulation No 1024/2013, the European Central Bank (ECB) conducts annually a Supervisory Review and Evaluation Process (SREP) in order to define the prudential requirements of the institutions under its supervision. The key purpose of the SREP is to ensure that institutions have adequate arrangements, strategies, processes and mechanisms as well as capital and liquidity to ensure a sound management and coverage of their risks, to which they are or might be exposed, including those revealed by stress testing and risks the institution may pose to the financial system.

Based on the 2025 SREP decision, from 1 January 2026 the P2R of the Group stands at 2.75% (or 1.55% in terms of CET1 capital). In addition, in accordance with the Executive Committee Act 235/07.10.2024 of the Bank of Greece, from 1 October 2025, a countercyclical capital buffer (CCyB) rate of 0.25% applies to banks' exposures to Greece, which has increased the Group's capital requirements by 15bps. Under Executive Committee Act 248/1/06.10.2025, the Bank of Greece has decided to set the CCyB rate for Greece at 0.5% from 1 October 2026, resulting in a further increase of the Group's capital requirements by ca 15bps. The countercyclical capital buffer is updated on a quarterly basis in accordance with the countercyclical capital buffer rates applicable in each country to which the Group has exposures.

Therefore, as of 30 September 2026, the Group is required to meet a Common Equity Tier 1 Ratio of at least 10.59% and a Total Capital Adequacy Ratio of at least 15.29% (Overall Capital Requirement or OCR) including Combined Buffer Requirement of 4.54%, which is covered with CET1 capital and sits on top of the Total SREP Capital Requirement (TSCR).

The breakdown of the Group's CET1 and Total Capital requirements, as of 30 September 2026, is presented below:

	30 September 2026	
	CET1 Capital Requirements	Total Capital Requirements
Minimum regulatory requirement	4.50%	8.00%
Pillar 2 Requirement (P2R)	1.55%	2.75%
Total SREP Capital Requirement (TSCR)	6.05%	10.75%
<u>Combined Buffer Requirement (CBR)</u>		
Capital conservation buffer (CCoB)	2.50%	2.50%
Countercyclical capital buffer (CCyB)	0.79%	0.79%
Other systemic institutions buffer (O-SII)	1.25%	1.25%
Overall Capital Requirement (OCR)	10.59%	15.29%

The above Group's CET1 capital requirement of 10.59% takes into account i) that the Group issued in June and in November 2025 AT1 instruments of € 500 and € 600 million, respectively, utilizing its capacity to issue AT1, as well as ii) a new issuance of € 400 million of Tier 2 instrument in January 2026 (note 25), fully utilizing its capacity to issue Tier 2.

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Further disclosures regarding capital adequacy in accordance with the Regulation 575/2013 are provided in the Consolidated Pillar 3 Report on the Bank's website.

Minimum Requirements for Eligible Own Funds and Eligible Liabilities (MREL)

Under the Directive 2014/59 (Bank Recovery and Resolution Directive) as in force, which was transposed into the Greek legislation pursuant to Law 4335/2015 as in force, European banks are required to meet the minimum requirement for own funds and eligible liabilities (MREL). The Single Resolution Board (SRB) has determined Eurobank S.A. as the Group's resolution entity and a Single Point of Entry (SPE) strategy for resolution purposes. The applicable MREL target for Eurobank S.A. on a consolidated basis is set at 27.99% of its total risk weighted assets (RWAs), including a combined buffer requirement (CBR) of 4.54%. The MREL target is updated by the SRB on an annual basis. As of 30 September 2026, the Bank's MREL ratio at consolidated level stands at 32.68% of RWAs including profit for the period ended 30 September 2026, after deducting payout accrual (31 December 2025: 29.39%), maintaining an MREL buffer of 4.69% above the MREL target. Pro-forma with the acquisition of Eurolife FFH Life Insurance and the partial disposal of ERB Asfalistiki Ltd, the MREL ratio stands at 31.33%, having an MREL buffer of 3.34% above the MREL target.

In September 2026, Eurobank S.A. successfully completed an issuance of € 600 million senior preferred instrument due September 2033. The proceeds from the issuance will further support the Group's strategy to ensure ongoing compliance with its MREL requirements (note 25).

5. Operating segment information

Management has determined the operating segments based on the internal reports reviewed by the Strategic Planning Committee that are used to allocate resources and to assess their performance in order to make strategic decisions. The Strategic Planning Committee considers the business both from a business unit and geographic perspective. Geographically, management considers the performance of its business activities originated from Greece and other countries in Europe (International).

Greece is further segregated into retail, corporate, markets, investment property and remedial and servicing strategy. International is monitored and reviewed on a country basis. The Group aggregates segments when they exhibit similar economic characteristics and profile and are expected to have similar long-term economic development.

In more detail, the Group is organized in the following reportable segments:

- Retail: incorporating customer current accounts, savings, deposits and investment savings products, credit and debit cards, consumer loans, small business banking and mortgages.
- Corporate: incorporating current accounts, deposits, overdrafts, loan and other credit facilities, foreign currency and derivative products to corporate entities, custody and clearing services, cash management and trade services and investment banking services including corporate finance, merger and acquisitions advice.
- Markets: incorporating financial instruments trading, services to institutional investors, as well as, specialized financial advice and intermediation, as well as equity brokerage. The reported segment until the third quarter of 2025, "Global markets & Asset management" has been presented into "Markets" and Asset Management (which is included in "Other Segment" – see below).
- International: incorporating operations in a) Bulgaria, b) Cyprus, including the operations of former CNP Cyprus subgroup, which was acquired in April 2025 (note 19), c) Luxembourg and d) Romania and Serbia, which are presented in "Other" segment of the International operations.
- Investment Property: incorporating investment property activities relating to a diversified portfolio of commercial real estate assets.
- Remedial and Servicing Strategy (RSS): incorporating the management of non - performing assets, the property management (repossessed assets), the notes of the securitizations of loans originated by the Bank, which were retained by the Group, and the Group's share of results of doValue Greece Loans and Credits Claim Management S.A.

Other segment of the Group refers mainly to (a) property management (own used property & equipment), (b) other investing activities (including equities' positions), (c) mutual fund products, institutional asset management which were reported under "Global markets & Asset management" until the third quarter of 2025, with comparative information restated accordingly, (d) private banking services to medium and high net worth individuals, (e) the Group's share of results of Eurolife Insurance group and (f) the results related to the Group's transformation projects and initiatives.

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The Group's management reporting is based on International Financial Reporting Standards (IFRS) as adopted by the EU. The accounting policies of the Group's operating segments are the same with those described in the principal accounting policies.

Revenues from transactions between business segments are allocated on a mutually agreed basis at rates that approximate market prices.

Operating segments

For the nine months ended 30 September 2026								
	Retail	Corporate	Markets	Investment Property	RSS	International	Other and Elimination center	Total
	€ million	€ million	€ million	€ million	€ million	€ million	€ million	€ million
Net interest income	655	284	197	(8)	(19)	980	(21)	2,068
Net banking fee and commission income	91	118	49	(0)	3	180	70	511
Other net revenue	(9)	(0)	49	69	5	67	14	194
Total external revenue	737	401	296	61	(12)	1,227	64	2,773
Inter-segment revenue	65	40	(17)	2	0	(2)	(87)	-
Total revenue	802	441	279	62	(12)	1,224	(23)	2,773
Operating expenses	(320)	(113)	(39)	(24)	(45)	(453)	(6)	(1,000)
Impairment losses relating to loans and advances to customers	(70)	15	-	-	(56)	(92)	(32)	(235)
Other impairments, risk provisions and related costs (note 13)	(2)	(1)	3	(0)	(3)	(11)	(12)	(25)
Restructuring costs (note 13)	(0)	(0)	(0)	-	(0)	(53)	(3)	(56)
Special tax levy on credit institutions (note 14.2)	-	-	-	-	-	(27)	-	(27)
Share of results of associates and joint ventures	-	-	(0)	-	4	-	29	33
Profit/(loss) before tax from continuing operations	410	341	243	38	(112)	589	(46)	1,463
Profit before tax from discontinued operations (note 15)	-	-	-	-	-	-	25	25
Profit/(loss) before tax attributable to equity holders of the parent company	410	341	243	38	(112)	589	(21)	1,488

30 September 2026								
	Retail	Corporate	Markets	Investment Property	RSS	International	Other and Elimination center ⁽¹⁾	Total
	€ million	€ million	€ million	€ million	€ million	€ million	€ million	€ million
Segment assets	11,089	24,103	17,421	1,463	7,243	47,487	5,427	114,234
Segment liabilities	35,201	15,713	5,232	240	1,316	42,054	3,283	103,040

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The International segment is further analyzed as follows:

For the nine months ended 30 September 2026					
	Bulgaria € million	Cyprus € million	Luxembourg € million	Other € million	Total international € million
Net interest income	358	579	41	2	980
Net banking fee and commission income	69	98	12	(0)	180
Other net revenue	10	56	1	0	67
Total external revenue	437	733	54	2	1,227
Inter-segment revenue	-	-	(2)	-	(2)
Total revenue	437	733	52	2	1,224
Operating expenses	(156)	(259)	(37)	(1)	(453)
Impairment losses relating to loans and advances to customers	(71)	(23)	0	2	(92)
Other impairments, risk provisions and related costs (note 13)	(3)	(8)	0	(0)	(11)
Restructuring costs (note 13)	-	(49)	(4)	-	(53)
Special tax levy on credit institutions (note 14.2)	-	(27)	-	-	(27)
Profit/(loss) before tax attributable to equity holders of the parent company	207	367	12	2	589

30 September 2026					
	Bulgaria € million	Cyprus € million	Luxembourg € million	Other € million	Total international € million
Segment assets ⁽²⁾	14,849	29,430	3,139	74	47,487
Segment liabilities ⁽²⁾	13,143	25,941	2,827	147	42,054

For the nine months ended 30 September 2025								
	Retail € million	Corporate € million	Markets € million	Investment Property € million	RSS € million	International € million	Other and Elimination center € million	Total € million
Net interest income	625	271	173	(10)	(26)	914	(44)	1,902
Net banking fee and commission income	93	90	45	(0)	2	172	49	452
Other net revenue	(32)	0	46	70	15	111	0	210
Total external revenue	686	361	264	59	(9)	1,197	5	2,564
Inter-segment revenue	52	30	(14)	2	(0)	(2)	(67)	-
Total revenue	738	391	250	61	(9)	1,195	(62)	2,564
Operating expenses	(306)	(100)	(37)	(26)	(43)	(423)	(23)	(957)
Impairment losses relating to loans and advances to customers	(200)	7	-	-	5	(44)	(30)	(261)
Other impairments, risk provisions and related costs	(1)	0	(2)	(0)	(1)	(2)	(1)	(7)
Restructuring costs	(5)	(1)	(1)	(0)	-	(37)	(4)	(48)
Special tax levy on credit institutions (note 14.2)	-	-	-	-	-	(26)	-	(26)
Share of results of associates and joint ventures	-	-	(0)	-	5	-	30	35
Profit/(loss) before tax from continuing operations	226	298	210	36	(43)	663	(90)	1,300
Loss before tax from discontinued operations (note 15)	-	-	-	-	-	-	(5)	(5)
Profit/(loss) before tax attributable to equity holders of the parent company	226	298	210	36	(43)	663	(95)	1,294

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	31 December 2025							
	Retail € million	Corporate € million	Markets € million	Investment Property € million	RSS € million	International € million	Other and Elimination center ⁽¹⁾ € million	Total € million
Segment assets	11,714	21,965	16,321	1,384	7,346	45,186	4,060	107,976
Segment liabilities	34,033	13,493	4,755	237	1,377	40,030	3,429	97,353

	For the nine months ended 30 September 2025				
	Bulgaria € million	Cyprus € million	Luxembourg € million	Other € million	Total international € million
Net interest income	302	573	37	2	914
Net banking fee and commission income	69	92	11	(0)	172
Other net revenue	8	102	1	(0)	111
Total external revenue	379	767	49	2	1,197
Inter-segment revenue	-	-	(2)	-	(2)
Total revenue	379	767	47	2	1,195
Operating expenses	(144)	(251)	(27)	(1)	(423)
Impairment losses relating to loans and advances to customers	(40)	(7)	0	3	(44)
Other impairments, risk provisions and related costs	(2)	0	0	(0)	(2)
Restructuring costs	-	(37)	-	-	(37)
Special tax levy on credit institutions (note 14.2)	-	(26)	-	-	(26)
Profit/(loss) before tax attributable to equity holders of the parent company	193	446	20	3	663

	31 December 2025				
	Bulgaria € million	Cyprus € million	Luxembourg € million	Other € million	Total international € million
Segment assets ⁽²⁾	13,580	28,742	3,031	82	45,186
Segment liabilities ⁽²⁾	12,014	25,396	2,712	158	40,030

⁽¹⁾ Eliminations between International and the other Group's segments, mainly referring to interbank balances, are included.

⁽²⁾ Intercompany balances among the Countries have been excluded from the reported assets and liabilities of International segment.

6. Earnings per share

Basic earnings per share, in principle, is calculated by dividing the consolidated net profit attributable to the ordinary shareholders of the parent company by the weighted average number of ordinary shares in issue during the period, excluding the weighted average number of ordinary shares purchased by the Group and held as treasury shares.

Diluted earnings per share, in principle, is calculated by adjusting the weighted average number of ordinary shares outstanding to assume the conversion of all dilutive potential ordinary shares during the period. As at 30 September 2026, the Group's dilutive potential ordinary shares relate to share-based payment arrangements granted to executives and employees of the Bank and its affiliated companies in the form of a) share options under the share option plan that ended in 2025 and b) unvested shares under the Bank's program for free distribution of shares, which commenced in the second quarter of 2026 (note 27). The weighted average number of shares is adjusted for these awards by calculating the weighted average number of shares that could have been acquired at fair value (determined as the average market price of the shares for the period). The number of shares resulting from the above calculation is added to the weighted average number of ordinary shares in issue in order to determine the weighted average number of ordinary shares used in the calculation of the diluted earnings per share.

