

## Investor Report

Report Reference Date: **30-06-2015**  
Report Frequency: Quarterly

1. Current Credit Ratings	Long Term	Short Term
Euro 5,000,000,000 Mortgage Covered Bond Programme	Baa1 / BB+ / A (Moody's/Fitch/DBRS)	N/A
Caixa Económica Montepio Geral	B1 / B+ / BBB L (Moody's/Fitch/DBRS)	NP / B / R-2L (Moody's/Fitch/DBRS)
Portugal	Ba1 / BB+ / BBB L (Moody's/Fitch/DBRS)	NP / B / R-2M (Moody's/Fitch/DBRS)

2. Covered Bonds Issues	Issue Date	Coupon	Maturity Date	Soft Bullet Date <sup>1</sup>	Remaining Term	Nominal Amount
<b>Covered Bonds Outstanding</b>					<b>1,29</b>	<b>2.000.000.000</b>

**Syndicated Covered Bonds Issues**
**Private Placements Covered Bonds Issues**

Series 2 (ISIN PTCMKTOE0007)	16-12-2009	Floating Rate	16-12-2016	16-12-2017	1,46	1.000.000.000
Series 3 (ISIN PTCMHKOE0019)	05-11-2010	Floating Rate	05-11-2015	05-11-2016	0,35	500.000.000
Series 4 (ISIN PTCMGXOE0015)	21-05-2013	Floating Rate	21-05-2017	21-05-2018	1,89	500.000.000

**CRD Compliant (Yes/No)**

3. Asset Cover Test	Remaining Term	Nominal Amount	Yes
<b>Mortgage Credit Pool</b>	<b>22,02</b>	<b>2.722.130.008,82</b>	
<b>Other Assets<sup>2</sup> (Deposits and Securities at market value)<sup>1</sup></b>	<b>0,15</b>	<b>14.064.340,00</b>	
Cash and Deposits	0,00	0,00	
RMBS	0,00	0,00	
Other securities	0,15	14.064.340,00	
<b>Total Cover Pool</b>	<b>21,91</b>	<b>2.736.194.348,82</b>	
% of ECB eligible assets			0,51%
<b>Overcollateralization<sup>3</sup> with cash collateral (Current OC)</b>			<b>36,81%</b>
<b>Committed overcollateralization (Fitch)</b>			<b>35,00%</b>
<b>Required Overcollateralization (Fitch)</b> - Minimum OC level to keep the current Mortgage Covered Bond Programme rating			<b>17,00%</b>
<b>Required Overcollateralization (Moody's)</b> - Minimum OC level to keep the current Mortgage Covered Bond Programme rating			<b>3,50%</b>
<b>Legal Minimum Overcollateralization</b>			<b>5,26%</b>

**4. Other Triggers**

Net Present Value of Assets (incl. derivatives) <sup>4</sup>	2.462.396.912,57
Net present value of liabilities (incl. derivatives) <sup>4</sup>	2.003.714.436,37
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0	OK
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0 (stress of + 200bps)	OK
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0 (stress of - 200bps)	OK
Other Assets ≤ 20% (Cover Pool + Other Assets)	OK
Deposits with a remaining term > 100 days ≤ 15% Covered Bonds Nominal	OK
Estimated Interest from Mortgage Credit and Other Assets - Estimated Interest from Covered Bonds ≥ 0	OK
Mortgage Credit + Other Assets WA Remaining Term - Covered Bonds WA Remaining Term ≥ 0	OK

**5. Currency Exposure**

Cover Pool Includes	
Assets in a currency different than Euro (yes/no)	No
Liabilities in a currency different than Euro (yes/no)	No
Cross currency swaps in place (yes/no)	No
<b>Currency Exposure Detail</b>	<b>n/a</b>

