

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



Report No: **89**

Reporting Date: **20/9/2017**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/8/2017	31/8/2017

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	B3	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-Jun-17	20-Sep-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 31/8/2017	As at Previous Report	At Issue 8/3/2010
A.1	Aggregate Current Principal O/S balance	67,221,174.27	68,725,454.40	753,586,945.33
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	67,168,619.83	68,626,160.47	753,586,945.33
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	66,694,076.23	68,133,622.09	727,365,574.62
A.4	Aggregate Original Principal O/S balance	96,446,289.94	97,834,841.33	845,742,451.86
A.5	Average Current Principal O/S balance	73,465.76	73,898.34	79,258.20
A.6	Average Original Principal O/S balance	105,405.78	105,198.75	88,950.62
A.7	Maximum Current Principal O/S balance	814,988.12	818,458.54	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	915	930	9,508.00
A.10	Weighted Average Seasoning (years)	7.62	7.49	2.79
A.11	Weighted Average Remaining Maturity (years)	17.29	17.43	20.90
A.12	Weighted Average Current Index, LTV percent (%)	56.90	57.00	67.12
A.13	Weighted Average Original LTV percent (%)	53.67	53.57	73.57
A.14	Weighted Average Interest Rate - Total (%)	4.14	4.14	3.30
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	5.18	5.18	3.72
A.16	OS Principal of Current Loans (%)	96.52	95.85	71.52
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	3.13	3.67	22.29
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0.27	0.33	6.19
A.19	OS Principal of Performing Loans - 90+ (%)	0.08	0.14	-
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	970	290,079.53	966	288,556.08
B.2	Partial Prepayments	4	51,000.00	4	26,000.00
B.3	Whole Prepayments	2	65,786.90	2	161,880.03
B.4	Total Principal Receipts (B1+B2+B3)	-	406,866.43	-	476,436.11

-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	232,964.29	1,098	233,915.65
C.2	Interest From Overdues	74	99.71	91	101.35
C.3	Total Interest Receipts (C1+C2)	-	233,064.00	-	234,017.00
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/8/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	911	66,989,208.89	925	68,401,280.92
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	4	231,965.38	4	224,879.55
A.3	Totals (A1+ A2)	915	67,221,174.27	929	68,626,160.47
A.4	In Arrears Loans 90 Days To 360 Days	0	0.00	1	99,293.93
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	0	0.00	1	99,293.93

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/8/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	3	179,410.94	3	172,325.11
B.2	60 Days < Installment <= 89 Days	1	52,554.44	1	52,554.44
B.3	Total (B1+B2=A2)	4	231,965.38	4	224,879.55
B.4	90 Days < Installment <= 119 Days	0	0.00	0	0.00
B.5	120 Days < Installment <= 360 Days	0	0.00	1	99,293.93
B.6	Total (B4+B5=A4)	0	0.00	1	99,293.93

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	1,102,941.11
A.2	Number of Loans	0	113

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	67,221,174.27	
A. Adjusted Outstanding Principal of Loans ²	66,694,076.23	
B. Accrued Interest on Loans	234,664.90	
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	267,361.11	
Nominal Value (A+B+C+D-Z)	66,661,380.02	
Bonds / Nominal Value Assets Percentage	62,629,397.57	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	92,810,509.71	
Net Present Value of Liabilities	50,771,316.05	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	89,731,818.82	
Net Present Value of Liabilities	50,727,478.32	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	96,210,538.18	
Net Present Value of Liabilities	51,391,278.52	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	2,531,253.42	
Interest due on all series of covered bonds during 1st year	504,412.93	
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	247,020.46	
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)

