

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



Report No: **86**

Reporting Date: **20/6/2017**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/5/2017	31/5/2017

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-Sep-18	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-Mar-17	20-Jun-17	92	Act/360	1,021000%	130.461,11	130.461,11

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 31/5/2017	As at Previous Report	At Issue 8/3/2010
A.1	Aggregate Current Principal O/S balance	69.757.305,85	70.368.726,33	753.586.945,33
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	69.684.339,98	70.368.726,33	753.586.945,33
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index. LTV limit & Bucket<=3)	69.151.645,00	69.814.281,38	727.365.574,62
A.4	Aggregate Original Principal O/S balance	98.743.761,59	99.105.276,81	845.742.451,86
A.5	Average Current Principal O/S balance	74.447,50	74.860,35	79.258,20
A.6	Average Original Principal O/S balance	105.382,88	105.431,15	88.950,62
A.7	Maximum Current Principal O/S balance	825.368,95	828.809,56	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	937	940,00	9.508,00
A.10	Weighted Average Seasoning (years)	7,33	7,26	2,79
A.11	Weighted Average Remaining Maturity (years)	17,57	17,60	20,90
A.12	Weighted Average Current Index. LTV percent (%)	57,46	57,66	67,12
A.13	Weighted Average Original LTV percent (%)	53,60	53,62	73,57
A.14	Weighted Average Interest Rate - Total (%)	4,15	4,16	3,30
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	5,18	5,19	3,72
A.16	OS Principal of Current Loans (%)	95,64	94,65	71,52
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	3,59	4,27	22,29
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0,67	1,08	6,19
A.19	OS Principal of Performing Loans - 90+ (%)	0,10	0,00	-
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	998	298.601,40	949	286.480,64
B.2	Partial Prepayments	8	76.070,00	7	118.665,80
B.3	Whole Prepayments	2	123.196,90	0	0,00
B.4	Total Principal Receipts (B1+B2+B3)	-	497.868,30	-	405.146,44

-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	1.123	244.445,56	1.067	238.434,00
C.2	Interest From Overdues	91	125,28	67	74,78
C.3	Total Interest Receipts (C1+C2)	-	244.570,84	-	238.508,78
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/5/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	933	69.217.942,94	933	69.608.051,88
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	3	466.397,04	7	760.674,45
A.3	Totals (A1+ A2)	936	69.684.339,98	940	70.368.726,33
A.4	In Arrears Loans 90 Days To 360 Days	1	72.965,87	0	0,00
A.5	Denounced Loans	0	0,00	0	0,00
A.6	Totals (A4+ A5)	1	72.965,87	0	0,00

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/5/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	1	271.479,69	5	629.500,24
B.2	60 Days < Installment <= 89 Days	2	194.917,35	2	131.174,21
B.3	Total (B1+B2=A2)	3	466.397,04	7	760.674,45
B.4	90 Days < Installment <= 119 Days	1	72.965,87	0	0,00
B.5	120 Days < Installment <= 360 Days	0	0,00	0	0,00
B.6	Total (B4+B5=A4)	1	72.965,87	0	0,00

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0,00	115.098,18
A.2	Number of Loans	0	1

III Statutory Tests

Outstanding Bonds Principal	50.000.000,00	
Outstanding Accrued Interest on Bonds ¹	103.518,06	
Total Bonds Amount	50.103.518,06	
Current Outstanding Balance of Loans	69.757.305,85	
A. Adjusted Outstanding Principal of Loans ²	69.151.645,00	
B. Accrued Interest on Loans	246.454,49	
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	331.250,00	
Nominal Value (A+B+C+D-Z)	69.066.849,49	
Bonds / Nominal Value Assets Percentage	62.629.397,57	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	96.652.190,62	
Net Present Value of Liabilities	50.908.104,30	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	93.356.773,35	
Net Present Value of Liabilities	50.865.758,60	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	100.291.849,35	
Net Present Value of Liabilities	51.659.407,75	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	2.640.523,85	
Interest due on all series of covered bonds during 1st year	503.158,80	
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	250.095,30	
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)