**6. Mortgage Credit Pool**

Main Characteristics	
Number of Loans	56.339
Aggregate Original Principal Balance (EUR)	3.984.218.460,08
Aggregate Current Principal Balance (EUR)	2.722.130.008,82
Average Original Principal Balance per loan (EUR)	70.718,66
Average Current Principal Balance per loan (EUR)	48.316,97
Current principal balance of the 5 largest borrowers (EUR)	3.280.012,74
Weight of the 5 largest borrowers (current principal balance) %	0,12%
Current principal balance of the 10 largest borrowers (EUR)	5.735.650,31
Weight of the 10 largest borrowers (current principal balance) %	0,21%
Weighted Average Seasoning (months)	118,81
Weighted Average Remaining Term (months)	264,27
Weighted Average Current Unindexed LTV <sup>5</sup> (%)	54,46%
Weighted Average Current Indexed LTV <sup>5</sup> (%)	53,18%
Weighted Average Interest Rate (%)	1,469%
Weighted Average Spread (%)	1,264%
Max Maturity Date (yyyy-mm-dd)	09-07-2062
<b>Subsidized Loans</b>	<b>Number of Loans % Total Loans Amount of Loans % Total Amount</b>
Yes	11.100 19,70% 362.666.069 13,32%
No	45.239 80,30% 2.359.463.940 86,68%
<b>Insured Property<sup>6</sup></b>	<b>Number of Loans % Total Loans Amount of Loans % Total Amount</b>
Yes	56.339 100,00% 2.722.130.009 100,00%
No	0 0,00% 0 0,00%
<b>Interest Rate Type</b>	<b>Number of Loans % Total Loans Amount of Loans % Total Amount</b>
Fixed	4.293 7,62% 168.412.700 6,19%
Floating	52.046 92,38% 2.553.717.308 93,81%
<b>Repayment Type</b>	<b>Number of Loans % Total Loans Amount of Loans % Total Amount</b>
Annuity / French	55.133 97,86% 2.633.762.603 96,75%
Linear	0 0,00% 0 0,00%
Increasing instalments	933 1,66% 71.695.634 2,63%
Bullet	0 0,00% 0 0,00%
Interest-only	0 0,00% 0 0,00%
Other	273 0,48% 16.671.772 0,61%

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**6. Mortgage Credit Pool (continued)**

Seasoning	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 1 year	922	1,64%	71.618.962	2,63%
1 to 2 years	880	1,56%	64.044.812	2,35%
2 to 3 years	807	1,43%	57.413.276	2,11%
3 to 4 years	802	1,42%	53.612.160	1,97%
4 to 5 years	1.443	2,56%	99.105.494	3,64%
5 to 6 years	2.247	3,99%	143.650.994	5,28%
6 to 7 years	2.279	4,05%	128.697.332	4,73%
7 to 8 years	5.266	9,35%	274.350.000	10,08%
8 to 9 years	5.229	9,28%	272.189.467	10,00%
9 to 10 years	5.286	9,38%	290.703.068	10,68%
10 to 11 years	3.969	7,04%	219.156.661	8,05%
11 to 12 years	3.568	6,33%	187.128.177	6,87%
More than 12 years	23.641	41,96%	860.459.607	31,61%
Remaining Term	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 5 years	3.550	6,30%	35.405.053	1,30%
5 to 8 years	4.271	7,58%	83.092.741	3,05%
8 to 10 years	2.408	4,27%	71.064.133	2,61%
10 to 12 years	3.239	5,75%	112.746.852	4,14%
12 to 14 years	6.428	11,41%	233.402.166	8,57%
14 to 16 years	6.627	11,76%	295.932.987	10,87%
16 to 18 years	6.606	11,73%	332.012.792	12,20%
18 to 20 years	3.283	5,83%	175.952.312	6,46%
20 to 22 years	2.132	3,78%	121.423.086	4,46%
22 to 24 years	2.207	3,92%	136.674.654	5,02%
24 to 26 years	2.339	4,15%	156.767.804	5,76%
26 to 28 years	2.005	3,56%	135.563.131	4,98%
28 to 30 years	3.163	5,61%	218.897.556	8,04%
30 to 40 years	7.371	13,08%	556.420.200	20,44%
More than 40 years	710	1,26%	56.774.540	2,09%
Current Unindexed LTV	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 40%	18.364	32,60%	526.818.303	19,35%
40 to 50%	8.309	14,75%	414.337.690	15,22%
50 to 60%	11.741	20,84%	628.104.805	23,07%
60 to 70%	10.297	18,28%	630.507.225	23,16%
70 to 80%	7.628	13,54%	522.361.986	19,19%
More than 80%	0	0,00%	0	0,00%
Loan Purpose	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Owner-occupied	51.153	90,80%	2.480.106.193	91,11%
Second Home	3.538	6,28%	175.749.445	6,46%
Buy to Let	673	1,19%	30.601.463	1,12%
Other	975	1,73%	35.672.908	1,31%
Property Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Residential	56.339	100,00%	2.722.130.009	100,00%
Flat	46.629	82,77%	2.115.319.110	77,71%
House	9.701	17,22%	606.170.837	22,27%
Other	9	0,02%	640.062	0,02%
Commercial	0	0,00%	0	0,00%
Geographical Distribution	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Portugal	56.339	100,00%	2.722.130.009	100,00%
North	17.132	30,41%	743.806.027	27,32%
Center	9.024	16,02%	421.665.479	15,49%
Lisbon	19.968	35,44%	1.039.099.571	38,17%
Alentejo	2.671	4,74%	132.468.019	4,87%
Algarve	3.318	5,89%	158.352.290	5,82%
Madeira	1.579	2,80%	87.166.533	3,20%
Azores	2.647	4,70%	139.572.089	5,13%
Delinquencies <sup>7</sup>	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
> 30 to 60 days	148	0,26%	7.844.924	0,29%
> 60 to 90 days	0	0,00%	0	0,00%
> 90 days	0	0,00%	0	0,00%
Projected Outstanding Amount <sup>8</sup>	Amortisation Profile	Principal Balance		
	Jun-2015	2.722.130.009		
	Jun-2016	2.583.954.692		
	Jun-2017	2.444.882.912		
	Jun-2018	2.305.407.418		
	Jun-2019	2.166.306.079		
	Jun-2020	2.028.545.952		
	Jun-2021	1.892.447.214		
	Jun-2022	1.758.948.565		
	Jun-2023	1.628.350.548		
	Jun-2024	1.500.090.969		
	Jun-2025	1.374.173.065		
	Jun-2030	814.277.674		
	Jun-2035	473.678.994		
	Jun-2040	247.855.679		
	Jun-2045	95.370.419		
	Jun-2050	26.120.569		
	Jun-2055	4.108.675		
	Jun-2060	20.319		
	Dez-2062	0		