Portfolio Stratifications

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	250	27.32%	16,491,477.96	17.10%
75.001 - 100.000	348	38.03%	31,515,472.04	32.68%
100.001 - 150.000	230	25.14%	28,506,589.08	29.56%
150.001 - 250.000	75	8.20%	14,442,750.86	14.97%
250.001 - 500.000	9	0.98%	2,940,000.00	3.05%
500.001 +	3	0.33%	2,550,000.00	2.64%
Grand Total	915	100.00%	96,446,289.94	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	42	4.59%	1,178,089.19	1.75%
37.501 - 75.000	559	61.09%	31,776,363.25	47.27%
75.001 - 100.000	189	20.66%	16,207,529.71	24.11%
100.001 - 150.000	90	9.84%	10,714,580.18	15.94%
150.001 - 250.000	31	3.39%	5,693,301.89	8.47%
250.001 - 500.000	3	0.33%	836,321.93	1.24%
500.001 +	1	0.11%	814,988.12	1.21%
Grand Total	915	100.00%	67,221,174.27	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2000	1	0.11%	49,596.40	0.07%
2001	6	0.66%	354,083.64	0.53%
2002	14	1.53%	802,476.05	1.19%
2003	10	1.09%	605,185.26	0.90%
2004	70	7.65%	4,665,299.21	6.94%
2005	54	5.90%	3,710,678.51	5.52%
2006	70	7.65%	4,721,998.68	7.02%
2007	68	7.43%	4,645,415.06	6.91%
2008	49	5.36%	3,115,492.99	4.63%
2009	59	6.45%	3,870,859.51	5.76%
2010	107	11.69%	8,022,804.63	11.93%
2011	127	13.88%	10,254,818.46	15.26%
2012	109	11.91%	9,134,685.75	13.59%
2013	104	11.37%	7,732,054.76	11.50%
2014	67	7.32%	5,535,725.36	8.24%
Grand Total	915	100.00%	67,221,174.27	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	16	1.75%	694,508.89	1.03%
2021 - 2025	91	9.95%	5,065,587.70	7.54%
2026 - 2030	212	23.17%	13,845,932.05	20.60%
2031 - 2035	247	26.99%	18,597,948.34	27.67%
2036 - 2040	172	18.80%	12,773,158.07	19.00%
2041 - 2045	156	17.05%	14,260,081.21	21.21%
2046 +	21	2.30%	1,983,958.01	2.95%
Grand Total	915	100.00%	67,221,174.27	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	16	1.75%	694,508.89	1.03%
40.01 - 60 months	20	2.19%	1,088,628.68	1.62%
60.01 - 90 months	46	5.03%	2,423,438.38	3.61%
90.01 - 120 months	89	9.73%	5,497,911.47	8.18%
120.01 - 150 months	109	11.91%	7,233,629.81	10.76%
150.01 - 180 months	107	11.69%	7,595,202.28	11.30%
over 180 months	528	57.70%	42,687,854.76	63.50%
Grand Total	915	100.00%	67,221,174.27	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1.01% - 2.00%	17	1.86%	1,030,601.09	1.53%
2.01% - 3.00%	17	1.86%	1,214,276.38	1.81%
3.01% - 4.00%	415	45.36%	34,247,256.15	50.95%
4.01% - 5.00%	270	29.51%	17,767,305.46	26.43%
5.01% - 6.00%	150	16.39%	10,286,428.68	15.30%
6.01% - 7.00%	45	4.92%	2,622,514.92	3.90%
7.01% +	1	0.11%	52,791.59	0.08%
Grand Total	915	100.00%	67,221,174.27	100.00%