IV	Portfolio Stratifications
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ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	0	0,00%	0,00	0,00%
75.001 - 100.000	258	27,53%	17.036.477,96	17,25%
100.001 - 150.000	355	37,89%	32.145.272,90	32,55%
150.001 - 250.000	235	25,08%	29.109.259,87	29,48%
250.001 - 500.000	76	8,11%	14.612.750,86	14,80%
500.001 +	10	1,07%	3.290.000,00	3,33%
500.001 +	3	0,32%	2.550.000,00	2,58%
Grand Total	937	100,00%	98.743.761,59	100,00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	39	4,16%	1.064.733,84	1,53%
37.501 - 75.000	568	60,62%	32.605.455,18	46,74%
75.001 - 100.000	197	21,02%	16.960.441,71	24,31%
100.001 - 150.000	97	10,35%	11.533.694,96	16,53%
150.001 - 250.000	32	3,42%	5.928.442,41	8,50%
250.001 - 500.000	3	0,32%	839.168,80	1,20%
500.001 +	1	0,11%	825.368,95	1,18%
Grand Total	937	100,00%	69.757.305,85	100,00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2000	1	0,11%	50.035,89	0,07%
2001	6	0,64%	358.050,29	0,51%
2002	14	1,49%	819.088,23	1,17%
2003	10	1,07%	613.892,57	0,88%
2004	70	7,47%	4.731.724,59	6,78%
2005	55	5,87%	3.849.152,21	5,52%
2006	72	7,68%	4.974.510,76	7,13%
2007	69	7,36%	4.716.227,20	6,76%
2008	49	5,23%	3.175.015,36	4,55%
2009	59	6,30%	3.916.997,51	5,62%
2010	109	11,63%	8.318.054,33	11,92%
2011	130	13,87%	10.586.904,60	15,18%
2012	109	11,63%	9.221.674,15	13,22%
2013	112	11,95%	8.343.115,50	11,96%
2014	72	7,68%	6.082.862,66	8,72%
Grand Total	937	100,00%	69.757.305,85	100,00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	17	1,81%	771.183,12	1,11%
2021 - 2025	92	9,82%	5.340.522,10	7,66%
2026 - 2030	214	22,84%	14.164.413,55	20,31%
2031 - 2035	252	26,89%	19.117.042,58	27,41%
2036 - 2040	179	19,10%	13.416.857,31	19,23%
2041 - 2045	160	17,08%	14.741.416,66	21,13%
2046 +	23	2,45%	2.205.870,53	3,16%
Grand Total	937	100,00%	69.757.305,85	100,00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	15	1,60%	694.655,59	1,00%
40.01 - 60 months	19	2,03%	896.351,37	1,28%
60.01 - 90 months	39	4,16%	2.361.328,14	3,39%
90.01 - 120 months	91	9,71%	5.679.478,10	8,14%
120.01 - 150 months	108	11,53%	7.072.613,63	10,14%
150.01 - 180 months	108	11,53%	7.753.464,86	11,11%
over 180 months	557	59,45%	45.299.414,16	64,94%
Grand Total	937	100,00%	69.757.305,85	100,00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1.01% - 2.00%	14	1,49%	839.769,77	1,20%
2.01% - 3.00%	18	1,92%	1.376.098,00	1,97%
3.01% - 4.00%	427	45,57%	35.582.052,91	51,01%
4.01% - 5.00%	278	29,67%	18.576.101,22	26,63%
5.01% - 6.00%	153	16,33%	10.573.464,92	15,16%
6.01% - 7.00%	46	4,91%	2.756.116,35	3,95%
7.01% +	1	0,11%	53.702,68	0,08%
Grand Total	937	100,00%	69.757.305,85	100,00%

CURRENT LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	41	4,38%	1.847.171,55	2,65%
20.01% - 30.00%	63	6,72%	3.826.367,65	5,49%
30.01% - 40.00%	113	12,06%	7.255.382,23	10,40%
40.01% - 50.00%	151	16,12%	11.447.506,97	16,41%
50.01% - 60.00%	172	18,36%	12.932.389,53	18,54%
60.01% - 70.00%	179	19,10%	14.677.630,48	21,04%
70.01% - 80.00%	134	14,30%	10.851.823,10	15,56%
80.01% - 90.00%	69	7,36%	5.743.068,03	8,23%
90.01% - 100.00%	11	1,17%	846.039,92	1,21%
100.00% +	4	0,43%	329.926,39	0,47%
Grand Total	937	100,00%	69.757.305,85	100,00%