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		Nine months ended 30 September		Three months ended 30 September	
		2026	2025	2026	2025
Net profit for the period attributable to equity holders of the parent company	€ million	1,161	1,033	423	342
Coupon payment to AT1 capital holders, net of tax	€ million	(25)	-	-	-
Net profit for the period attributable to ordinary shareholders of the parent company	€ million	1,136	1,033	423	342
Net profit for the period from continuing operations attributable to ordinary shareholders of the parent company (after deducting coupon payment, if any, to AT1 capital holders, after tax)					
	€ million	1,118	1,036	424	342
Weighted average number of ordinary shares used for basic earnings per share	Number of shares	3,595,265,952	3,660,726,407	3,580,233,217	3,642,000,406
Weighted average number of ordinary shares used for diluted earnings per share	Number of shares	3,609,832,569	3,678,577,526	3,594,330,983	3,660,445,788
Earnings per share					
- Basic earnings per share	€	0.32	0.28	0.12	0.09
- Diluted earnings per share	€	0.31	0.28	0.12	0.09
Earnings per share from continuing operations					
- Basic and diluted earnings per share	€	0.31	0.28	0.12	0.09

Basic and diluted earnings per share from discontinued operations for the period ended 30 September 2026 amounted to € 0.005 (30 September 2025: € 0.001 losses).

Information regarding the share buyback programme, along with the number of shares purchased in October 2026, is provided in note 27.

7. Net interest income

	30 September 2026 € million	30 September 2025 € million
Interest income		
Customers	1,804	1,753
Banks and other assets	254	299
Securities	707	569
Derivatives	1,126	1,064
	3,891	3,685
Interest expense		
Customers	(400)	(426)
Banks	(87)	(82)
Debt securities in issue	(265)	(287)
Derivatives	(1,068)	(985)
Lease liabilities - IFRS 16	(3)	(3)
	(1,823)	(1,783)
Total from continuing operations	2,068	1,902

In the period ended 30 September 2026, the increase of 8.7% in net interest income against the comparative period is primarily attributable to the loan growth and the higher investment securities positions.

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8. Net banking fee and commission income

The following tables include net banking fee and commission income from contracts with customers in the scope of IFRS 15, disaggregated by major type of services and operating segments (note 5). The fees and commissions are recognized over time as the respective service such as accounts servicing and management, asset management is being provided to the customers. Moreover, the transaction-based fees including those from foreign currency transactions and remittances, imports-exports activities, security brokerage services are recognized at the point in time when the transaction takes place. The fee and commission expense relate mainly to transaction and service fees, which are recognized as the service is received:

	30 September 2026					
	Retail € million	Corporate € million	Markets € million	International € million	Asset management & other ⁽²⁾ € million	Total € million
Lending related activities	5	88	12	24	0	131
Asset management ⁽¹⁾	19	2	3	17	68	108
Network activities and other ⁽³⁾	67	18	11	133	2	231
Capital markets	-	9	23	6	3	41
Total from continuing operations	91	118	49	180	74	511

	30 September 2025					
	Retail € million	Corporate € million	Markets € million	International € million	Asset management & other ⁽²⁾ € million	Total € million
Lending related activities	6	70	7	26	1	110
Asset management ⁽¹⁾	15	2	2	13	49	81
Network activities and other ⁽³⁾	72	13	15	129	1	230
Capital markets	-	6	21	4	0	31
Total from continuing operations	93	90	45	172	51	452

⁽¹⁾ It includes mutual funds, assets under management and bank assurance.

⁽²⁾ Includes "Remedial and Servicing Strategy" and "Other and elimination center" segments.

⁽³⁾ Including income from credit cards related services.

9. Income from non banking services

	30 September 2026 € million	30 September 2025 € million
Net insurance service result	50	33
Finance income/ (expense) from insurance /reinsurance contracts	(20)	(21)
Return on assets backing insurance contract liabilities	19	20
Net insurance income	49	32
Rental income from real estate properties	69	73
Income from IT services	1	0
Total from continuing operations	118	105

For the period ended 30 September 2026, the net insurance income amounting to € 49 million includes € 19 million investment gains on assets backing insurance contract liabilities measured under the VFA comprising, € 11 million realized/unrealized gains, € 5.6 million interest income, € 1.7 million dividend income from investment securities and € 0.8 million income from investment properties. In the comparative period, the respective amount stood at € 20.5 million investment gains, comprising € 14.1 million realized/unrealized gains, € 4.2 million interest income, € 1.7 million dividend income from investment securities and € 0.5 million income from investment properties.

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10. Other income/ (expenses)

	30 September 2026 € million	30 September 2025 € million
Derecognition gain/(loss) on loans measured at amortised cost (note 17)	15	5
Loss on loans' modifications and related adjustments (note 17)	(6)	(26)
Gain from acquisition (note 19)	-	58
Gain on sale of real estate properties	7	11
Buy back loss for subordinated Tier 2 notes	-	(10)
Other	8	9
Total from continuing operations	24	47

11. Operating expenses

	30 September 2026 € million	30 September 2025 € million
Staff costs	(552)	(521)
Administrative expenses	(299)	(273)
Regulatory contributions and charges	(30)	(22)
Depreciation of real estate properties and equipment	(39)	(40)
Depreciation of right-of-use assets	(28)	(28)
Amortisation of intangible assets	(47)	(46)
Contribution to Greek State's infrastructure projects	(5)	(27)
Total from continuing operations	(1,000)	(957)

In the third quarter of 2025, as part of its corporate social responsibility initiatives, the Bank recognized a provision of € 27 million for its contribution to infrastructure projects of the Greek State. This primarily related to the Bank's € 25 million share in the expansion of systemic banks' participation in the Greek State's school renovation program, which was launched in 2024.

In July 2026, the Hellenic Bank Association announced that the four Greek systemic banks, further to their participation in the Greek State's school buildings renovation program, are undertaking another joint initiative of national importance. The banks intend to contribute a total of € 160 million to the comprehensive upgrade of facilities and building infrastructure at the three largest Greek universities under the national "Academia 2030" initiative. Of this amount, € 20 million is expected to be disbursed in the fourth quarter of 2026, while the remainder is expected to be contributed in the two-year period 2027-2028, subject to further assessment, depending on the progress of the project and the prevailing financial conditions. Accordingly, the Bank recognized a provision of € 5 million in the third quarter of 2026.

According to the announcement of the Single Resolution Board on 13 February 2026, the target level of at least 1% of covered deposits held in Banking Union Member States remains reached at the end of 2025, similarly to the end of 2024. As a result, no regular annual contributions will be collected also in 2026 from the institutions falling within the scope of the Single Resolution Fund.

As of the fourth quarter of 2025, supervisory fees that were previously presented under administrative expenses, have been classified under regulatory contributions and charges. Comparative figures have been adjusted accordingly, reflecting an increase in regulatory contributions and charges of € 11 million and a corresponding decrease in administrative expenses.

The average number of employees of the Group during the period was 12,274 (30 September 2025: 12,447). As at 30 September 2026, the number of branches and business/private banking centers of the Group, including the representative office in India, amounted to 551 (31 December 2025: 562).

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12. Impairment allowance for loans and advances to customers

The following tables present the movement of the impairment allowance on loans and advances to customers (expected credit losses – ECL). Information with regards to the estimates applied for the expected credit loss measurement as at 30 September 2026 is provided in note 3.

	30 September 2026				
	12-month ECL - Stage 1	Lifetime ECL - Stage 2	Lifetime ECL - Stage 3	POCI	Total
	€ million	€ million	€ million	€ million	€ million
Impairment allowance as at 1 January	183	493	622	11	1,309
Transfers between stages	28	(34)	7	-	-
Impairment loss for the period	(16)	(54)	253	12	194
Recoveries from written - off loans	-	-	25	1	26
Loans and advances derecognised/ reclassified as held for sale during the period ⁽¹⁾	-	-	(156)	-	(156)
Amounts written off	-	(0)	(40)	(2)	(42)
Unwinding of Discount	-	-	(8)	-	(8)
Foreign exchange and other movements ⁽²⁾	(38)	(104)	(68)	5	(204)
Impairment allowance as at 30 September	157	301	635	28	1,120

	30 September 2025				
	12-month ECL - Stage 1	Lifetime ECL - Stage 2	Lifetime ECL - Stage 3	POCI	Total
	€ million	€ million	€ million	€ million	€ million
Impairment allowance as at 1 January	191	354	738	27	1,309
Transfers between stages	25	3	(27)	-	-
Impairment loss for the period	(16)	121	130	15	249
Recoveries from written - off loans	-	-	33	14	47
Loans and advances derecognised/ reclassified as held for sale during the period ⁽¹⁾	(1)	(1)	(18)	(40)	(60)
Amounts written off	-	-	(85)	(1)	(87)
Unwinding of Discount	-	-	(10)	-	(10)
Foreign exchange and other movements	1	1	(67)	3	(62)
Impairment allowance as at 30 September	200	477	693	17	1,387

⁽¹⁾ It represents the impairment allowance of loans derecognized due to (a) sale transactions and (b) debt to equity transactions and those that have been reclassified as held for sale during the period (note 15).

⁽²⁾ It includes € 152 million relating to the conversion of CHF denominated loans, in accordance with the provisions of law 5264/2025 (note 17).

The impairment losses relating to loans and advances to customers recognized in the income statement for the period ended 30 September 2026 amounted to € 235 million, including € 10 million impairment losses relating to project Moon II (note 17), (30 September 2025: € 261 million, including € 25 million impairment losses relating to project Sun (ex-Solar)). These are analyzed as follows:

	30 September 2026 € million	30 September 2025 € million
Impairment loss on loans and advances to customers	(194)	(249)
Net income / (loss) from financial guarantee contracts ⁽¹⁾	(32)	(22)
Modification gain / (loss) on loans and advances to customers	(4)	(1)
Impairment (loss)/ reversal for credit related commitments	(5)	12
Total from continuing operations	(235)	(261)

⁽¹⁾ It refers to financial guarantee contracts held, not integral to the guaranteed loans (including projects Wave and for 2025 the Asset Protection Scheme ("APS") for a loan portfolio of former Hellenic Bank).

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13. Other impairments, risk provisions and restructuring costs

	30 September 2026 € million	30 September 2025 € million
Impairment and valuation losses on real estate properties	(3)	(4)
Impairment losses on computer hardware and software	(6)	-
Impairment (losses)/reversal on bonds	(2)	(2)
Other impairments, litigation and conduct-related provisions and costs	(14)	(1)
Other impairments, risk provisions and related costs	(25)	(7)
Voluntary exit schemes and other related costs	(40)	(35)
Other restructuring costs	(16)	(13)
Restructuring costs	(56)	(48)
Total from continuing operations	(81)	(55)

For the period ended 30 September 2026, a cost of ca. € 38 million has been recognised in the Group's income statement for employee termination benefits in respect of the Voluntary Exit Scheme (VES) that was launched by Eurobank Limited in March 2026 for employees of the bank and its insurance subsidiaries as part of its ongoing initiatives to enhance operational efficiency and optimize the organizational structure. The scheme provided financial incentives for voluntary participation and is expected to contribute to the optimization of the Group's cost base over the coming years. The saving in personnel expenses is estimated at ca. € 14 million on an annual basis.

Additionally, in the period ended 30 September 2026, restructuring costs of € 10 million were recognized in relation to the reorganization and the integration of the business operations in Cyprus (30 September 2025: € 11 million).

For the period ended 30 September 2025, a cost of ca. € 26 million had been recognised in the Group's income statement for employee termination benefits in respect of the Voluntary Exit Scheme (VES) that was launched by former Hellenic Bank in February 2025 for employees of the bank and its insurance subsidiaries.

14. Income tax and special tax levy

14.1 Income tax

	30 September 2026 € million	30 September 2025 € million
Current tax ⁽¹⁾	(123)	(107)
Deferred tax	(197)	(157)
Total income tax from continuing operations	(320)	(264)

⁽¹⁾ From 31 December 2025, the special tax levy on Cypriot credit institutions, which was previously included within current income tax, is presented separately in the income statement. Comparative information has been restated accordingly, resulting in € 26 million reduction in current income tax (note 14.2).

According to Law 4172/2013 currently in force, the nominal Greek corporate tax rate for credit institutions that fall under the requirements of article 27A of Law 4172/2013 regarding eligible deferred tax assets (DTAs)/deferred tax credits (DTCs) against the Greek State is 29%. The Greek corporate tax rate for legal entities other than the aforementioned credit institutions is 22%. In addition, the withholding tax rate for dividends distributed, other than intragroup dividends, is 5%. In particular, the intragroup dividends under certain preconditions are relieved from both income and withholding tax.

The nominal corporate tax rates applicable in the banking subsidiaries incorporated in the international segment of the Group (note 5) are as follows: Bulgaria 10%, Cyprus 15% (2025: 12.5%) and Luxembourg 23.87%.

Pillar Two income taxes

The Group is subject to the top up tax under the Pillar Two legislation, which introduced a global minimum effective tax rate at 15% on multinational entities with consolidated revenues over € 750 million, effective as of 1 January 2024. For the period ended 30 September 2026, the Pillar Two effective tax rate is lower than 15% in respect of the Group's operations in Bulgaria (note 5), mainly due to the nominal corporate tax rate (CIT) applying in this jurisdiction (see above). Accordingly, the Group has recognized a current

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tax expense of ca. € 10 million related to the top up tax applicable on the profits earned in Bulgaria (30 September 2025: € 14.6 million, including top up tax related to the Group's operation in Cyprus).

The Group has applied a temporary mandatory relief from deferred tax accounting for the impacts on the top up tax and accounts for it as a current tax when it is incurred.

Tax certificate and open tax years

The Bank and its subsidiaries, associates and joint ventures, which operate in Greece (notes 19 and 20) have in principle up to 6 open tax years. Pursuant to the Tax Procedure Code, an 'Annual Tax Certificate' on an optional basis, is provided for the Greek entities, with annual financial statements audited compulsorily, which is issued after a tax audit is performed by the same statutory auditor or audit firm that audits the annual financial statements. The Bank and, as a general rule, the Group's Greek companies have opted to obtain such certificate.

