

EUROBANK ERGASIAS S.A.
€5 billion Global Covered Bond Programme
Investor Report



Report No: **83**

Reporting Date: **20/3/2017**

Period of Loan Data Reported:	Starting Date	Ending Date
	01/02/2017	28/2/2017

Servicer Provider: **EUROBANK**
Issuer Event of Default: **NO**
Covered Bond Event of Default: **NO**

I Programme Details

Series	Issue Date	ISIN	Balance (in Euro)	Rating Moody's	Interest Rate	Final Maturity	Extended Final Maturity
4	12-May-11	XS0626676729	50,000,000.00	Caa2	Euribor 3m + 1.35%	20-Jun-17	20-Jun-57
			<i>50,000,000.00</i>				

Series	Interest Period		Actual Days	Accrued Base	Current Interest Rate	Interest Accrued	Interest Paid
	Start date	End Date					
4	20-Dec-16	20-Mar-17	90	Act/360	1.036000%	129,500.00	129,500.00

II Summary Loan Portfolio - Status - Removals & Replenishments - Swap Details

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 28/2/2017	As at Previous Report	At Issue 8/3/2010
A.1	Aggregate Current Principal O/S balance	72,099,866.58	72,732,874.60	753,586,945.33
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	72,042,800.84	72,657,990.16	753,586,945.33
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	71,453,365.16	72,040,194.39	727,365,574.62
A.4	Aggregate Original Principal O/S balance	100,515,940.77	100,884,440.77	845,742,451.86
A.5	Average Current Principal O/S balance	75,735.15	76,080.41	79,258.20
A.6	Average Original Principal O/S balance	105,583.97	105,527.66	88,950.62
A.7	Maximum Current Principal O/S balance	835,661.43	839,070.15	995,850.93
A.8	Maximum Original Principal O/S balance	1,000,000.00	1,000,000.00	1,250,000.00
A.9	Total Number of Loans	952.00	956.00	9,508.00
A.10	Weighted Average Seasoning (years)	7.12	7.06	2.79
A.11	Weighted Average Remaining Maturity (years)	17.65	17.73	20.90
A.12	Weighted Average Current Index LTV percent (%)	58.06	58.30	67.12
A.13	Weighted Average Original LTV percent (%)	53.68	53.69	73.57
A.14	Weighted Average Interest Rate - Total (%)	4.19	4.19	3.30
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	5.19	5.19	3.72
A.16	OS Principal of Current Loans (%)	94.89	96.11	71.52
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	4.59	3.52	22.29
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0.44	0.26	6.19
A.19	OS Principal of Performing Loans - 90+ (%)	0.08	0.10	-
A.20	FX Rate	-	-	-

-B-	Principal Receipts For Performing Or Delinquent / In Arrears Loans	Current Period		Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	Scheduled And Paid Repayments	973	292,596.22	994	294,804.91
B.2	Partial Prepayments	6	40,200.00	14	176,402.30
B.3	Whole Prepayments	0	0.00	0	0.00
B.4	Total Principal Receipts (B1+B2+B3)	-	332,796.22	-	471,207.21

-C-	Non-Principal Receipts For Performing Or Delinquent / In Arrears Loans	Current Period		Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
C.1	Interest From Installments	1,074	247,335.61	1,090	251,320.93
C.2	Interest From Overdues	57	63.76	82	108.53
C.3	Total Interest Receipts (C1+C2)	-	247,399.37	-	251,429.46
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 28/2/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	947	71,725,842.31	952	72,467,460.76
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	4	316,958.53	3	190,529.40
A.3	Totals (A1+ A2)	951	72,042,800.84	955	72,657,990.16
A.4	In Arrears Loans 90 Days To 360 Days	1	57,065.74	1	74,884.44
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	1	57,065.74	1	74,884.44

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 28/2/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	3	266,721.75	1	50,236.78
B.2	60 Days < Installment <= 89 Days	1	50,236.78	2	140,292.62
B.3	Total (B1+B2=A2)	4	316,958.53	3	190,529.40
B.4	90 Days < Installment <= 119 Days	1	57,065.74	0	0.00
B.5	120 Days < Installment <= 360 Days	0	0.00	1	74,884.44
B.6	Total (B4+B5=A4)	1	57,065.74	1	74,884.44

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	301,340.80
A.2	Number of Loans	0	4