ORIGINAL LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 20.00%	15	1,60%	863.106,46	1,24%
20.01% - 30.00%	56	5,98%	3.730.041,61	5,35%
30.01% - 40.00%	147	15,69%	10.968.904,82	15,72%
40.01% - 50.00%	194	20,70%	14.729.569,25	21,12%
50.01% - 60.00%	216	23,05%	16.416.386,75	23,53%
60.01% - 70.00%	171	18,25%	13.174.347,53	18,89%
70.01% - 80.00%	97	10,35%	7.079.231,15	10,15%
80.01% - 90.00%	33	3,52%	2.200.349,12	3,15%
90.01% - 100.00%	7	0,75%	492.849,07	0,71%
100.00% +	1	0,11%	102.520,09	0,15%
Grand Total	937	100,00%	69.757.305,85	100,00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Attica	441	47,07%	34.599.671,87	49,60%
Thessaloniki	95	10,14%	7.096.555,82	10,17%
Macedonia	100	10,67%	6.318.010,38	9,06%
Peloponnese	53	5,66%	3.982.431,84	5,71%
Thessaly	53	5,66%	3.916.721,79	5,61%
Stereia Ellada	40	4,27%	2.587.307,48	3,71%
Aegean Islands	48	5,12%	3.512.765,00	5,04%
Creta Island	38	4,06%	2.830.278,70	4,06%
Ionian Islands	18	1,92%	1.367.349,59	1,96%
Thrace	35	3,74%	2.395.494,89	3,43%
Epirus	16	1,71%	1.150.718,49	1,65%
Grand Total	937	100,00%	69.757.305,85	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	42	4,48%	3.298.161,10	4,73%
36 - 60	199	21,24%	16.310.554,04	23,38%
60 - 96	322	34,36%	25.018.105,27	35,86%
over 96	374	39,91%	25.130.485,44	36,03%
Grand Total	937	100,00%	69.757.305,85	100,00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 5 years	1	0,11%	16.331,39	0,02%
5 - 10 years	16	1,71%	933.031,76	1,34%
10 - 15 years	108	11,53%	6.388.527,18	9,16%
15 - 20 years	235	25,08%	16.483.626,57	23,63%
20 - 25 years	223	23,80%	16.395.015,69	23,50%
25 - 30 years	286	30,52%	23.494.636,33	33,68%
30 - 35 years	43	4,59%	4.195.619,37	6,01%
35 years +	25	2,67%	1.850.517,56	2,65%
Grand Total	937	100,00%	69.757.305,85	100,00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Flats	625	66,70%	42.967.785,04	61,60%
Houses	312	33,30%	26.789.520,81	38,40%
Grand Total	937	100,00%	69.757.305,85	100,00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Construction	279	29,78%	20.624.633,83	29,57%
Purchase	544	58,06%	41.309.028,31	59,22%
Repair	108	11,53%	7.233.431,50	10,37%
Construction (re-mortgage)	2	0,21%	369.172,44	0,53%
Purchase (re-mortgage)	3	0,32%	165.646,57	0,24%
Repair (re-mortgage)	1	0,11%	55.393,20	0,08%
Grand Total	937	100,00%	69.757.305,85	100,00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
FA	932	99,47%	69.367.856,11	99,44%
Balloon	5	0,53%	389.449,74	0,56%
Inter only	0	0,00%	0,00	0,00%
Grand Total	937	100,00%	69.757.305,85	100,00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Floating	789	84,20%	59.450.963,24	85,23%
Fixed Converting to Floating	128	13,66%	9.302.164,00	13,34%
Fixed to Maturity	20	2,13%	1.004.178,61	1,44%
Grand Total	937	100,00%	69.757.305,85	100,00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	12	1,52%	790.085,38	1,33%
Euribor 1 Month	3	0,38%	325.914,52	0,55%
Euribor 3 Months	518	65,65%	41.682.109,90	70,11%
Eurobank Base Rate	9	1,14%	528.462,31	0,89%
TT Bank Base Rate	185	23,45%	12.031.221,45	20,24%
Eurobank Base Rate EUR (SBEX)	53	6,72%	3.627.072,63	6,10%
Eurobank OEK's Rate	9	1,14%	466.097,05	0,78%
Grand Total	789	100,00%	59.450.963,24	100,00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	41	32,03%	3.177.370,68	34,16%
Euribor 1 Month	14	10,94%	940.328,25	10,11%
Euribor 3 Months	23	17,97%	1.800.901,16	19,36%
Eurobank Base Rate	4	3,13%	216.356,24	2,33%
TT Bank Base Rate	46	35,94%	3.167.207,67	34,05%
Grand Total	128	100,00%	9.302.164,00	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	37	28,91%	2.526.919,77	27,16%
1 Jan 2021 +	91	71,09%	6.775.244,23	72,84%
Grand Total	128	100,00%	9.302.164,00	100,00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS Principal	% of OS Principal
N	933	99,57%	69.481.357,24	99,60%
Y	4	0,43%	275.948,61	0,40%
Grand Total	937	100,00%	69.757.305,85	100,00%

SUBSIDISED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Greek Government Subsidy	4	100,00%	275.948,61	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%	275.948,61	100,00%

COMBINED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	937	100,00%	69.757.305,85	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	937	100,00%	69.757.305,85	100,00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	935	99,79%	69.672.574,96	99,88%
Y	2	0,21%	84.730,89	0,12%
Grand Total	937	100,00%	69.757.305,85	100,00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	934	99,68%	69.584.999,23	99,75%
Y	3	0,32%	172.306,62	0,25%
Grand Total	937	100,00%	69.757.305,85	100,00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	937	100,00%	69.757.305,85	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	937	100,00%	69.757.305,85	100,00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS Principal	% of OS Principal
Other Professions	363	38,74%	29.013.572,98	41,59%
Other Private Employees	138	14,73%	10.533.085,67	15,10%
Civil Servant	98	10,46%	6.627.061,98	9,50%
Pensioner	86	9,18%	5.640.446,00	8,09%
Other Self employed	69	7,36%	4.932.138,96	7,07%
Civil Servant - Policeman	38	4,06%	2.726.666,34	3,91%
Housewife	27	2,88%	2.012.663,18	2,89%
Unemployed	22	2,35%	1.641.141,96	2,35%
Teacher	22	2,35%	1.502.650,48	2,15%
Military personnel	22	2,35%	1.404.160,54	2,01%
Student	19	2,03%	1.273.966,89	1,83%
Salesman	15	1,60%	1.095.450,31	1,57%
Merchant	9	0,96%	687.078,68	0,98%
Bank Employee	6	0,64%	445.843,09	0,64%
Businessman	3	0,32%	221.378,79	0,32%
Grand Total	937	100,00%	69.757.305,85	100,00%