The Bank's open tax years are 2022-2025 (the open tax years of Eurobank Holdings before its merger with the Bank are 2020-2024). The tax certificates of the Bank and the other Group's entities, which operate in Greece, are unqualified for their open tax years until 2024. In addition, for the year ended 31 December 2025, the tax audits from external auditors are in progress.

In accordance with the Greek tax legislation and the respective Ministerial Decisions issued, additional taxes and penalties may be imposed by the Greek tax authorities following a tax audit within the applicable statute of limitations (i.e. in principle five years as from the end of the fiscal year within which the relevant tax return should have been submitted), irrespective of whether an unqualified tax certificate has been obtained from the tax paying company. In light of the above, as a general rule, the right of the Greek State to impose taxes up to tax year 2019 (included) has been time-barred for the Group's Greek entities as at 31 December 2025.

The open tax years of the foreign banking entities of the Group are as follows: (a) Eurobank Limited, 2022-2025 (a tax audit is in progress for the open tax years 2020-2025 of ERB Cyprus Holdings Ltd - former Eurobank Cyprus Ltd before its merger with Eurobank Limited in 2025), (b) Eurobank Bulgaria AD, 2020-2025 and (c) Eurobank Private Bank Luxembourg S.A., 2021-2025. The foreign entities of the Group (notes 19 and 20), which operate in countries where a statutory tax audit is explicitly stipulated by law have a) in Cyprus, in principle, up to 7 open tax years, following a tax reform applicable as of 1 January 2026, and b) in other countries, in principle up to 6 open tax years. The aforementioned general principles are subject to certain preconditions of the applicable tax legislation of each jurisdiction.

In reference to its total uncertain tax positions, the Group assesses all relevant developments (e.g. legislative changes, case law, ad hoc tax/legal opinions, administrative practices) and raises adequate provisions.

Deferred tax

Deferred tax is calculated on all deductible temporary differences under the liability method as well as for unused tax losses at the rate in effect at the time the reversal is expected to take place.

The net deferred tax is analyzed as follows:

	30 September 2026 € million	31 December 2025 € million
Deferred tax assets	3,467	3,629
Deferred tax liabilities	(57)	(54)
Net deferred tax	3,410	3,575

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The movement on deferred tax is as follows:

	30 September 2026 € million	30 September 2025 € million
Balance at 1 January	3,575	3,737
Arising from acquisition	0	(2)
Income statement credit/(charge) from continuing operations	(197)	(157)
Investment securities at FVOCI	30	1
Cash flow hedges	(0)	1
Equity transactions ⁽¹⁾	10	-
Discontinued operations (note 15)	(7)	1
Balance at 30 September	3,410	3,581

⁽¹⁾ it refers to deferred tax on coupon payment to AT1 capital holders (note 28).

Deferred income tax (charge)/credit is attributable to the following items:

	30 September 2026 € million	30 September 2025 € million
Impairment/ valuation relating to loans, disposals and write-offs	(153)	(111)
Unused tax losses	(1)	-
Tax deductible PSI+ losses	(38)	(38)
Carried forward debit difference of law 4831/2021	11	25
Change in fair value and other temporary differences	(16)	(33)
Deferred income tax (charge)/credit from continuing operations	(197)	(157)

Deferred tax assets/(liabilities) are attributable to the following items:

	30 September 2026 € million	31 December 2025 € million
Impairment/ valuation relating to loans and accounting write-offs	739	787
PSI+ tax related losses	763	801
Losses from disposals and crystallized write-offs of loans	1,788	1,893
Carried forward debit difference of law 4831/2021	159	148
Other impairments/ valuations through the income statement	(38)	(34)
Cash flow hedges	7	7
SLSRI and employee termination benefits	24	29
Real estate properties, equipment and intangible assets	(135)	(144)
Investment securities at FVOCI	3	(27)
Other ⁽¹⁾	99	115
Net deferred tax	3,410	3,575

⁽¹⁾ It includes, among others, DTA on deductible temporary differences relating to operational risk provisions and the leasing operations.

Further information, in relation to the aforementioned categories of deferred tax assets as at 30 September 2026, is as follows:

- (a) € 739 million refer to deductible temporary differences arising from impairment/valuation relating to loans including the accounting debt write-offs according to the Greek tax law 4172/2013, as in force. These temporary differences can be utilized in future periods with no specified time limit and according to current tax legislation of each jurisdiction;
- (b) € 763 million refer to losses resulted from the Bank's participation in PSI+ and the Greek's state debt buyback program which are subject to amortization for tax purposes over a thirty-year period, i.e. 1/30 of losses per year starting from year 2012 onwards;
- (c) € 1,788 million refer to the unamortized part of the crystallized tax losses arising from write-offs and disposals of loans, which are subject to amortization over a twenty-year period; additionally, in accordance with the provisions of law 4831/2021, the unutilized

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part of the annual tax amortization of the crystallized loan losses can be carried forward for offsetting over a period of 20 years. If at the end of the 20-year utilization period, there are balances that have not been offset, these will qualify as a tax loss, which is subject to the 5-year statute of limitation.

For the period ended 30 September 2026, the deferred tax asset (DTA) recoverability assessment has been based on the three-year Business Plan that was approved by the Board of Directors in January 2026, for the period up to the end of 2028 (also submitted to the Single Supervisory Mechanism -SSM). For the years beyond 2028, the forecast of operating results was based on the management projections considering the growth opportunities of the Greek and European economy, the banking sector and the Group itself.

As at 30 September 2026, pursuant to the Law 4172/2013, as in force, the Bank's eligible DTAs/deferred tax credits (DTCs) against the Greek State amounted to € 2,690 million (31 December 2025: € 2,832 million). For regulatory purposes however, the DTC included in the calculation of the Bank's and the Group's capital ratios stands at € 2,297 million, due to the acceleration of its amortization from 2025, as part of the Bank's initiative to enhance the quality of its regulatory capital (note 4).

Further information about the assessment of the recoverability of deferred tax assets, for DTCs against the Greek State and the tax regime in force for loan losses is provided in note 13 of the consolidated financial statements for the year ended 31 December 2025.

14.2 Special tax levy

According to Cypriot law "The Imposition of a Special Tax on Credit Institutions Law of 2011" (84(I)/2011), as in force, a special tax levy is imposed on credit institutions operating in Cyprus, on a quarterly basis, at the rate of 0.0375% on qualifying customer deposits held by each credit institution at the end of the previous quarter. Following an amendment to the law in 2017, the contribution to the Single Resolution Fund, when collected by the Single Resolution Board (note 11), is offset against the special tax levy up to the amount of the total annual special tax levy charge for the same year.

For the period ended 30 September 2026, the special tax levy imposed on the Group's banking entity in Cyprus "Eurobank Limited" amounted to € 27 million (30 September 2025: € 26 million). The special tax levy, which was previously included within current income tax, has been presented separately in the income statement line "Special tax levy on credit institutions" from the fourth quarter of 2025. The comparative information for income tax in these financial statements has been restated accordingly, resulting in a € 26 million reduction in current income tax.

15. Disposal groups classified as held for sale and discontinued operations

	30 September 2026 € million	31 December 2025 € million
Assets of disposal groups		
Real estate properties	38	65
Loan portfolios and related assets (note 17)	286	264
Total	325	328

Real estate properties

On 16 July 2025, the Bank signed a preliminary agreement with Praktiker Hellas S.A. for the sale of a portfolio of investment properties currently leased to the aforementioned company, for a total consideration of € 138 million. The related assets with a carrying amount of ca. € 137 million, were classified as held for sale. As of 30 September 2026, properties with a carrying amount of approximately € 114 million, had been sold, while the remaining properties with a carrying amount of approximately € 23 million continue to be classified as held for sale, pending completion of customary real estate transfer procedures.

Moreover, in the context of its strategy for the active management of its real estate portfolio (investment properties, repossessed and own used properties), the Group has gradually classified as held for sale certain pools of real estate assets of total remaining carrying amount ca. € 15 million at 30 September 2026 (31 December 2025: € 23 million), after their remeasurement in accordance with the IFRS 5 requirements.

The Group remains committed to its plan to sell the aforementioned assets, which are gradually being disposed and undertakes all necessary actions towards this direction.

The above non-recurring fair value measurements were categorized as Level 3 of the fair value hierarchy due to the significance of the unobservable inputs used, with no change occurring up to 30 September 2026.

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Discontinued operations

In the period ended 30 September 2026, a gain of € 27 million (€ 19 million net of tax) was recognised in relation to the sale in 2018 of the Bank's former subsidiary Bancpost S.A., previously presented as discontinued operations. Specifically, the Bank reversed a provision of € 27 million that had been recognised based on specific indemnity clauses in the relevant Sale and Purchase Agreement, in respect of a tax audit assessment issued to Bancpost S.A. in 2018. This reversal followed the disclosure to the Bank of the full text of the Supreme Court's decision, which confirmed acceptance of the position of the Bank and Banca Transilvania (the legal successor to Bancpost S.A.) on the majority of the tax matters challenged in relation to that assessment.

Additionally, in the same period, a provision of € 2 million (€ 1.4 million net of tax) (30 September 2025: € 5 million (€ 3.5 million net of tax)) was recognized in relation to the sale of a former subsidiary of the Bank, previously presented as a discontinued operation. This provision was based on specific indemnity clauses in the relevant Sale and Purchase Agreement.

16. Derivative financial instruments

	30 September 2026		31 December 2025	
	Fair values		Fair values	
	Assets	Liabilities	Assets	Liabilities
	€ million	€ million	€ million	€ million
Derivatives for which hedge accounting is not applied/ held for trading	1,437	1,273	1,086	930
Derivatives designated as fair value hedges	590	657	346	308
Derivatives designated as cash flow hedges	-	10	-	26
Offsetting	(1,395)	(779)	(652)	(349)
Total derivatives assets/liabilities	631	1,161	780	915

As at 30 September 2026, the Bank has proceeded with the offsetting of positions in CCP (Central Counterparty) cleared OTC derivative financial instruments against the cash accounts used for variation margin purposes for such derivatives. Accordingly, derivatives assets and liabilities of € 1,395 million and € 779 million, respectively, were offset against € 641 million cash collateral received and € 25 million cash collateral pledged (31 December 2025: € 652 million assets and € 349 million liabilities were offset against € 363 million cash collateral received and € 60 million cash collateral pledged).

As at 30 September 2026, the net carrying value of the derivatives with the Hellenic Republic amounted to a liability of € 367 million (31 December 2025: € 310 million liability).

For the period ended 30 September 2026, the Group recognized ca. € 16 million losses from derivative financial instruments within net trading income/loss. This includes a) € 7.3 million losses resulting from fair value changes of derivatives not designated in hedge accounting relationships and b) € 8.3 million losses deriving from the fair value changes and amortization of hedging adjustments for the group of derivatives used to hedge dynamically the interest rate risk of demand deposit and fixed rate loan portfolios.

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17. Loans and advances to customers

	30 September 2026	31 December 2025
	€ million	€ million
Loans and advances to customers at amortised cost		
- Gross carrying amount	59,090	55,977
- Impairment allowance	(1,120)	(1,309)
Carrying Amount	57,971	54,668
Fair value changes of loans in portfolio hedging of interest rate risk	(65)	(28)
Loans and advances to customers at FVTPL	23	23
Total	57,929	54,663

The table below presents the carrying amount of loans and advances to customers per product line and per stage as at 30 September 2026:

	30 September 2026					31 December 2025
	12-month ECL- Stage 1 € million	Lifetime ECL- Stage 2 € million	Lifetime ECL - Stage 3 € million	POCI € million	Total amount € million	Total amount € million
Loans and advances to customers at amortised cost						
Mortgage lending:						
- Gross carrying amount	10,416	2,120	413	126	13,076	12,925
- Impairment allowance	(27)	(167)	(117)	(14)	(325)	(539)
Carrying Amount	10,389	1,953	296	113	12,751	12,386
Consumer lending:						
- Gross carrying amount	4,562	485	232	26	5,307	4,814
- Impairment allowance	(48)	(56)	(151)	(4)	(259)	(212)
Carrying Amount	4,514	429	82	22	5,048	4,602
Small Business lending:						
- Gross carrying amount	2,658	459	310	26	3,454	3,568
- Impairment allowance	(14)	(28)	(133)	(5)	(180)	(199)
Carrying Amount	2,644	431	177	22	3,274	3,368
Wholesale lending: ⁽¹⁾						
- Gross carrying amount	35,582	1,233	397	41	37,254	34,670
- Impairment allowance	(68)	(49)	(234)	(5)	(356)	(358)
Carrying Amount	35,514	1,184	164	36	36,897	34,312
Total loans and advances to customers at AC						
- Gross carrying amount, of which:	53,219	4,298	1,353	220	59,090	55,977
Non Performing exposures (NPE)	-	-	1,353	89	1,443	1,434
- Impairment allowance	(157)	(301)	(635)	(28)	(1,120)	(1,309)
Carrying Amount	53,062	3,997	719	192	57,971	54,668
Fair value changes of loans in portfolio hedging of interest rate risk					(65)	(28)
Loans and advances to customers at FVTPL						
Carrying Amount ⁽²⁾					23	23
Total					57,929	54,663

⁽¹⁾ Includes the notes of securitizations of loans originated by Group entities, amounting to € 3,715 million, which are measured at amortised cost, which have been categorized in Stage 1.

⁽²⁾ Includes the mezzanine notes of securitizations of loans originated by the Bank.

As at 30 September 2026, the Group's NPE stock, comprising Stage 3 loans and POCI NPE loans, stood at € 1,443 million (31 December 2025: € 1,434 million) and accounted for 2.4% of total gross loans (31 December 2025: 2.6%). The NPE coverage ratio decreased to

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81.9% compared to 95.2% as at 31 December 2025, mainly reflecting the impact of significant one-off legacy portfolio actions that affected the stock of impairment allowance rather than the overall level of NPEs, as described in the below sections: a) the utilization of impairment allowance € 152 million due to the conversion of CHF loans to Euro receiving the Law 5264/25 beneficial terms, resulting in a corresponding reduction in impairment stock, b) the reclassification of € 330 million euro-denominated retail loans with step-up interest rate features to non-performing loans, following the revision of the UTP criteria and c) the classification of the € 374 million secured retail NPE portfolio under Project Moon II as held for sale, together with the related impairment allowance of approximately € 138 million.