III Statutory Tests

Outstanding Bonds Principal	50,000,000.00	
Outstanding Accrued Interest on Bonds ¹	102,161.11	
Total Bonds Amount	50,102,161.11	
Current Outstanding Balance of Loans	72,099,866.58	
A. Adjusted Outstanding Principal of Loans ²	71,453,365.16	
B. Accrued Interest on Loans	255,867.30	
C. Outstanding Principal & accrued Interest of Marketable Assets	0.00	
D. Aggregate Amount standing to the Credit of Trans.Account - excl. Commingling Res.	0.00	
Z. WAV CB maturity x OS principal amount x Neg. Carry Factor	77,777.78	
Nominal Value (A+B+C+D-Z)	71,631,454.68	
Bonds / Nominal Value Assets Percentage	62,627,701.39	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	98,863,578.29	
Net Present Value of Liabilities	50,296,576.81	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	95,653,062.35	
Net Present Value of Liabilities	50,245,988.50	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	99,648,066.24	
Net Present Value of Liabilities	50,518,093.35	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	2,960,615.86	
Interest due on all series of covered bonds during 1st year	259,248.44	
Parameters		
LTV Cap	80.00%	
Asset Percentage BoG	95.00%	
Asset Percentage ³	80.00%	
Negative carry Margin	0.50%	
Reserve Ledger ⁴		
Opening Balance	349,051.77	
Required Reserve Amount	260,072.94	
Amount credited to the account to bring balance to Required Amount	0.00	
Available (Outstanding) Reserve Amount	349,051.77	

¹ Outstanding Accrued Interest on Bonds as at end date of reporting period

² The adjusted Outstanding Principal of Loans is the current Principle Balance adjusted to a maximum of the LTV cap of the indexed property value.

³ Committed Asset Percentage was replaced from 95,00% to 80% on 2015/03/10

⁴ Co-Mingling Reserve was replaced with the Reserve Ledger on 2015/03/10 (opening balance: €15.595.979,14)

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	0	0.00%	0.00	0.00%
37.501 - 75.000	262	27.41%	17,304,909.17	17.15%
75.001 - 100.000	360	37.66%	32,618,313.99	32.33%
100.001 - 150.000	243	25.42%	30,093,466.75	29.83%
150.001 - 250.000	78	8.16%	15,027,750.86	14.90%
250.001 - 500.000	10	1.05%	3,290,000.00	3.26%
500.001 +	3	0.31%	2,550,000.00	2.53%
Grand Total	956	100.00%	100,884,440.77	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	29	3.05%	799,458.77	1.11%
37.501 - 75.000	576	60.50%	33,224,537.09	46.08%
75.001 - 100.000	206	21.64%	17,799,047.83	24.69%
100.001 - 150.000	103	10.82%	12,286,183.30	17.04%
150.001 - 250.000	32	3.36%	5,803,510.27	8.05%
250.001 - 500.000	5	0.53%	1,351,467.89	1.87%
500.001 +	1	0.11%	835,661.43	1.16%
Grand Total	952	100.00%	72,099,866.58	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2000	1	0.11%	50,468.46	0.07%
2001	6	0.63%	361,964.10	0.50%
2002	17	1.79%	1,102,208.04	1.53%
2003	11	1.16%	681,294.39	0.94%
2004	71	7.46%	4,887,798.37	6.78%
2005	56	5.88%	3,987,560.45	5.53%
2006	72	7.56%	5,068,124.06	7.03%
2007	70	7.35%	4,917,564.43	6.82%
2008	49	5.15%	3,234,206.07	4.49%
2009	59	6.20%	4,014,009.10	5.57%
2010	110	11.55%	8,512,645.83	11.81%
2011	135	14.18%	11,208,169.75	15.55%
2012	110	11.55%	9,403,794.98	13.04%
2013	113	11.87%	8,541,029.23	11.85%
2014	72	7.56%	6,129,029.32	8.50%
Grand Total	952	100.00%	72,099,866.58	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	18	1.89%	945,280.84	1.31%
2021 - 2025	96	10.08%	5,775,254.02	8.01%
2026 - 2030	220	23.11%	14,976,393.42	20.77%
2031 - 2035	254	26.68%	19,569,578.70	27.14%
2036 - 2040	180	18.91%	13,606,472.55	18.87%
2041 - 2045	162	17.02%	15,058,618.94	20.89%
2046 +	22	2.31%	2,168,268.11	3.01%
Grand Total	952	100.00%	72,099,866.58	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	14	1.47%	792,031.76	1.10%
40.01 - 60 months	20	2.10%	1,029,304.65	1.43%
60.01 - 90 months	40	4.20%	2,453,068.75	3.40%
90.01 - 120 months	89	9.35%	5,686,110.64	7.89%
120.01 - 150 months	105	11.03%	7,118,043.66	9.87%
150.01 - 180 months	113	11.87%	8,160,491.92	11.32%
over 180 months	571	59.98%	46,860,815.20	64.99%
Grand Total	952	100.00%	72,099,866.58	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1.01% - 2.00%	6	0.63%	366,978.55	0.51%
2.01% - 3.00%	16	1.68%	1,256,512.69	1.74%
3.01% - 4.00%	431	45.27%	36,530,702.37	50.67%
4.01% - 5.00%	285	29.94%	19,349,344.69	26.84%
5.01% - 6.00%	164	17.23%	11,536,193.09	16.00%
6.01% - 7.00%	49	5.15%	3,005,538.78	4.17%
7.01% +	1	0.11%	54,596.41	0.08%
Grand Total	952	100.00%	72,099,866.58	100.00%