CURRENT LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	40	4.37%	1,815,799.82	2.70%
20.01% - 30.00%	64	6.99%	3,805,047.50	5.66%
30.01% - 40.00%	118	12.90%	7,442,438.40	11.07%
40.01% - 50.00%	152	16.61%	11,469,772.97	17.06%
50.01% - 60.00%	169	18.47%	12,398,954.67	18.45%
60.01% - 70.00%	176	19.23%	14,147,329.79	21.05%
70.01% - 80.00%	124	13.55%	10,168,688.78	15.13%
80.01% - 90.00%	59	6.45%	4,934,607.28	7.34%
90.01% - 100.00%	9	0.98%	712,254.34	1.06%
100.00% +	4	0.44%	326,280.72	0.49%
Grand Total	915	100.00%	67,221,174.27	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	1.64%	852,915.10	1.27%
20.01% - 30.00%	53	5.79%	3,533,798.05	5.26%
30.01% - 40.00%	141	15.41%	10,376,572.63	15.44%
40.01% - 50.00%	190	20.77%	14,172,907.53	21.08%
50.01% - 60.00%	214	23.39%	16,070,635.74	23.91%
60.01% - 70.00%	167	18.25%	12,645,927.71	18.81%
70.01% - 80.00%	95	10.38%	6,827,492.99	10.16%
80.01% - 90.00%	32	3.50%	2,156,949.25	3.21%
90.01% - 100.00%	7	0.77%	482,198.57	0.72%
100.00% +	1	0.11%	101,776.70	0.15%
Grand Total	915	100.00%	67,221,174.27	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Attica	434	47.43%	33,613,389.51	50.00%
Thessaloniki	92	10.05%	6,861,554.08	10.21%
Macedonia	96	10.49%	5,912,603.46	8.80%
Peloponnese	52	5.68%	3,835,626.80	5.71%
Thessaly	52	5.68%	3,801,850.65	5.66%
Sterea Ellada	37	4.04%	2,347,865.94	3.49%
Aegean Islands	48	5.25%	3,453,718.49	5.14%
Creta Island	36	3.93%	2,633,511.03	3.92%
Ionian Islands	18	1.97%	1,349,589.32	2.01%
Thrace	34	3.72%	2,274,440.23	3.38%
Epirus	16	1.75%	1,137,024.76	1.69%
Grand Total	915	100.00%	67,221,174.27	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	1	0.11%	60,601.06	0.09%
36 - 60	195	21.31%	15,082,154.20	22.44%
60 - 96	332	36.28%	26,410,264.20	39.29%
over 96	387	42.30%	25,668,154.81	38.18%
Grand Total	915	100.00%	67,221,174.27	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 5 years	1	0.11%	11,486.64	0.02%
5 - 10 years	16	1.75%	871,333.24	1.30%
10 - 15 years	105	11.48%	6,025,258.01	8.96%
15 - 20 years	229	25.03%	15,935,751.80	23.71%
20 - 25 years	218	23.83%	15,796,523.05	23.50%
25 - 30 years	282	30.82%	22,949,747.17	34.14%
30 - 35 years	41	4.48%	3,964,305.58	5.90%
35 years +	23	2.51%	1,666,768.78	2.48%
Grand Total	915	100.00%	67,221,174.27	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Flats	616	67.32%	41,874,855.21	62.29%
Houses	299	32.68%	25,346,319.06	37.71%
Grand Total	915	100.00%	67,221,174.27	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Construction	269	29.40%	19,605,003.82	29.16%
Purchase	533	58.25%	39,963,874.09	59.45%
Repair	107	11.69%	7,078,875.27	10.53%
Construction (re-mortgage)	2	0.22%	354,443.35	0.53%
Purchase (re-mortgage)	3	0.33%	164,019.39	0.24%
Repair (re-mortgage)	1	0.11%	54,958.35	0.08%
Grand Total	915	100.00%	67,221,174.27	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
FA	910	99.45%	66,831,724.53	99.42%
Balloon	5	0.55%	389,449.74	0.58%
Inter only	0	0.00%	0.00	0.00%
Grand Total	915	100.00%	67,221,174.27	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Floating	777	84.92%	57,729,796.88	85.88%
Fixed Converting to Floating	119	13.01%	8,522,095.78	12.68%
Fixed to Maturity	19	2.08%	969,281.61	1.44%
Grand Total	915	100.00%	67,221,174.27	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	16	2.06%	985,250.67	1.71%
Euribor 1 Month	3	0.39%	322,685.09	0.56%
Euribor 3 Months	500	64.35%	39,827,840.95	68.99%
Eurobank Base Rate	9	1.16%	519,458.36	0.90%
TT Bank Base Rate	187	24.07%	12,045,294.57	20.86%
Eurobank Base Rate EUR (SBEX)	53	6.82%	3,574,827.00	6.19%
Eurobank OEK's Rate	9	1.16%	454,440.24	0.79%
Grand Total	777	100.00%	57,729,796.88	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	36	30.25%	2,842,268.22	33.35%
Euribor 1 Month	14	11.76%	919,755.07	10.79%
Euribor 3 Months	22	18.49%	1,674,962.43	19.65%
Eurobank Base Rate	4	3.36%	210,153.53	2.47%
TT Bank Base Rate	43	36.13%	2,874,956.53	33.74%
Grand Total	119	100.00%	8,522,095.78	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	29	24.37%	1,933,007.89	22.68%
1 Jan 2021 +	90	75.63%	6,589,087.89	77.32%
Grand Total	119	100.00%	8,522,095.78	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS Principal	% of OS Principal
N	911	99.56%	66,947,288.65	99.59%
Y	4	0.44%	273,885.62	0.41%
Grand Total	915	100.00%	67,221,174.27	100.00%

SUBSIDISED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Greek Government Subsidy	4	100.00%	273,885.62	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%	273,885.62	100.00%

COMBINED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	915	100.00%	67,221,174.27	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	915	100.00%	67,221,174.27	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	913	99.78%	67,144,721.82	99.89%
Y	2	0.22%	76,452.45	0.11%
Grand Total	915	100.00%	67,221,174.27	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	912	99.67%	67,050,350.19	99.75%
Y	3	0.33%	170,824.08	0.25%
Grand Total	915	100.00%	67,221,174.27	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	915	100.00%	67,221,174.27	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	915	100.00%	67,221,174.27	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS Principal	% of OS Principal
Other Professions	363	39.67%	28,597,576.09	42.54%
Other Private Employees	133	14.54%	10,095,082.87	15.02%
Civil Servant	95	10.38%	6,283,467.10	9.35%
Pensioner	85	9.29%	5,457,466.99	8.12%
Other Self employed	67	7.32%	4,721,221.81	7.02%
Civil Servant - Policeman	37	4.04%	2,631,578.27	3.91%
Housewife	24	2.62%	1,801,956.55	2.68%
Unemployed	23	2.51%	1,792,359.96	2.67%
Military personnel	21	2.30%	1,306,448.94	1.94%
Teacher	19	2.08%	1,235,309.20	1.84%
Student	18	1.97%	1,161,271.95	1.73%
Salesman	14	1.53%	991,344.88	1.47%
Merchant	8	0.87%	530,680.91	0.79%
Bank Employee	6	0.66%	442,951.09	0.66%
Businessman	2	0.22%	172,457.66	0.26%
Grand Total	915	100.00%	67,221,174.27	100.00%