Revision of Unlikely-to-Pay framework

In the second quarter of 2026, with a view to enhancing its Unlikely-to-Pay (UtP) framework, the Bank revised the UtP criteria applicable to euro-denominated retail loans with step-up payment features. As a result, retail loans with a gross carrying amount of approximately € 330 million, the majority of which were less than 30 days past due, with an impairment allowance of ca. € 100 million, were reclassified from performing to non-performing status leading to their migration mainly from Stage 2 to Stage 3. Moreover, in line with the Group's NPE deleveraging strategy, part of the above loan exposures of gross carrying amount of ca. € 200 million with impairment allowance of ca. € 65 million was included in Project Moon II perimeter classified as held for sale as at 30 June 2026.

The Bank intends to extend the above-mentioned enhanced UtP framework to retail loan portfolios, within the perimeter of the CHF conversion Law 5264/25, by the end of the year, which may result in the reclassification of additional exposures from performing to non-performing status.

Project Sun (ex-Solar)

In the context of its NPE management strategy, the Bank initiated in 2025 its plan to recover the carrying amount of an NPE loan portfolio (ex-project 'Solar') through its disposal. The negotiations with potential investors were concluded in December 2025 for a consideration of ca. € 23 million, which was adjusted to reflect the collections received on the underlying loans from the transaction's reference date. In April 2026, the sale and legal transfer of the loan portfolio were completed resulting in the derecognition of loans, previously recognized as held for sale, of gross carrying amount of € 237 million and impairment allowance of € 222 million. The completion of the transaction resulted in a loss of ca. € 3 million, including associated costs, which was recognized within "Other Income".

Project Moon I & II

In December 2025, the Bank, as part of its NPE strategy plan, initiated a structured process for the disposal of a portfolio of secured non-performing retail exposures of gross carrying amount of ca. € 126 million, which resulted in their classification as held for sale (Project Moon I). In the second quarter of 2026, the Bank increased the portfolio perimeter by ca. € 5 million, which were also classified as held-for-sale. During the period up to the third quarter of 2026, significant progress was made towards the completion of the sale process, including the conclusion of the non-binding offers evaluation phase. Based on the progress achieved to date, the sale transaction is expected to be completed by the first quarter of 2027.

Accordingly, as at 30 September 2026, the carrying amount of the aforementioned loan portfolio reached € 58 million, comprising loans with gross carrying amount of € 129 million, which carried an impairment allowance of € 71 million, including the additional impairment loss of € 47 million recognized in the fourth quarter of 2025 and calculated by reference to the estimated selling price.

As part of the continued execution of its balance sheet optimization strategy the Bank, in June 2026, initiated another structured process for the disposal of a secured non-performing retail exposures' portfolio of gross carrying amount of ca. € 374 million (Project Moon II). Given the Management's commitment to the abovementioned portfolio's disposal plan that is expected to be completed within 2027, the Bank classified the respective loans as held for sale as of June 2026. Moreover, in accordance with the Group's accounting policy for the impairment of financial assets, the Bank remeasured the portfolio's expected credit losses by reference to the estimated selling price and recognized, in the second quarter of 2026, an impairment loss of ca. € 10 million.

As at 30 September 2026, the carrying amount of the aforementioned loan portfolio reached € 229 million, comprising loans with gross carrying amount of € 366 million, which carried an impairment allowance of € 137 million.

Other loans held for sale

As of 31 December 2025, the Bank classified its loan exposures to the Avramar Group as held for sale given the Management's commitment to its plan to recover the carrying amount of the aforementioned exposures through their disposal and the ongoing negotiations with potential investors, jointly undertaken by all syndicate lenders. The negotiations with potential investors for the disposal of Avramar Group's exposures were concluded within the first half of 2026 for an agreed consideration of approx. € 69 million, referring to the Bank's exposures under sale. In July 2026, the disposal of the aforementioned portfolio was completed

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resulting in the derecognition of the respective loan exposures, previously recognized as held for sale, of carrying amount of € 67 million. Moreover, the remeasurement of the loan exposures' expected credit losses by reference to the consideration received had resulted in the recognition of an additional impairment gain of ca. € 1.2 million, mainly reflecting recoveries on previously written off amounts (31 December 2025: € 34 million impairment release).

Eurobank Limited agreement with KEDIPEs

In April 2025, Eurobank Limited (former Hellenic Bank) announced that it has signed a pre-settlement agreement with the Cyprus Asset Management Company Limited ("KEDIPEs") for the buyback by KEDIPEs of a portfolio of non-performing exposures of net carrying amount € 192 million (with reference date 30 September 2024) at a consideration of € 180 million, the termination of the Asset Protection Scheme ("APS") which was granted in 2018 as part of the acquisition of a loan portfolio of the former Cyprus Cooperative Bank ("CCB") for an amount of € 17.5 million payable to Eurobank Limited, and the settlement of disputes arising from the agreement to acquire certain assets and liabilities of CCB for an amount of € 10 million payable to Eurobank Limited (the "Transaction").

In September 2025, the respective Transaction agreements between Eurobank Limited and KEDIPEs were signed, following the approvals granted by the Ministry of Finance and the Directorate-General for Competition. Moreover, the non-performing loans' sale to KEDIPEs would take place via their transfer to Creditum Holdings Limited, a newly incorporated Cypriot private limited liability company, wholly owned by Eurobank Limited, which eventually would be sold to KEDIPEs (note 19).

On 30 January 2026, following the receipt of the remaining customary regulatory approvals including the Cyprus Commission for the Protection of Competition, the Transaction between KEDIPEs and Eurobank Limited was completed resulting in the non-performing loans' derecognition from the Group's balance sheet and the termination of the APS scheme. The final impact from the completion of the Transaction, as reflected in Other Income, amounted to € 6.5 million gain (out of which an amount of € 4.5 million recognized in the second quarter of 2026).

Other loan portfolio sale transaction

In the first quarter of 2026, Eurobank Bulgaria AD entered into an agreement for the disposal of gross loans of ca. € 97 million, which had been fully written off. As a result of the transaction, the Group recognized a gain of € 8 million in "Other income/(expenses)".

Law 5264/25 for loans denominated in CHF

On 19 December 2025, Law 5264/25 was voted by the Greek parliament, giving the option to performing retail borrowers to convert their lending exposures denominated in CHF to Euro, under favorable terms that varied based on the borrowers' financial profile. In particular, the lending exposures were converted to Euro at a preferential exchange rate (i.e. a discount to the current market exchange rate will be applied that ranges between 15%-50%), whereas following the conversion into Euro, the loans bear a fixed interest rate that ranges between 2.3%-2.9%. In addition, upon borrowers' request, the repayment of the converted loan exposures could be extended by 5 years. The provisions of Law 5264/25 remained effective until 30 September 2026.

As of 30 September 2026, CHF-denominated retail lending exposures amounting to ca. € 926 million had been converted into Euro in accordance with the provisions of the aforementioned law. Following the expiry of the application period under the law, the aggregate amount of applications submitted by the borrowers reached approximately € 1 billion, including applications pending implementation as of 30 September 2026. The converted loans were accounted for as derecognition, in line with the Group's accounting policy for modifications of lending exposures' contractual terms, with no impact to the Group's results. Following their accounting derecognition, loan exposures of € 38 million that were previously classified as credit impaired, were classified as purchased or originated credit impaired (POCI).

As at 30 September 2026, the gross carrying amount of the Bank's remaining non-denounced retail loans denominated in CHF amounted to ca. € 580 million (31 December 2025: € 1,575 million) and carried an impairment allowance of ca. € 103 million (31 December 2025: € 300 million).

Impact of Law 5313 regarding the interest calculation of lending exposures under Law 3869/2010

On 25 June 2026, a legislative amendment was enacted (article 126 of Law 5313) regarding the interest calculation methodology applicable to active lending exposures restructured under Law 3869/2010, adopting the respective decision reached by the Plenary Session of the Hellenic Supreme Court (Areios Pagos) published on 4 June 2026. The amendment specifies that interest is calculated on the court-determined periodic instalment rather than on the outstanding principal balance of the restructured obligation and that amounts collected under a different interest calculation methodology are deemed to constitute repayments of the outstanding loan balance.

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Accordingly, the Bank upon the enactment of the aforementioned law estimated the relevant impact and recognized in the second quarter of 2026 a loss of ca. € 2.5 million, presented within "Other income". The aforementioned amount refers both to the loss from the change in the interest calculation methodology of its existing lending exposures of gross carrying amount ca. € 9 million, which was treated as a modification loss, as well as the estimated amounts for potential reimbursement to securitization vehicles for restructured loans that were sold in the context of the Group's NPE securitization transactions.

18. Investment securities

	30 September 2026			
	12-month ECL- Stage 1 € million	Lifetime ECL- Stage 2 € million	Lifetime ECL- Stage 3 € million	Total € million
Debt securities at amortised cost				
- Gross carrying amount	23,812	25	29	23,866
- Impairment allowance	(16)	(1)	(10)	(27)
Debt securities at FVOCI	3,756	9	-	3,765
Total	27,552	33	19	27,605
Debt securities at FVTPL				159
Equity securities at FVOCI				50
Equity securities at FVTPL				827
Total Investment securities				28,640

	31 December 2025			
	12-month ECL- Stage 1 € million	Lifetime ECL- Stage 2 € million	Lifetime ECL- Stage 3 € million	Total € million
Debt securities at amortised cost				
- Gross carrying amount	19,802	23	27	19,852
- Impairment allowance	(15)	(0)	(10)	(25)
Debt securities at FVOCI	4,038	19	-	4,057
Total	23,825	41	17	23,884
Debt securities at FVTPL				333
Equity securities at FVOCI				48
Equity securities at FVTPL				619
Total Investment securities				24,884

The investment securities per category are analyzed as follows:

	30 September 2026			
	Investment securities at FVOCI € million	Investment securities at amortised cost € million	Investment securities at FVTPL € million	Total ⁽¹⁾ € million
Debt securities				
- Greek government bonds	499	5,732	3	6,234
- Other government bonds	1,632	10,824	82	12,538
- Other issuers	1,635	7,282	74	8,991
<i>of which held by insurance entities</i>	232	-	158	391
	3,765	23,839	159	27,763
Equity securities	50	-	827	877
<i>of which held by insurance entities</i>	17	-	516	533
Total	3,816	23,839	985	28,640

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	31 December 2025			
	Investment securities at FVOCI	Investment securities at amortised cost	Investment securities at FVTPL	Total ⁽¹⁾
	€ million	€ million	€ million	€ million
Debt securities				
- Greek government bonds	670	5,049	-	5,719
- Other government bonds	1,871	7,642	184	9,697
- Other issuers	1,517	7,135	149	8,801
<i>of which held by insurance entities</i>	172	-	333	505
	4,057	19,827	333	24,217
Equity securities	48	-	619	667
<i>of which held by insurance entities</i>	17	-	336	353
Total	4,105	19,827	952	24,884

⁽¹⁾ As at 30 September 2026, investment securities backing insurance contract liabilities measured under the variable fee approach (VFA) and investment contract liabilities, amounted to € 659 million, of which € 634 million measured at FVTPL (31 December 2025: € 614 million, of which € 589 million measured at FVTPL).

In April 2026, the Bank signed a shares subscription agreement (SSA) for an investment of ca. € 35 million to acquire 3.5% of Vision Bank, a non-listed digital bank that operates in the Kingdom of Saudi Arabia. The transaction is expected to be finalized by the end of 2026, subject to local regulatory approvals. The Bank has elected to designate its investment in Vision Bank at FVOCI.

For the period ended 30 September 2026, the Group proceeded with the disinvestment of Greek government debt securities of face value of € 130 million measured at amortized cost, resulting in a derecognition gain of € 14.4 million. The sale was assessed to be consistent with the held to collect business model in accordance with the Group's accounting policy.

19. Group composition

Shares in subsidiaries

The following is a listing of the Bank's subsidiaries as at 30 September 2026, included in the interim consolidated financial statements for the period ended 30 September 2026:

<u>Name</u>	<u>Note</u>	<u>Group Percentage holding</u>	<u>Country of incorporation</u>	<u>Line of business</u>
Be Business Exchanges Single Member Societe Anonyme of Business Exchanges Networks and Accounting and Tax Services		100.00	Greece	Business-to-business e-commerce, accounting, tax and sundry services
Eurobank Asset Management Mutual Fund Mngt Company Single Member S.A.		100.00	Greece	Mutual fund and asset management
Eurobank Equities Investment Firm Single Member S.A.		100.00	Greece	Capital markets and advisory services
Eurobank Leasing Single Member S.A.		100.00	Greece	Leasing
Eurobank Factors Single Member S.A.		100.00	Greece	Factoring
Cyprialife Greece Single Member S.A.		100.00	Greece	Life Insurance
Herald Greece Single Member Real Estate development and services S.A. 1		100.00	Greece	Real estate
Piraeus Port Plaza 1 Single Member Development S.A.		100.00	Greece	Real estate
(Under liquidation) Anchor Hellenic Investment Holding Single Member S.A.		100.00	Greece	Real estate
Athinaiki Estate Investments Single Member S.A.		100.00	Greece	Real estate
Piraeus Port Plaza 2 Single Member Development S.A.		100.00	Greece	Real estate
Piraeus Port Plaza 3 Single Member Development S.A.		100.00	Greece	Real estate
Tenberco Real Estate Single Member S.A.		100.00	Greece	Real estate
Value Touristiki Single Member Development S.A.		100.00	Greece	Real estate
Insignio Single Member S.A.		100.00	Greece	Real estate
Anaptyxeis Plagias Single Member S.A.		100.00	Greece	Real estate
Eurobank Ananeosimes Single Member S.A.		100.00	Greece	Production and distribution of solar generated electric energy
Eurobank Bulgaria AD		99.99	Bulgaria	Banking
PB Personal Finance EAD		99.99	Bulgaria	Pension assurance intermediary business
I&B Real Estate EAD	d	100.00	Bulgaria	Real estate
Ibiscus Real Estate EOOD	d	100.00	Bulgaria	Real estate
CSoft JSC	g	51.00	Bulgaria	Developing computer systems and providing associated services