CURRENT LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	37	3.89%	1,738,400.64	2.41%
20.01% - 30.00%	61	6.41%	3,815,012.19	5.29%
30.01% - 40.00%	106	11.13%	7,154,643.67	9.92%
40.01% - 50.00%	149	15.65%	11,162,518.42	15.48%
50.01% - 60.00%	180	18.91%	13,661,525.86	18.95%
60.01% - 70.00%	190	19.96%	15,716,100.67	21.80%
70.01% - 80.00%	140	14.71%	11,343,744.68	15.73%
80.01% - 90.00%	72	7.56%	6,137,709.65	8.51%
90.01% - 100.00%	12	1.26%	986,597.99	1.37%
100.00% +	5	0.53%	383,612.81	0.53%
Grand Total	952	100.00%	72,099,866.58	100.00%

ORIGINAL LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 20.00%	16	1.68%	936,916.58	1.30%
20.01% - 30.00%	56	5.88%	3,794,510.29	5.26%
30.01% - 40.00%	148	15.55%	11,300,150.03	15.67%
40.01% - 50.00%	198	20.80%	15,216,150.28	21.10%
50.01% - 60.00%	219	23.00%	16,908,306.45	23.45%
60.01% - 70.00%	174	18.28%	13,675,818.20	18.97%
70.01% - 80.00%	98	10.29%	7,269,486.90	10.08%
80.01% - 90.00%	35	3.68%	2,391,907.57	3.32%
90.01% - 100.00%	7	0.74%	503,364.81	0.70%
100.00% +	1	0.11%	103,255.47	0.14%
Grand Total	952	100.00%	72,099,866.58	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Attica	446	46.85%	35,567,167.53	49.33%
Thessaloniki	98	10.29%	7,488,264.72	10.39%
Macedonia	101	10.61%	6,487,846.35	9.00%
Peloponnese	54	5.67%	4,191,239.00	5.81%
Thessaly	53	5.57%	3,965,231.59	5.50%
Sterea Ellada	40	4.20%	2,617,350.34	3.63%
Aegean Islands	50	5.25%	3,742,641.12	5.19%
Creta Island	39	4.10%	2,924,694.28	4.06%
Ionian Islands	20	2.10%	1,525,170.29	2.12%
Thrace	35	3.68%	2,425,314.15	3.36%
Epirus	16	1.68%	1,164,947.21	1.62%
Grand Total	952	100.00%	72,099,866.58	100.00%

SEASONING				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 12	0	0.00%	0.00	0.00%
12 - 24	0	0.00%	0.00	0.00%
24 - 36	52	5.46%	4,401,442.05	6.10%
36 - 60	224	23.53%	18,175,757.76	25.21%
60 - 96	313	32.88%	24,628,991.09	34.16%
over 96	363	38.13%	24,893,675.68	34.53%
Grand Total	952	100.00%	72,099,866.58	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 5 years	1	0.11%	21,129.90	0.03%
5 - 10 years	17	1.79%	1,044,358.24	1.45%
10 - 15 years	111	11.66%	6,806,227.34	9.44%
15 - 20 years	242	25.42%	17,397,100.04	24.13%
20 - 25 years	223	23.42%	16,618,504.25	23.05%
25 - 30 years	292	30.67%	24,400,664.89	33.84%
30 - 35 years	41	4.31%	3,942,460.34	5.47%
35 years +	25	2.63%	1,869,421.58	2.59%
Grand Total	952	100.00%	72,099,866.58	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Flats	633	66.49%	44,309,447.93	61.46%
Houses	319	33.51%	27,790,418.65	38.54%
Grand Total	952	100.00%	72,099,866.58	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Construction	283	29.73%	21,350,906.31	29.61%
Purchase	552	57.98%	42,621,157.26	59.11%
Repair	110	11.55%	7,436,132.35	10.31%
Construction (re-mortgage)	3	0.32%	468,637.02	0.65%
Purchase (re-mortgage)	3	0.32%	167,210.89	0.23%
Repair (re-mortgage)	1	0.11%	55,822.75	0.08%
Grand Total	952	100.00%	72,099,866.58	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
FA	945	99.26%	71,516,160.50	99.19%
Balloon	7	0.74%	583,706.08	0.81%
Inter only	952	100.00%	72,099,866.58	100.00%
Grand Total				