<sup>8</sup> Mortgage Credit Pool; assumes no prepayments

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**7. Expected Maturity Structure**

In EUR	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	5-10 Years	> 10 Years
Residential Mortgages <sup>a</sup>	138.175.317	139.071.780	139.475.494	139.101.339	137.760.127	654.372.886	1.374.173.065
Commercial Mortgages	0	0	0	0	0	0	0
Other Assets <sup>a</sup>	14.000.000	0	0	0	0	0	0
<b>Cover Pool</b>	<b>152.175.317</b>	<b>139.071.780</b>	<b>139.475.494</b>	<b>139.101.339</b>	<b>137.760.127</b>	<b>654.372.886</b>	<b>1.374.173.065</b>
<b>Covered Bonds</b>	<b>500.000.000</b>	<b>1.500.000.000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>a</sup> Assumes no prepayments

**8. Liquidity Cushion**
**Nominal Amount**
**Liquidity Cushion (according to Fitch's definition)<sup>c</sup>**

<b>Liquidity Cushion amount</b>	<b>14.064.340</b>
Deposits with eligible financial institutions	0
Eligible securities (market value)	14.064.340
<b>Liquidity Cushion requirement calculation</b>	
Required Liquidity Cushion	<b>5.989.274,96</b>
Interest due month 1	276.708,33
Interest due month 2	3.501.414,61
Interest due month 3	2.211.152,01

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

**9. Derivative Financial Instruments**
**Nominal Amount**

<b>Total Amount of Derivatives in the Cover pool</b>	<b>2.725.218.840,71</b>
<b>Of Which Interest Rate Derivatives<sup>b</sup></b>	<b>2.725.218.840,71</b>
Fixed to Floating Swaps	0,00
Interest Basis Swaps	2.725.218.840,71
<b>Of Which Currency Swaps</b>	<b>0,00</b>

<sup>b</sup> External Counterparties (Yes)

**10. Contacts**

Financial Division	users_GT@montepio.pt
Other Reports on CEMG website	<a href="http://www.montepio.pt/SitePublico/en_GB/institutional/investor-relations/funding-programmes.page?">http://www.montepio.pt/SitePublico/en_GB/institutional/investor-relations/funding-programmes.page?</a>
ECBC Label Website	<a href="https://coveredbondlabel.com/">https://coveredbondlabel.com/</a>

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

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

**<sup>2</sup> Other Assets**

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

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

**<sup>3</sup> Overcollateralisation**

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

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

The NPV of the assets is obtained by discounting all future cash flows with the IRS curve plus relevant spread.

The NPV of the liabilities is obtained by discounting all future cash flows with the IRS curve plus relevant spread.

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

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

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

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

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

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

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

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

- For commercial assets this must be done on an annual basis;
- Residential properties must be revalued at least every 3 years - if the individual mortgage credit value exceeds € 500.000
- Also the value of the mortgage property should be checked on a frequent basis, at least every three years, in order to identify the properties that require appraisal by an expert (this procedure can be done using statistical models approved by the Bank of Portugal).

**<sup>6</sup> Insured Property**

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

**<sup>7</sup> Delinquencies**

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