Notes to the Interim Consolidated Financial Statements

<u>Name</u>	<u>Note</u>	<u>Group Percentage holding</u>	<u>Country of incorporation</u>	<u>Line of business</u>
Berberis Investments Ltd		100.00	Channel Islands	Holding company
Eurobank Limited		100.00	Cyprus	Banking
Hellenic Bank (Investments) Ltd		100.00	Cyprus	Investment banking, asset management and brokerage
HB Data Analytics Ltd		100.00	Cyprus	Auxiliary services
HB Insurance Holding Ltd		100.00	Cyprus	Insurance services
Ezmero Holdings Ltd		100.00	Cyprus	Real estate
Drypto Holdings Ltd		100.00	Cyprus	Real estate
Arzetio Holdings Ltd		100.00	Cyprus	Real estate
Katlero Holdings Ltd		100.00	Cyprus	Real estate
ERB Cyprus Insurance Holdings Ltd		100.00	Cyprus	Holding company
ERB Cyprialife Ltd		100.00	Cyprus	Life Insurance
ERB Asfaltiki Ltd		100.00	Cyprus	General Insurance
ERB Cyprus Properties Ltd		100.00	Cyprus	Holding company
ERB Cyprus Tower Ltd		100.00	Cyprus	Real estate
Cyprialife Insurance Brokers Ltd		100.00	Cyprus	Insurance Brokerage
Laiki Brokers (Insurance & Consultancy Services) Ltd		100.00	Cyprus	Insurance Brokerage
Laiki Insurance Agencies Ltd		100.00	Cyprus	Insurance agency services
LCYL Karpenisiou Properties Ltd		100.00	Cyprus	Real estate
LCYL Kiti Properties Ltd		100.00	Cyprus	Real estate
LCYL Dramas Properties Ltd		100.00	Cyprus	Real estate
LCYL Properties Ltd		100.00	Cyprus	Real estate
CL Archangelos Anaptyxis Ltd		100.00	Cyprus	Real estate
CL Archangelos Properties Ltd		100.00	Cyprus	Real estate
Montper Enterprises Ltd		100.00	Cyprus	Holding company
CL (Mesa Geitonias) Properties Ltd		100.00	Cyprus	Real estate
Foramonia Ltd		100.00	Cyprus	Real estate
Lenevino Holdings Ltd		100.00	Cyprus	Real estate
Rano Investments Ltd		100.00	Cyprus	Real estate
Neviko Ventures Ltd		100.00	Cyprus	Real estate
Zivar Investments Ltd		100.00	Cyprus	Real estate
Amvanero Ltd		100.00	Cyprus	Real estate
Volki Investments Ltd		100.00	Cyprus	Real estate
Adariano Investments Ltd		100.00	Cyprus	Real estate
Elerovio Holdings Ltd		100.00	Cyprus	Real estate
Ovedrio Holdings Ltd		100.00	Cyprus	Real estate
Primoxia Holdings Ltd		100.00	Cyprus	Real estate
Severdor Ltd	a	100.00	Cyprus	Holding company
Brogate Holdings Limited	e	100.00	Cyprus	Real estate
Omixio Ventures Limited	e	100.00	Cyprus	Real estate
Hextaria Investments Limited	e	100.00	Cyprus	Real estate
Ifirtoxia Limited	e	100.00	Cyprus	Real estate
Renkinia Ventures Limited	e	100.00	Cyprus	Real estate
Eurobank Private Bank Luxembourg S.A.		100.00	Luxembourg	Banking
Eurobank Fund Management Company (Luxembourg) S.A.		100.00	Luxembourg	Fund management
ERB Lux Immo S.A.		100.00	Luxembourg	Real estate
Innovation Investment Fund S.a.r.l.	c	99.99	Luxembourg	Holding company
ERB New Europe Funding B.V.		100.00	Netherlands	Finance company
ERB New Europe Funding II B.V.		100.00	Netherlands	Finance company
ERB IT Shared Services S.A.		100.00	Romania	Informatics data processing
Seferco Development S.A.		99.99	Romania	Real estate
ERB Leasing A.D. Beograd-in Liquidation		100.00	Serbia	Leasing
IMO Property Investments A.D. Beograd		100.00	Serbia	Real estate services
Karta II Plc		-	United Kingdom	Special purpose financing vehicle
Astarti Designated Activity Company		-	Ireland	Special purpose financing vehicle
ERB Recovery Designated Activity Company		-	Ireland	Special purpose financing vehicle

Note: In the third quarter of 2025, in the context of the sale of non-performing loans to KEDIPES, the Bank's subsidiary Eurobank Limited, established "Kladozo Holdings Ltd", which was subsequently renamed to "Creditum Holdings Ltd". In January 2026, in the context of the completion of the agreement between Eurobank Limited and KEDIPES, the latter acquired 100% of the shares of Creditum Holdings Ltd (note 17).

(a) Severdor Ltd, Cyprus

In January 2026, the liquidation of the company was decided.

Notes to the Interim Consolidated Financial Statements

(b) Anolia Industrial Ltd, Cyprus

In March 2026, the Bank's subsidiary Eurobank Limited signed an agreement for the sale of its participation interest of 100% in Anolia Industrial Ltd to a third party for a cash consideration of € 3.8 million. The resulting loss on the disposal was immaterial for the Group.

(c) Innovation Investment Fund S.a.r.l., Luxembourg

In May 2026, the Bank's subsidiary Eurobank Bulgaria AD established Innovation Investment Fund S.a.r.l. as a wholly owned subsidiary, with the Group consequently holding a participation of 99.99% in the entity.

(d) I&B Real Estate EAD, Bulgaria

In July 2026, the Bank acquired 100% of the shares of I&B Real Estate EAD for a cash consideration of € 52 million. The company's main asset is a building, and it also holds 100% of the shares of Ibiscus Real Estate EOOD. In line with IFRS 3 requirements, the acquisition was accounted for as an asset acquisition rather than a business combination, since substantially all of the fair value of the gross assets acquired was concentrated in a single identifiable asset and no substantive business processes were acquired. Accordingly, no goodwill was recognized, whereas the acquired property, along with other assets/other liabilities, were recognized in the Group's balance sheet by allocating the purchase price to the individual identifiable assets and liabilities on the basis of their relative fair values. Following the above treatment, at the acquisition date the total assets of the company, including those of Ibiscus Real Estate EOOD, amounted to € 93 million, of which € 90 million referred to investment property, while total liabilities amounted to € 40 million, of which € 39.5 million related to intragroup funding provided to the company.

(e) Real estate entities, Cyprus

In August 2026, the Bank's subsidiary Eurobank Limited established Brogate Holdings Limited, Omixio Ventures Limited, Hextaria Investments Limited, Ifirtoxia Limited and Renkinia Ventures Limited as wholly owned subsidiaries. The companies' share capital was paid in October 2026.

(f) Revasono Holdings Ltd, Cyprus

In September 2026, the Bank's subsidiary Eurobank Limited signed an agreement for the sale of its participation interest of 100% in Revasono Holdings Ltd to a third party for a cash consideration of € 1.8 million. The resulting gain on the disposal amounted to € 0.5 million.

(g) CSoft JSC, Bulgaria

In February 2026, the Group entered into an agreement for the acquisition of a controlling interest in CSoft JSC. In September 2026, the transaction was completed, following the receipt of the customary regulatory approvals, and the Group acquired 51% of the company's share capital. The consideration of the transaction amounted to approximately € 25 million, comprising € 18 million paid upfront and € 7 million in contingent consideration. Based on the terms of the agreement, the contingent consideration is considered highly probable to be paid to the seller within a five-year period.

The acquisition of CSoft JSC was accounted for as a business combination using the purchase method of accounting, with provisional values applied based on book values, as the Group will perform a fair value exercise to measure the identifiable assets acquired and liabilities incurred, which is expected to be completed no later than the end of the one-year measurement period from the acquisition date. At the date of acquisition, the provisional values of the identifiable assets and liabilities amounted to € 6 million (of which € 4 million relates to an intragroup placement) and € 2 million, respectively. Accordingly, the goodwill recognised amounted to € 23 million, while non-controlling interests amounted to € 2 million.

Eurobank S.A. India Representative Office

In May 2026, Eurobank S.A. established its representative office in Mumbai, India.

ERB Cyprus Insurance Holdings Limited subgroup

ERB Cyprus Insurance Holdings Limited and its subsidiaries (former "CNP Cyprus subgroup") have been included in the Group's financial statements as of the second quarter of 2025. Their acquisition was accounted for as a business combination using the purchase method of accounting, with provisional values initially applied. In the first quarter of 2026, the fair value exercise for the measurement of the identifiable assets acquired and liabilities incurred was completed, resulting in no change to the gain of € 58.4 million recognised in the Group's income statement in 2025. Further information is provided in note 23.4 of the consolidated financial statements for the year ended 31 December 2025.

Notes to the Interim Consolidated Financial Statements

Agreement with Fairfax for the acquisition of Eurolife FFH Life Insurance and the partial disposal of ERB Asfalistiki Ltd

On 6 May 2026, further to its announcement dated 13 October 2025, Eurobank S.A. ("Eurobank") entered into a definitive share purchase agreement ("SPA") with entities controlled by Fairfax Financial Holdings Limited ("Fairfax") in connection with the acquisition of 80% of Eurolife FFH Life Insurance Single Member S.A. ("Eurolife Life") (the "Transaction") for a net consideration of approximately € 0.8 billion.

On 29 October 2026, Eurobank announced that the Transaction was completed, following receipt of the required regulatory approvals and satisfaction of the relevant closing conditions. Accordingly, Eurobank, which previously held a 20% interest in Eurolife Life through Eurolife FFH Insurance Group Holdings S.A., now owns 100% of the share capital of Eurolife Life and indirectly, 100% of the share capital of its subsidiary Diethnis Ktimatiki Single Member S.A., 95% of the share capital of its subsidiary Eurolife FFH Asigurari de Viata S.A. and approximately 47% of the outstanding shares of its associate Grivalia Hospitality S.A., including the Bank's pre-existing participation interest in the latter.

The acquisition of the Eurolife Life subgroup will be accounted for as a business combination using the purchase method of accounting. As the acquisition was completed shortly before the date of authorisation of these financial statements, the Group has not yet determined the fair values of the identifiable assets acquired and liabilities assumed as part of the purchase price allocation (PPA) exercise for the purposes of the initial accounting for the business combination. As at 30 September 2026, the Eurolife Life subgroup had total assets of € 4.1 billion and total liabilities of € 3.2 billion. Adjusted for the provisions of the SPA, the Group's share of the net assets acquired is expected to be approximately € 0.6 billion. The adjustments include, among others, the impact of the derivative agreement entered into in connection with the Transaction and linked with the returns of a portion of Eurolife Life's investment portfolio, which will form part of the business combination accounting, along with the remeasurement of the previously held interest in the entity.

Eurolife Life is one of the leading life insurance companies in Greece, with gross written premiums amounting to € 567 million in the period ended 30 September 2026. The Transaction represents an important milestone in Eurobank's strategy to strengthen its presence in the insurance sector and will enable Eurobank to enhance its profitability base by fully consolidating Eurolife Life's financial results, while retaining its 20% interest in Eurolife Holdings' general insurance business, diversify its revenue streams through increased fees and commissions and further develop its bancassurance activities by leveraging Eurolife Life's established market position and distribution network.

In addition to the aforementioned Transaction, on 11 September 2026 the Group entered into a SPA with an affiliate of Fairfax for the acquisition by the latter of 45% of the share capital of ERB Asfalistiki ("ERBA"), the non-life (property and casualty) insurance company of Eurobank Limited in Cyprus for a cash consideration of approximately € 55 million. Fairfax will also have the right to acquire the remaining 55% of the share capital of ERBA over time. The transaction is expected to be completed by the end of 2026, subject to the remaining approvals and closing conditions.

The estimated impact of both transactions on the Group's CET 1 capital ratio as at 30 September 2026 would be a decrease of approximately 120 basis points.

20. Investments in associates and joint ventures

As at 30 September 2026, the carrying amount of the Group's investments in associates and joint ventures amounted to € 237 million (31 December 2025: € 251 million). The following is the listing of the Group's associates and joint ventures as at 30 September 2026:

<u>Name</u>	<u>Country of incorporation</u>	<u>Line of business</u>	<u>Group share</u>
Femion Ltd	Cyprus	Special purpose investment vehicle	66.45
(Under liquidation) Global Finance S.A.	Greece	Investment financing	33.82
Odyssey GP S.a.r.l.	Luxembourg	Special purpose investment vehicle	20.00
Eurolife FFH Insurance Group Holdings S.A.	Greece	Holding company	20.00
Alpha Investment Property Commercial Stores S.A.	Greece	Real estate	30.00
Peirga Kythnou P.C.	Greece	Real estate	50.00
doValue Greece Loans and Credits Claim Management S.A.	Greece	Loans and Credits Claim Management	20.00
Perigenis Business Properties S.A.	Greece	Real estate	18.90
Ekinox Single Member S.A	Greece	Employee benefits platform	-
INE Embedded Finance Credit Company S.A.	Greece	Provision of credit facilities	50.00

Notes:

1) Since April 2026, Ekinox Single Member S.A has been classified as a joint venture of the Group, with no initial direct shareholding, based on the amended articles of association of the aforementioned company and Eurobank's representation in its Board of Directors.

Notes to the Interim Consolidated Financial Statements

2) In the first half of 2024, in the context of Solar securitization, the Bank along with the other Greek systemic banks established "REOCO SOLAR S.A." with participation holding 23.4%. Given the abandonment of the Solar Project (note 17), the aforementioned entity remained dormant since its establishment. In September 2026, its liquidation was completed.

3) From July 2025 to July 2026, Avramar group companies were jointly controlled by Eurobank along with other Greek lending banks pursuant to the terms of the relevant share pledge agreements, with no direct shareholding (note 17).

For the period ended 30 September 2026, the Group's share of results of associates and joint ventures amounted to € 33 million gain, while in the comparative period the respective amount stood at € 35 million gain.