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Floating	793	83.30%	60,753,832.19	84.26%
Fixed Converting to Floating	139	14.60%	10,226,412.66	14.18%
Fixed to Maturity	20	2.10%	1,119,621.73	1.55%
Grand Total	952	100.00%	72,099,866.58	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	5	0.63%	320,332.58	0.53%
Euribor 1 Month	3	0.38%	329,115.35	0.54%
Euribor 3 Months	522	65.83%	42,668,076.99	70.23%
Eurobank Base Rate	10	1.26%	595,054.29	0.98%
TT Bank Base Rate	191	24.09%	12,633,534.00	20.79%
Eurobank Base Rate EUR (SBEX)	53	6.68%	3,730,112.09	6.14%
Eurobank OEK's Rate	9	1.13%	477,606.89	0.79%
Grand Total	793	100.00%	60,753,832.19	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	52	37.41%	4,006,729.71	39.18%
Euribor 1 Month	14	10.07%	960,640.08	9.39%
Euribor 3 Months	23	16.55%	1,832,197.97	17.92%
Eurobank Base Rate	4	2.88%	222,463.18	2.18%
TT Bank Base Rate	46	33.09%	3,204,381.72	31.33%
Grand Total	139	100.00%	10,226,412.66	100.00%

FIXED CONVERTING TO FLOATING - END OF FIXED RATE PER.				
	Num of Loans	% of loans	OS Principal	% of OS Principal
1 Jan 2016 - 31 Dec 2020	47	33.81%	3,208,446.30	31.37%
1 Jan 2021 +	92	66.19%	7,017,966.36	68.63%
Grand Total	139	100.00%	10,226,412.66	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS Principal	% of OS Principal
N	948	99.58%	71,821,879.21	99.61%
Y	4	0.42%	277,987.37	0.39%
Grand Total	948	99.58%	71,821,879.21	99.61%

SUBSIDISED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Greek Government Subsidy	4	100.00%	277,987.37	100.00%
OEK Subsidy	0	0.00%	0.00	0.00%
Greek Government & OEK Subsidy	0	0.00%	0.00	0.00%
Grand Total	4	100.00%	277,987.37	100.00%

COMBINED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	952	100.00%	72,099,866.58	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	952	100.00%	72,099,866.58	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	950	99.79%	72,006,965.09	99.87%
Y	2	0.21%	92,901.49	0.13%
Grand Total	952	100.00%	72,099,866.58	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	949	99.68%	71,926,089.71	99.76%
Y	3	0.32%	173,776.87	0.24%
Grand Total	952	100.00%	72,099,866.58	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	952	100.00%	72,099,866.58	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	952	100.00%	72,099,866.58	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS Principal	% of OS Principal
Other Professions	364	38.24%	29,795,597.26	41.33%
Other Private Employees	144	15.13%	11,033,037.91	15.30%
Civil Servant	102	10.71%	6,949,373.19	9.64%
Pensioner	88	9.24%	6,119,581.92	8.49%
Other Self employed	69	7.25%	4,940,082.87	6.85%
Civil Servant - Policeman	38	3.99%	2,810,708.18	3.90%
Housewife	25	2.63%	1,945,316.65	2.70%
Teacher	23	2.42%	1,601,726.78	2.22%
Military personnel	23	2.42%	1,475,752.61	2.05%
Unemployed	20	2.10%	1,428,784.21	1.98%
Student	20	2.10%	1,339,406.08	1.86%
Salesman	16	1.68%	1,194,166.43	1.66%
Merchant	10	1.05%	758,706.37	1.05%
Bank Employee	6	0.63%	448,709.20	0.62%
Businessman	4	0.42%	258,916.92	0.36%
Grand Total	952	100.00%	72,099,866.58	100.00%