Global Finance S.A., Greece

In February 2026, the liquidation of the company was resolved and its name was updated accordingly.

Perigenis Business Properties S.A., Greece

In the first quarter of 2026, the Bank received € 3.2 million as a capital return from the company.

INE Embedded Finance Credit Company S.A. ("Simple")

In September 2026, the Bank and Inbank, a financial technology company with an EU banking license, established INE Embedded Finance Credit Company S.A. with each shareholder holding a 50% interest in the company's share capital, which was paid in October 2026.

The purpose of INE Embedded Finance Credit Company S.A. is to develop embedded finance solutions in Greece through Buy Now Pay Later (BNPL), sales finance and consumer lending products. The company will be accounted for as a joint venture of the Group using the equity method and the commencement of its operations as a credit company is subject to the approval of the competent authorities.

21. Property & equipment and Investment property

The carrying amounts of property & equipment and investment property are analyzed as follows:

	30 September 2026 € million	31 December 2025 € million
Land, buildings, leasehold improvements	776	746
Furniture, equipment, motor vehicles	84	80
Computer hardware, software	87	87
Right-of-use of assets ⁽¹⁾	137	153
Total property & equipment	1,084	1,067
Investment Property ⁽²⁾⁽³⁾	1,430	1,331
Total	2,514	2,398

⁽¹⁾ The respective lease liabilities are presented in "other liabilities" (note 26).

⁽²⁾ In the period ended 30 September 2026, the carrying amount of investment property increased by € 99 million of which € 90 million relates to the acquisition of I & B Real Estate EAD (note 19)

⁽³⁾ As at 30 September 2026, € 25 million relates to Group's investment property backing insurance contract liabilities measured under the variable fee approach (VFA).

The valuation methods and key assumptions required under each method, based on which the carrying value of investment property portfolio is determined, as well as the sensitivity analysis on key assumptions, are described in the consolidated financial statements for the year ended 31 December 2025.

Notes to the Interim Consolidated Financial Statements

22. Other assets

	30 September 2026 € million	31 December 2025 € million
Reposessed properties and relative prepayments	437	480
Pledged amount for a Greek sovereign risk financial guarantee	252	248
Balances under settlement ⁽¹⁾	225	93
Deferred costs and accrued income	172	148
Other guarantees	522	361
Income tax receivable ⁽²⁾	78	107
Insurance and reinsurance contract assets	45	48
Receivable from Deposit Guarantee and Investment Fund	73	72
Other assets	359	475
Total	2,163	2,032

⁽¹⁾ Includes settlement balances with customers relating to banking and brokerage activities.

⁽²⁾ Includes withholding taxes, net of provisions.

As at 30 September 2026, other assets net of provisions, amounting to € 359 include, among others, receivables related to (a) prepayments to suppliers, (b) public entities, (c) property management activities, (d) legal cases and (e) the disposal of portfolios of assets/business operations, including the remaining consideration receivable arising from the transaction between KEDIPES and Eurobank Limited (note 17) and f) capital return from Eurolife FFH Insurance Group Holdings S.A. in the context of the agreement for the acquisition of Eurolife FFH Life Insurance (note 19).

23. Due to central banks and credit institutions

	30 September 2026 € million	31 December 2025 € million
Secured borrowing from ECB ⁽¹⁾	-	1,001
Secured borrowing from credit institutions ⁽²⁾	1,918	1,905
Borrowings from international financial and similar institutions	271	356
Deposits from banks received as collateral (note 16)	407	339
Current accounts and settlement balances with banks	160	135
Interbank takings	111	115
Total	2,868	3,851

⁽¹⁾ Refers to ECB's main refinancing operations (MRO).

⁽²⁾ The amounts presented are after offsetting € 1.2 billion eligible repos with reverse repos under global master repurchase agreements (GMRA) (31 December 2025: € 1.3 billion).

Borrowings from international financial and similar institutions include borrowings from European Investment Bank and other similar institutions.

24. Due to customers

	30 September 2026 € million	31 December 2025 € million
Savings and current accounts	58,646	55,261
Term deposits	28,708	27,432
	87,355	82,692
Fair value changes of due to customers in portfolio hedging of interest rate risk	(172)	12
Total	87,182	82,704

As at 30 September 2026, Group's due to customers for the Greek and International operations amounted to € 48,566 million and € 38,616 million, respectively (31 December 2025: € 45,164 million and € 37,540 million, respectively).

Notes to the Interim Consolidated Financial Statements

25. Debt securities in issue

	30 September 2026 € million	31 December 2025 € million
Securitisations	553	553
Subordinated notes (Tier 2)	1,587	1,220
Medium-term notes (EMTN)	6,623	5,498
Credit linked notes	192	81
Total	8,954	7,352

Subordinated Tier 2 notes

In January 2026, the Bank announced that it has successfully completed the pricing of € 400 million subordinated Tier II debt instruments which mature in April 2037, are callable at par from 29 January 2032 until 29 April 2032, offering a coupon of 4.125% per annum and are listed on the Luxembourg Stock Exchange's Euro MTF market. The proceeds from the issues will support Eurobank Group's strategy to ensure ongoing compliance with its MREL requirements and will be used for Eurobank's general funding purposes.

Medium-term notes (EMTN)

In April 2026, the Bank successfully completed the issuance of € 400 million senior preferred notes through a private placement. The bonds mature on 17 July 2029, are callable at par on 17 July 2028 offering a coupon of 3.50% per annum and are listed on the Luxembourg Stock Exchange's Euro MTF market.

In May 2026, the Bank successfully completed the issuance of € 700 million senior preferred notes which mature on 25 May 2032, are callable at par on 25 May 2031 offering a coupon of 3.875% per annum and are listed on the Luxembourg Stock Exchange's Euro MTF market.

The proceeds from the above issues will support Eurobank Group's strategy to ensure ongoing compliance with its MREL requirements and will be used for Eurobank's general funding purposes.

In May 2026 the Bank exercised its option to early redeem senior preferred notes of face value of € 500 million.

In September 2026, the Bank successfully completed the issuance of € 600 million green senior preferred notes which mature on 8 September 2033, are callable at par on 8 September 2032 offering a coupon of 4.125% per annum and are listed on the Luxembourg Stock Exchange's Euro MTF market. The proceeds from the issuance will support Eurobank Group's strategy to ensure ongoing compliance with its MREL requirements and will be used to finance or refinance a portfolio of eligible green assets selected in accordance with Eurobank's green bond framework.

Securitisations

In September 2026, the Bank's special purpose financing vehicle, Astarti DAC, modified the contractual terms of the class A asset-backed security of face value € 250 million, by adjusting the security's interest rate spread at market terms and extending its revolving period.

Credit linked note

In September 2026, the Bank issued a credit linked note ("CLN") of approx. € 122 million that provides credit protection over the mezzanine tranche of a portfolio of performing SME and Corporate loans amounting to € 1.4 billion. The credit protection to the Bank is provided by means of adjustments (write-downs) to the principal balance of the CLN, after the occurrence of certain credit events in relation to the protected loans, pursuant to the terms and conditions of the CLN. In addition, the issued note matures in December 2040, is callable in March 2032 and pays a floating interest rate (3-month Euribor plus spread of 7.94%) that also reflects the tranche protection components, as specified in the terms and conditions of the CLN.

Notes to the Interim Consolidated Financial Statements

26. Insurance contract liabilities and other liabilities

As at 30 September 2026, the Group's insurance contract liabilities amount to € 741 million (31 December 2025: € 684 million) of which € 636 million (31 December 2025: € 569 million) relate to insurance contract liabilities measured under the Variable Fee Approach ("VFA").

The analysis of "Other liabilities" is set out below:

	30 September 2026 € million	31 December 2025 € million
Balances under settlement ⁽¹⁾	853	486
Lease liabilities	159	175
Deferred income and accrued expenses	369	273
Other provisions	104	145
ECL allowance for credit related commitments	61	56
Standard legal staff retirement indemnity obligations and employee termination benefits	90	104
Sovereign risk financial guarantee	25	26
Income taxes payable	58	55
Deferred tax liabilities (note 14.1)	57	54
Trading liabilities	12	76
Investment contract liabilities	79	72
Other liabilities	267	325
Total	2,134	1,847

⁽¹⁾ Includes settlement balances relating to bank cheques and remittances, credit card transactions, other banking and brokerage activities.

As at 30 September 2026, other liabilities amounting to € 267 million mainly consist of payables relating with (a) suppliers and creditors, (b) contributions to insurance organizations, (c) duties and other taxes and (d) the acquisition of CSoft JSC (note 19).

As at 30 September 2026, other provisions amounting to € 104 million (31 December 2025: € 145 million) mainly include: (a) € 33 million for claims in dispute and outstanding litigations against the Group (note 31), (b) € 12 million relating to the sale of Bank's former subsidiary based on specific indemnity clauses in the relevant Sale Purchase Agreement, (c) € 11 million for representation and warranties provided to investors in the context of the Mexico NPE securitization transaction, (d) € 23 million for other operational risk events and (e) € 20 million relating to contribution Greek State infrastructure projects.

27. Share capital, share premium and reserves

As at 30 September 2026, the par value of the Bank's shares is € 0.22 per share (31 December 2025: € 0.22). All shares are fully paid. The balances of share capital and share premium are as follows:

	Share capital € million	Share premium € million
Balance at 1 January 2026	798.9	1,140.4
Share capital decrease following the cancellation of treasury shares	(6.2)	-
Share capital increase following the exercise of share options	1.4	0.1
Balance at 30 September 2026	794.2	1,140.5

Share capital

Following the resolution of the Annual General Meeting of the shareholders of the Bank held on 28 April 2026 (see below), and after the receipt of the ECB approval on 30 June 2026 and the completion of the required process with the General Commercial Registry (G.E.MI.), the Bank announced on 9 July 2026 the cancellation of 28,097,019 treasury shares and the reduction of its share capital by € 6,181,344.18. The aforementioned shares were acquired by the Bank under the share buyback programme approved by the Bank's Extraordinary General Meeting of Shareholders on 22 October 2025 (see below "Treasury shares - share buy back programme").

Notes to the Interim Consolidated Financial Statements

In addition, following the exercise of share options granted to executives and employees of the Group under the share options' plan (see below), and by virtue of the decision of the Board of Directors of the Bank on 28 August 2026, the Bank's share capital increased by € 1,442,223.42 through the issue of 6,555,561 new common voting shares of a nominal value of € 0.22 per share and exercise price of € 0.23 per share. The difference between the exercise price of the new shares and their nominal value, net of the expenses directly attributable to the equity transaction, amounted to € 58 thousand and was recorded in the account "Share premium". The new shares were listed on the Euronext Athens on 4 September 2026.

The analysis of the movement in the number of the Bank's shares outstanding is set out below:

	Number of shares				
	Issued shares	Treasury shares held by the Bank	Outstanding shares - Bank	Treasury shares held by subsidiaries	Outstanding shares - Group
Balance at 1 January 2026	3,631,510,801	(3,546,449)	3,627,964,352	(3,869,292)	3,624,095,060
Share capital increase following the exercise of share options	6,555,561	-	6,555,561	-	6,555,561
Purchase of treasury shares under the share buyback programme	-	(55,204,128)	(55,204,128)	-	(55,204,128)
Cancellation of treasury shares	(28,097,019)	28,097,019	-	-	-
Program for the free distribution of shares	-	1,727,493	1,727,493	-	1,727,493
Other (purchases)/sales of treasury shares	-	-	-	150,131	150,131
Balance at 30 September 2026	3,609,969,343	(28,926,065)	3,581,043,278	(3,719,161)	3,577,324,117

AGM decisions

On 28 April 2026, the Annual General Meeting (AGM) of the shareholders of the Bank, inter alia, approved:

- The distribution of a cash dividend of € 258.7 million from the "Special Reserves" account, in addition to the interim dividend of € 170 million paid in November 2025 (see below "Dividends/Shareholders' remuneration").
- The distribution of a total amount of € 35.23 million to executives and employees of the Bank from the "Special Reserves" account.
- The establishment of a new share buyback programme as described below.
- The establishment of a five-year program for the free distribution of shares as described below.
- The cancellation, in accordance with article 49 of Law 4548/2018, of 28,097,019 treasury shares held by the Bank.

Treasury shares - Share buy back programme

In April 2026, the share buyback programme originally established by Eurobank Holdings in May 2025 and subsequently continued by the Bank was completed.

On 10 June 2026, the Bank announced the commencement of the implementation of a new share buyback Programme ("Programme"), as resolved by the AGM of the Bank's shareholders on 28 April 2026 and subsequently approved by the ECB on 8 June 2026. The Programme is conducted in accordance with the provisions of Article 49 of Law 4548/2018, under the following terms: (i) the total cost of the Programme will not exceed the amount of € 288 million and in any case, the own shares held by the Bank, including those to be acquired via the Programme, will not exceed 10% of the Bank's paid-in share capital, in accordance with the legislation in force, (ii) the duration of the Programme will be up to 12 months, starting from the date of receipt of the ECB's decision granting supervisory permission for the Programme, that is up to 8 June 2027 and (iii) the minimum price per share for the acquisition of own shares was set at the nominal value of the share, i.e. € 0.22, and the maximum price was set at € 10.

As at 30 September 2026, the Bank held 28,926,065 treasury shares acquired within the framework of its buyback programmes, with a total cost of € 124.9 million (31 December 2025: € 12.4 million). On the same date, the number of treasury shares held by the Bank's subsidiary Eurobank Equities Investment Firm Single Member S.A. (in the ordinary course of its business), was 3,719,161 with a total cost of € 15.4 million (31 December 2025: € 13.1 million). Accordingly, as at 30 September 2026, the total amount deducted from equity in respect of treasury shares' cost amounted to € 140.3 million (31 December 2025: € 25.4 million). In addition, the number of the Bank's shares held by the Group's associates in the ordinary course of their insurance and investing activities was 59,536,119 in total (31 December 2025: 64,037,790).

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Post balance sheet event

In the period 1- 23 October 2026, as part of the implementation of its share buyback programme, the Bank proceeded with additional acquisitions of 6,583,706 own shares, with a total cost of ca. € 29.3 million.

Dividends/Shareholders' remuneration

Pursuant to the resolution of the AGM of the Bank's shareholders held on 28 April 2026 and following the approval granted by the ECB, the Bank proceeded with the distribution of a cash dividend of € 258.7 million from its Special reserves account, in June 2026, in addition to the interim dividend of € 170 million distributed in November 2025. The dividend distributions of € 258.7 million and € 170 million for the financial year 2025 correspond to a gross dividend per share of € 0.07187 and € 0.04681, respectively, excluding own shares that were not entitled to receive a dividend.

The aggregate cash dividend of € 428.7 million, together with the maximum consideration of € 288 million cost of the new share buy back programme approved by the AGM on 28 April 2026, correspond, in total, to a shareholder reward ratio of 55% of the Group's net profit for 2025, excluding the € 58 million gain recognized on the acquisition of the CNP Cyprus subgroup.

Post balance sheet event

In October 2026, following the approval granted by the ECB, the Board of Directors of the Bank decided, in accordance with the provisions of paragraph 3 of article 162 of Law 4548/2018 and in line with its shareholders' remuneration policy, the distribution of an interim cash dividend of € 214 million for the financial year 2026 from its non-mandatory reserves. The Bank is expected to proceed with the payment of the interim dividend to its shareholders on 26 November 2026.

Program for the free distribution of shares to executives and employees of the Bank and its affiliated companies

On 12 June 2026, the Bank announced the establishment, pursuant to article 114 of Law 4548/2018, of a five-year program ("Program"), commencing in 2026, for the free distribution of shares, intended to replace the previous stock option structure, as resolved by the AGM of the shareholders held on 28 April 2026 under the following terms: (i) for the free distribution of shares, the Bank will either proceed with a corresponding share capital increase and issuance of new shares or will distribute own shares acquired by the Bank under the share buyback programme, (ii) the maximum shares that may be distributed during the Program will be 36,400,000 common registered shares of the Bank, a number corresponding to 1% of its paid-up share capital as at the date of the relevant resolution of the 2026 AGM, (iii) beneficiaries are executives and employees of the Bank and its affiliated companies within the meaning of article 32 of Law 4308/2014.

The AGM also authorized the BoD to determine the beneficiaries, the detailed terms for the allocation and distribution of the shares under the Program, as well as the rest of the terms and conditions of the Program, in accordance with the applicable regulatory and legislative framework and the Group's internal policies.

On 29 April 2026, in implementation of the relevant AGM resolution, the Board of Directors of the Bank approved the implementation terms and conditions of the 1st series of the Program, and a total of 1,727,493 own common registered voting shares of the Bank, acquired under the Share Buyback Program, were approved to be distributed upfront to the beneficiaries, whereas 2,032,559 shares will be distributed in portions annually during a period from one to five years, provided that the beneficiaries remain employed by the Group until the distribution date. The right to receive these shares was granted to the beneficiaries on 25 May 2026, on which date the beneficiaries were formally notified of the terms and conditions governing the share distribution. The fair value per share at grant date was € 3.874, based on the closing price of the Bank's share on the Euronext Athens on that date. The upfront shares were distributed to the beneficiaries on 15 June 2026. The beneficiaries are subject to a retention obligation for both the upfront and deferred portions of the distributed shares, for a period of one year.

Share options to executives and employees of the Bank and its affiliated companies

Under the five year share options plan initially established in 2020 by Eurobank Holdings, initiated in 2021, and continued by Eurobank, the Bank has granted to its employees and the employees of its affiliated companies share options rights, by issuing new shares with a corresponding share capital increase upon the options' exercise. The initial maximum number of rights that could be exercised was set at 55,637,000, each of which would correspond to one new share with exercise price equal to € 0.23.

The options are exercisable in portions annually during a period from one to five years. Each portion may be exercised wholly or partly and converted into shares at the employees' option, provided that they remain employed by the Group until the first available exercise date. Each portion is treated as a separate award with a different vesting period and different fair value. The corporate actions that adjust the number and the price of shares also adjust accordingly the share options. The originally established share options plan ended in 2025, with the implementation of the fifth series of stock options.

Notes to the Interim Consolidated Financial Statements

The share options outstanding at the end of the period amounted to 11,388,289 (31 December 2025: 18,119,584) following the exercise of 6,555,561 share options in the third quarter of 2026, resulting in the issue of an equal number of new common voting shares, and have the following expiry dates:

Expiry date ⁽¹⁾	Share options 30 September 2026
2027	6,091,929
2028	3,754,101
2029	1,148,339
2030	393,920
Weighted average remaining contractual life of share options outstanding at the end of the period	18 months

⁽¹⁾ Based on the earliest contractual exercise date.

Further information regarding the terms of the share options granted to the employees of the Group, along with the valuation method and the inputs used to measure the share options, is presented in note 38 of the consolidated financial statements for the year ended 31 December 2025.

28. Additional Tier 1 capital instruments

The Bank has issued fixed rate reset Additional Tier 1 (AT1) perpetual contingent temporary write-down notes ("Notes") with a total nominal value € 1,100 million. As at 30 September 2026, the carrying amount of the notes is set out in the table below:

	Carrying amount € million
AT1 note issued on 4 June 2025	495
AT1 note issued on 10 November 2025	595
Total	1,090

The Notes are listed on the Euro MTF market of the Luxembourg Stock Exchange. Based on their terms, such as the fully discretionary and non-cumulative nature of interest, perpetual maturity, and loss-absorbing features that relate to specific regulatory requirements or trigger events, the Notes from both issues have been classified as equity instruments. Accordingly, coupon payments, if any, are recognized as dividends in accordance with the principles of IAS 32. The Notes also qualify as Additional Tier 1 capital instruments under the Capital Requirements Regulation (CRR) (note 4). For the period ended 30 September 2026, the coupon payments to AT1 capital holders amounted to € 35 million (€ 25 million after tax).

29. Fair value of financial assets and liabilities

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal (or most advantageous) market at the measurement date under current market conditions (i.e. an exit price). When a quoted price for an identical asset or liability is not observable, fair value is measured using another valuation technique that is appropriate in the circumstances and maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. Observable inputs are developed using market data, such as publicly available information about actual events or transactions, and reflect assumptions that market participants would use when pricing financial instruments, such as quoted prices in active markets for similar instruments, interest rates and yield curves, implied volatilities and credit spreads.

The financial instruments measured at fair value or at amortized cost for which fair value is disclosed are categorized into the three levels of the fair value hierarchy based on whether the inputs to the fair values are observable or unobservable, as follows:

- (a) Level 1-Financial instruments measured based on quoted prices (unadjusted) in active markets for identical financial instruments that the Group can access at the measurement date. A market is considered active when quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency and represent actually and regularly occurring transactions. Level 1 financial instruments include actively quoted debt instruments held or issued by the Group, equity and derivative instruments traded on exchanges, investment contract liabilities, as well as mutual funds that have regularly and frequently published quotes.

Notes to the Interim Consolidated Financial Statements

- (b) Level 2-Financial instruments measured using valuation techniques with inputs, other than level 1 quoted prices, that are observable either directly or indirectly, such as: i) quoted prices for similar financial instruments in active markets, ii) quoted prices for identical or similar financial instruments in markets that are not active, iii) inputs other than quoted prices that are directly or indirectly observable, mainly interest rates and yield curves observable at commonly quoted intervals, forward exchange rates, equity prices, credit spreads and implied volatilities obtained from internationally recognized market data providers and iv) other unobservable inputs which are insignificant to the entire fair value measurement. Level 2 financial instruments include over the counter (OTC) derivatives, less liquid debt instruments held or issued by the Group, investment contract liabilities and equity instruments.
- (c) Level 3-Financial instruments measured using valuation techniques with significant unobservable inputs. When developing unobservable inputs, best information available is used, including own data, while at the same time market participants' assumptions are reflected (e.g. assumptions about risk). Level 3 financial instruments include unquoted equities or equities traded in markets that are not considered active, certain OTC derivatives, loans and advances to customers including securitization notes of loan portfolios originated by the Group and recognized in financial assets and certain debt securities held or issued by the Group.

Financial instruments carried at fair value

The fair value hierarchy categorization of the financial assets and liabilities measured at fair value is presented in the following tables:

30 September 2026				
	Level 1 € million	Level 2 € million	Level 3 € million	Total € million
Securities held for trading	495	1	-	497
Investment securities at FVTPL	779	93	113	985
Derivative financial instruments ⁽¹⁾	4	625	3	631
Investment securities at FVOCI	3,645	123	48	3,816
Loans and advances to customers mandatorily at FVTPL	-	-	23	23
Financial assets measured at fair value	4,923	842	187	5,952
Derivative financial instruments ⁽¹⁾	3	1,158	-	1,161
Trading liabilities	12	-	-	12
Investment contract liabilities	59	20	-	79
Financial liabilities measured at fair value	74	1,178	-	1,252

31 December 2025				
	Level 1 € million	Level 2 € million	Level 3 € million	Total € million
Securities held for trading	514	2	-	516
Investment securities at FVTPL	637	216	99	952
Derivative financial instruments ⁽¹⁾	2	777	1	780
Investment securities at FVOCI	3,848	206	52	4,105
Loans and advances to customers mandatorily at FVTPL	-	-	23	23
Financial assets measured at fair value	5,001	1,200	174	6,376
Derivative financial instruments ⁽¹⁾	1	914	-	915
Trading liabilities	76	-	-	76
Investment contract liabilities	52	20	-	72
Financial liabilities measured at fair value	129	933	-	1,062

⁽¹⁾ Amounts are presented after offsetting € 1,395 million and € 779 million level 2 derivative financial assets and liabilities, respectively, against cash collateral received/pledged (2025: after offsetting € 652 million and € 349 million derivative financial assets and liabilities, respectively) (note 16).

Transfers into and out of the fair value hierarchy levels are recognised at the beginning of the quarter in which a financial instrument's transfer was effected. There were no material transfers between levels during the period ended 30 September 2026.

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Reconciliation of Level 3 fair value measurements

	30 September 2026 € million
Balance at 1 January	174
Transfers into Level 3	3
Transfers out of Level 3	(1)
Additions, net of disposals and redemptions ⁽¹⁾	5
Total gain/(loss) for the period included in profit or loss	5
Foreign exchange differences and other	1
Balance at 30 September	187

⁽¹⁾ Including capital returns on equity instruments.

Valuation processes and techniques

The processes and procedures governing the fair valuations are established by the Group Market Counterparty Risk Sector in line with the Group's accounting policies. The Group uses widely recognized valuation models for determining the fair value of common financial instruments that are not quoted in an active market, such as interest and cross currency swaps, that use only observable market data and require little management estimation and judgment. Specifically, observable prices or model inputs are usually available in the market for listed debt and equity securities, exchange-traded and simple over-the-counter derivatives. Availability of observable market prices and model inputs reduces the need for management judgment and estimation and also reduces the uncertainty associated with determining fair values. For the classification of debt securities into the three levels of the fair value hierarchy, a rating scale is also assigned for each debt security, based on the quality and quantity of the market data inputs used to calculate its fair value at a specific date. The debt securities are then allocated into levels based on specific rating thresholds representing highly liquid to thinly traded debt securities.

Where valuation techniques are used to determine the fair values of financial instruments that are not quoted in an active market, they are validated against historical data and, where possible, against current or recent observed transactions in different instruments, and periodically reviewed by qualified personnel independent of the personnel that created them. All models are certified before they are used and models are calibrated to ensure that outputs reflect actual data and comparative market prices. Fair values' estimates obtained from models are adjusted for any other factors, such as liquidity risk or model uncertainties, to the extent that market participants would take them into account in pricing the instrument. Fair values also reflect the credit risk of the instrument and include adjustments to take account of the credit risk of the Group and the counterparty, where appropriate.

Valuation controls applied may include verification of observable pricing, re-performance of model valuations, review and approval process for new models and/or changes to models, calibration and back-testing against observable market transactions, where available, analysis of significant valuation movements, etc. Where third parties' valuations are used for fair value measurement, these are reviewed in order to ensure compliance with the requirements of IFRS 13.

The fair values of OTC derivative financial instruments are estimated by discounting expected cash flows using market interest rates at the measurement date. Counterparty credit risk adjustments and own credit risk adjustments are applied to OTC derivatives, where appropriate. Bilateral credit risk adjustments consider the expected cash flows between the Group and its counterparties under the relevant terms of the derivative instruments and the effect of the credit risk on the valuation of these cash flows. As appropriate in circumstances, the effect of any credit risk mitigating arrangements is also taken into consideration, including collateral agreements and master netting agreements on the calculation of credit risk valuation adjustments (CVAs). CVA calculation uses probabilities of default (PDs) based on observable market data such as credit default swaps (CDS) spreads, where appropriate, or based on internal rating models. Similar methodology for the calculation of debit-value-adjustments (DVAs) is applied when applicable. Where valuation techniques are based on internal rating models and the relevant CVA is significant to the entire fair value measurement, such derivative instruments are categorized as Level 3 in the fair value hierarchy. A reasonably possible change in the main unobservable input (i.e. the recovery rate), used in their valuation, would not have a significant effect on their fair value measurement.

Fair values for debt securities held are determined using quoted market prices in active markets for securities with similar credit risk, maturity and yield, quoted market prices in non active markets for identical or similar financial instruments, or using discounted cash flows method.

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Unquoted equity instruments at FVTPL, included in Level 3, are estimated using mainly (i) third parties' valuation reports based on investees' net assets, where management does not perform any further significant adjustments, and (ii) net assets' valuations, adjusted where considered necessary.

Loans and advances to customers including securitization notes of loan portfolios originated by the Group with contractual cash flows that do not represent solely payments of principal and interest (SPPI failures), are measured mandatorily at fair value through profit or loss. Quoted market prices are not available as there are no active markets where these instruments are traded. Their fair values are estimated on an individual loan basis by discounting the future expected cash flows over the time period they are expected to be recovered, using an appropriate discount rate or by reference to other comparable assets of the same type that have been transacted during a recent time period. Expected cash flows, which incorporate credit risk, represent significant unobservable input in the valuation and as such, the entire fair value measurement is categorized as Level 3 in the fair value hierarchy.

The fair values of investment contract liabilities are determined by reference to the financial assets held within the relevant investment portfolios linked to the financial liabilities.

Financial instruments not measured at fair value

The following tables present the carrying amounts and fair values of financial assets and liabilities which are not carried at fair value on the balance sheet:

	30 September 2026	
	Carrying amount € million	Fair value € million
Loans and advances to customers	57,906	58,199
Investment securities at amortised cost	23,839	23,016
Financial assets not measured at fair value	81,745	81,215
Debt securities in issue	8,954	9,169
Financial liabilities not measured at fair value	8,954	9,169

	31 December 2025	
	Carrying amount € million	Fair value € million
Loans and advances to customers	54,640	55,490
Investment securities at amortised cost	19,827	19,768
Financial assets not measured at fair value	74,467	75,258
Debt securities in issue	7,352	7,613
Financial liabilities not measured at fair value	7,352	7,613

The assumptions and methodologies underlying the calculation of fair values of financial instruments not measured at fair value, are in line with those used to calculate the fair values for financial instruments measured at fair value. Particularly:

- (a) Loans and advances to customers including securitization notes of loan portfolios originated by the Group: quoted market prices are not available as there are no active markets where these instruments are traded. The fair values are estimated by discounting future expected cash flows over the time period they are expected to be recovered, using appropriate risk-adjusted rates (i.e., discounted expected cash flows technique). More specifically, loans to customers are grouped into homogenous assets with similar characteristics, as monitored by Management, such as lending business unit, products' characteristics, and performing/nonperforming status, in order to improve the accuracy of the estimated valuation outputs. In estimating the future cash flows of lending portfolios, assumptions regarding expected prepayments and products' spreads over risk-free interest rates are made, where applicable. The discount rates applied for the discounting of loans' expected cash flows incorporate inputs that would be taken into account by independent market participants, such as risk-free interest rates, expected credit losses, cost of equity requirements and funding. For credit impaired-loans, the timing of collateral realization is taken into account for the estimation of the future cash flows which are discounted by non-credit risk adjusted rates. In addition, the fair value of securitization senior notes of loan portfolios originated by the Group is estimated by discounting the expected cash flows using appropriate market interest rates of other comparable assets with similar quality and duration;

Notes to the Interim Consolidated Financial Statements

- (b) Investment securities measured at amortized cost: the fair values are determined using prices quoted in an active market when these are available. In other cases, fair values are determined using quoted market prices for securities with similar credit risk, maturity and yield, quoted market prices in non active markets for identical or similar financial instruments, or by using the discounted cash flows method. In addition, for certain high quality corporate bonds for which quoted prices are not available, fair value is determined using prices that are derived from reliable data management platforms while part of them is verified by market participants (e.g. brokers). In certain cases, prices are implied by liquidity agreements (e.g. repos, pledges) with other financial institutions; and
- (c) Debt securities in issue: the fair values are determined using quoted market prices, if available. If quoted prices are not available, fair values are determined based on third party valuations, quotes for similar debt securities or by discounting the expected cash flows at a risk-adjusted rate, where the Group's own credit risk is determined using inputs indirectly observable, i.e. quoted prices of similar securities issued by the Group or other Greek issuers.

For other financial instruments, which are short term or re-price at frequent intervals (cash and balances with central banks, due from credit institutions, due to central banks, due to credit institutions and due to customers), the carrying amounts represent reasonable approximations of fair values.

30. Cash and cash equivalents and other information on interim cash flow statement

For the purpose of the cash flow statement, cash and cash equivalents comprise the following balances with original maturities of three months or less:

	30 September 2026 € million	31 December 2025 € million
Cash and balances with central banks (excluding mandatory deposits with central banks)	14,050	13,858
Due from credit institutions	1,550	1,652
Securities held for trading	1	19
Total	15,601	15,529

As at 30 September 2026, the mandatory deposits with central banks, i.e. balances maintained by the Group entities to meet the minimum reserve requirement (MRR), amounted to € 0.8 billion (31 December 2025: € 1.8 billion). This decrease is mainly attributable to a € 1.11 billion reduction in mandatory deposits held with the Central Bank of Bulgaria, following the adoption of the Euro in Bulgaria as of 1 January 2026.

Other (income)/losses on investment securities presented in operating activities are analyzed as follows:

	30 September 2026 € million	30 September 2025 € million
Amortisation of premiums/discounts and accrued interest	(60)	(50)
(Gains)/losses from investment securities	(62)	(68)
Dividends	(7)	(6)
Total from continuing operations	(129)	(124)

In the period ended 30 September 2026, other adjustments of € 26 million, presented in the cash flow statement, mainly comprise a) € 33 million Group's share of results (income) in associates and joint ventures (note 20) and b) € 11 million expense relating to employees' share-based payments (30 September 2025: € 95 million, mainly includes a) € 58 million gain on acquisition of CNP Cyprus subgroup and b) € 35 million Group's share of results (income) in associates and joint ventures).

In the period ended 30 September 2026, the adjustment of € 14 million relating to debt securities in issue, presented in the cash flow statement, reflects the increase in their carrying amount due to changes in accrued interest and the amortisation of debt issuance costs (30 September 2025: increase of € 50 million).

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31. Contingent liabilities and other commitments

The following three categories of credit related commitments, undertaken in the normal course of lending related activities, are presented in the table below: (a) financial guarantee contracts, which refer to guarantees and standby letters of credit that carry the same credit risk as loans (credit substitutes), (b) commitments to extend credit, which comprise firm commitments that are irrevocable over the life of the facility or revocable only in response to a material adverse effect and (c) other credit related commitments, which refer to documentary and commercial letters of credit and other guarantees of medium and low risk according to the Regulation No 575/2013/EU.

	30 September 2026 € million	31 December 2025 € million
Financial guarantee contracts	2,031	2,042
Commitments to extend credit	5,946	7,109
Other credit related commitments	2,311	2,212
Total	10,288	11,363

As at 30 September 2026, the total credit related commitments, falling within the scope of the IFRS 9 impairment requirements, amounted to € 19.4 billion (31 December 2025: € 19.8 billion), including revocable loan commitments of € 9.1 billion (31 December 2025: € 8.4 billion). The corresponding allowance for impairment losses amounted to € 61 million (31 December 2025: € 56 million).

In addition, the Group has issued a sovereign risk financial guarantee of € 0.25 billion (31 December 2025: € 0.25 billion) for which an equivalent amount has been deposited under the relevant pledge agreement (note 22).

Other commitments

The Bank has signed irrevocable payment commitment (IPC) and collateral arrangement agreements with the Single Resolution Fund (SRF) amounting in total to € 29 million as at 30 September 2026 (31 December 2025: € 29 million). According to the agreements, which are backed by cash collateral of an equal amount, the Bank undertook to pay to the SRF an amount up to the above IPC, in case of a call and demand for payment made by it, in relation to a resolution action taken for another European bank. As of 30 September 2026, similar to the previous quarter, Management assesses that no provision is required in relation to the Bank's IPCs, whereas the said cash collateral has been recognized as a financial asset measured at amortized cost in the balance sheet line "Other Assets" (note 22). For further information regarding the accounting treatment of IPCs, refer to note 43 of the consolidated financial statements for the year ended 31 December 2025.

Legal proceedings

As at 30 September 2026, the provisions for legal proceedings outstanding against the Group amounted to € 33 million (31 December 2025: € 38 million) (note 26).

Furthermore, in the normal course of its business, the Group has been involved in a number of legal proceedings, which are either at still a premature or at an advanced trial instance. The final settlement of these cases may require the lapse of a certain time so that the litigants exhaust the legal remedies provided for by the law. Management, is closely monitoring the developments to the relevant cases and having considered the advice of Legal Services, does not expect that there will be an outflow of resources and therefore does not acknowledge the need for a provision.

32. Post balance sheet events

Details of post balance sheet events are provided in the following notes:

Note 4 - Capital Management

Note 19 - Group composition

Note 27 - Share capital, share premium and reserves

33. Related parties

Eurobank S.A. (the Bank) along with its subsidiaries form the Eurobank S.A. Group (the Group). A number of banking transactions are entered into with related parties in the normal course of business and are conducted on an arm's length basis. These include loans, deposits and guarantees. In addition, as part of its normal course of business in investment banking activities, the Group at times may hold positions in debt and equity instruments of related parties.

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The outstanding balances of the transactions with (a) Fairfax group, which is considered to have significant influence over the Bank, (b) the key management personnel (KMP) and the entities controlled or jointly controlled by KMP and (c) other related parties, as well as the relating income and expenses are as follows:

	30 September 2026			31 December 2025		
	Fairfax Group ⁽¹⁾	KMP and Entities controlled or jointly controlled by KMP ⁽²⁾	Other Related Parties ⁽³⁾	Fairfax Group ⁽¹⁾	KMP and Entities controlled or jointly controlled by KMP ⁽²⁾	Other Related Parties ⁽³⁾
	€ million	€ million	€ million	€ million	€ million	€ million
Loans and advances to customers	133.86	5.41	0.71	135.25	6.31	4.20
Assets of disposal groups classified as held for sale (note 17)	-	-	-	-	-	67.39
Other assets	11.62	0.01	113.44	11.66	0.01	94.70
Due to customers	53.77	28.55	111.50	44.54	22.82	109.12
Debt securities in issue	-	1.00	0.85	-	0.30	0.89
Other liabilities	-	1.42	10.38	0.01	1.08	17.17
Guarantees issued	2.10	0.02	0.44	2.04	-	0.46
	Nine months ended 30 September 2026			Nine months ended 30 September 2025		
Net interest income	3.55	(0.07)	(4.38)	9.69	(0.06)	(5.93)
Net banking fee and commission income	0.01	0.06	8.65	0.05	0.05	10.32
Impairment losses relating to loans and securities including relative fees	(0.17)	-	(41.70)	0.18	-	(39.65)
Other operating income/(expenses)	0.21	0.13	(13.15)	4.82	0.02	(10.20)

⁽¹⁾ The balances with the Group's associate Eurolife FFH Insurance Group Holdings S.A., which is also a member of Fairfax Group, are presented in the column other related parties.

⁽²⁾ Includes the key management personnel and their close family members. Information about KMP compensation is set out below.

⁽³⁾ Other related parties include associates, joint ventures and the Eurobank Group's personnel occupational insurance fund. Information on capital return from associates is presented in note 20.

In addition, for the period ended 30 September 2026, a reversal of impairment of € 0.48 million (30 September 2025: nil) was recognised in the Group's income statement in respect of loan balances with associates and joint ventures, while the related impairment allowance amounted to € 0.02 million (31 December 2025: € 0.72 million).

Key management compensation (Directors and other key management personnel of the Group)

The short-term employee benefits for the KMP amounted to € 9.3 million (30 September 2025: € 8.9 million), including € 2.3 million in upfront variable remuneration awarded as profit sharing (30 September 2025: € 2.1 million).

The long-term employee benefits for the KMP amounted to € 4.3 million (30 September 2025: € 4 million), including € 3.2 million in deferred variable remuneration awarded as profit sharing and payable in equal installments over the next 4–5 years (30 September 2025: € 2.8 million).

In addition, in the period ended 30 September 2026, the KMP were granted € 5.7 million in variable remuneration in the form of the Bank's shares under the five-year program for the free distribution of shares to executives and employees of the Bank and its affiliated companies (note 27), including € 3.4 million in deferred variable remuneration and vested in equal installments over the next 4–5 years. In the comparative period, the KMP were granted € 4.9 million in variable remuneration through share options, of which € 2.9 million related to options exercisable in equal portions over the next 4–5 years.

Furthermore, as at 30 September 2026 the defined benefit obligation for the KMP amounted to € 2.3 million (31 December 2025: € 2.2 million), while the respective cost for the period through the income statement amounted to € 0.1 million (30 September 2025: € 0.1 million).

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34. Board of Directors

The Board of Directors (BoD) was elected by the Annual General Meeting of the Shareholders (AGM) held on 23 July 2024 for a three - year term of office that will expire on 23 July 2027, prolonged until the end of the period the AGM for the year 2027 will take place.

- On 20 March 2026, the BoD elected Ms Alexandra Reich to the BoD, in replacement of the resigned Independent Non-Executive Bod member Mr Jawaid Mirza, for a term equal to the remaining term of office of the replaced member. On the same day, the BoD decided on its constitution. The AGM of the Shareholders held on 28 April 2026 was informed on the above election and attributed to Ms Alexandra Reich the status of Independent Non-Executive Member of the Banks BoD, whose term of office expires concurrently with the term of office of the other BoD members of the Bank as mentioned above, that is on 23.07.2027, prolonged until the end of the period the AGM for the year 2027 will take place.
- Mr. Evangelos Kotsovinos, Independent Non-Executive Member of the BoD of the Bank, resigned from his position as a member of the BoD of the Bank, with his resignation effective as of 24 September 2026. Following his resignation, the BoD decided that the management and representation of the Bank by the BoD shall continue, the BoD thus comprising its remaining twelve (12) members, until the appointment by the BoD of a new member in replacement of the resigned member.

Accordingly, the composition of the BoD is as follows:

G. Zanias	Chairman, Non-Executive Member
F. Karavias	Chief Executive Officer
S. Ioannou	Deputy Chief Executive Officer
K. Vassiliou	Deputy Chief Executive Officer
B.P. Martin	Non-Executive Member
A. Gregoriadi	Non-Executive Independent Member
I. Rouvitha Panou	Non-Executive Independent Member
R. Kakar	Non-Executive Independent Member
C. Basile	Non-Executive Independent Member
B. Eckes	Non-Executive Independent Member
J. A. Hollows	Non-Executive Independent Member
A. Reich	Non-Executive Independent Member

Athens, 29 October 2026

Georgios P. Zanias
I.D. No A02555306

CHAIRMAN
OF THE BOARD OF DIRECTORS

Fokion C. Karavias
I.D. No A02555309

CHIEF EXECUTIVE OFFICER

Harris V. Kokologiannis
I.D. No A03516396

GENERAL MANAGER OF GROUP FINANCE
CHIEF FINANCIAL OFFICER