

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



Report No: **95**

Reporting Date: **20/3/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/2/2018	28/2/2018

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
5	2-Nov-17	XS1709545641	500,000,000.00	Ba2	2.75%	2-Nov-20	2-Nov-50
			<i>500,000,000.00</i>				

Series	Interest Period		Actual Days	Accrued Base	Current Interest Rate	Interest Accrued	Interest Paid
	Start date	End Date					
5	2-Nov-17	2-Nov-18	138	Act/Act	2.75%	5,198,630.14	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 28/2/2018	As at 31/1/2018	At Issue ^(*) As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	682,683,031.58	687,619,976.76	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	682,683,031.58	687,619,976.76	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	654,232,757.68	658,610,501.49	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,096,819,980.80	1,099,038,461.61	998,036,434.95
A.5	Average Current Principal O/S balance	48,437.85	48,705.20	54,726.18
A.6	Average Original Principal O/S balance	77,821.77	77,846.61	80,396.04
A.7	Maximum Current Principal O/S balance	793,961.28	797,490.38	808,018.69
A.8	Maximum Original Principal O/S balance	1,000,000.00	1,000,000.00	1,000,000.00
A.9	Total Number of Loans	14,094	14,118	12,414.00
A.10	Weighted Average Seasoning (years)	8.82	8.75	8.23
A.11	Weighted Average Remaining Maturity (years)	16.96	17.00	17.81
A.12	Weighted Average Current Index LTV percent (%)	61.86	62.04	64.92
A.13	Weighted Average Original LTV percent (%)	59.75	59.74	60.15
A.14	Weighted Average Interest Rate - Total (%)	3.10	3.10	3.16
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	2.54	2.66	2.70
A.16	OS Principal of Current Loans (%)	88.85	91.25	88.83
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	10.64	8.51	11.17
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0.51	0.24	0.00
A.19	OS Principal of Performing Loans - 90+ (%)	0.00	0.00	0.00

^(*) Bond issue date 2 November 2017

-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	15,382	3,646,164.46	16,698	3,850,572.19
B.2	Partial Prepayments	50	476,334.58	76	562,221.00
B.3	Whole Prepayments	63	700,361.26	43	337,324.35
B.4	Total Principal Receipts (B1+B2+B3)	-	4,822,860.30	-	4,750,117.54

-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	16,540	1,736,914.35	17,814	1,895,827.96
C.2	Interest From Overdues	1,989	1,388.07	2,252	1,463.06
C.3	Total Interest Receipts (C1+C2)	-	1,738,302.42	-	1,897,291.02
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 28/2/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,032	679,225,716.59	14,088	685,992,138.19
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	62	3,457,314.99	30	1,627,838.57
A.3	Totals (A1+ A2)	14,094	682,683,031.58	14,118	687,619,976.76
A.4	In Arrears Loans 90 Days To 360 Days			0	0.00
A.5	Denounced Loans			0	0.00
A.6	Totals (A4+ A5)	0	0.00	0	0.00

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 28/2/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	49	2,547,508.87	30	1,627,838.57
B.2	60 Days < Installment <= 89 Days	13	909,806.12	0	0.00
B.3	Total (B1+B2=A2)	62	3,457,314.99	30	1,627,838.57
B.4	90 Days < Installment <= 119 Days	0	0.00	0	0.00
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	0	0.00	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	122,888.31
A.2	Number of Loans	0	2

III Statutory Tests

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	4,482,876.71	
Total Bonds Amount	504,482,876.71	
Current Outstanding Balance of Loans	682,683,031.58	
A. Adjusted Outstanding Principal of Loans ²	654,232,757.68	
B. Accrued Interest on Loans	1,876,830.43	
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	6,791,666.67	
Nominal Value (A+B+C+D-Z)	649,317,921.44	
Bonds / Nominal Value Assets Percentage	630,603,595.89	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	844,110,323.91	
Net Present Value of Liabilities	541,142,119.29	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	825,714,894.34	
Net Present Value of Liabilities	513,969,411.57	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	864,465,122.36	
Net Present Value of Liabilities	570,372,611.14	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,563,191.27	
Interest due on all series of covered bonds during 1st year	13,750,000.00	
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	13,750,000.00	
Required Reserve Amount	13,750,000.00	
Amount credited to the account to bring balance to Required Amount	0.00	
Available (Outstanding) Reserve Amount	13,750,000.00	

¹ Outstanding Accrued Interest on Bonds as at end date of data 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	1,685	11.96%	49,934,155.11	4.55%
37.501 - 75.000	6,722	47.69%	379,912,551.38	34.64%
75.001 - 100.000	2,923	20.74%	259,877,158.84	23.69%
100.001 - 150.000	2,047	14.52%	252,946,240.92	23.06%
150.001 - 250.000	604	4.29%	113,819,284.72	10.38%
250.001 - 500.000	105	0.74%	35,112,342.83	3.20%
500.001 +	8	0.06%	5,218,247.00	0.48%
Grand Total	14,094	100.00%	1,096,819,980.80	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	6,821	48.40%	159,930,109.77	23.43%
37.501 - 75.000	4,985	35.37%	262,216,603.89	38.41%
75.001 - 100.000	1,184	8.40%	102,098,217.88	14.96%
100.001 - 150.000	793	5.63%	94,822,115.28	13.89%
150.001 - 250.000	262	1.86%	47,770,065.10	7.00%
250.001 - 500.000	48	0.34%	15,051,958.38	2.20%
500.001 +	1	0.01%	793,961.28	0.12%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995	1	0.01%	18,079.66	0.00%
1996	1	0.01%	18,167.60	0.00%
1997	57	0.40%	1,341,006.32	0.20%
1998	78	0.55%	2,089,998.69	0.31%
1999	122	0.87%	3,603,288.29	0.53%
2000	287	2.04%	9,617,777.85	1.41%
2001	307	2.18%	9,463,250.72	1.39%
2002	446	3.16%	14,106,361.17	2.07%
2003	449	3.19%	15,364,082.45	2.25%
2004	1,203	8.54%	44,943,784.72	6.58%
2005	2,000	14.19%	76,046,646.43	11.14%
2006	1,815	12.88%	68,708,129.74	10.06%
2007	683	4.85%	28,527,268.36	4.18%
2008	372	2.64%	18,305,371.61	2.68%
2009	718	5.09%	41,255,435.93	6.04%
2010	1,351	9.59%	90,855,324.07	13.31%
2011	1,472	10.44%	92,041,656.38	13.48%
2012	744	5.28%	42,388,741.89	6.21%
2013	483	3.43%	27,477,484.99	4.02%
2014	391	2.77%	24,892,680.14	3.65%
2015	470	3.33%	29,372,202.02	4.30%
2016	472	3.35%	31,081,699.30	4.55%
2017	172	1.22%	11,164,593.25	1.64%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	738	5.24%	9,728,164.20	1.42%
2021 - 2025	3,012	21.37%	79,592,009.02	11.66%
2026 - 2030	3,372	23.93%	139,275,128.86	20.40%
2031 - 2035	2,903	20.60%	156,052,277.74	22.86%
2036 - 2040	1,905	13.52%	125,187,020.31	18.34%
2041 - 2045	1,340	9.51%	107,126,797.05	15.69%
2046 +	824	5.85%	65,721,634.40	9.63%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,112	7.89%	16,349,291.82	2.39%
40.01 - 60 months	961	6.82%	21,439,627.63	3.14%
60.01 - 90 months	1,333	9.46%	39,740,360.78	5.82%
90.01 - 120 months	1,630	11.57%	58,243,213.38	8.53%
120.01 - 150 months	1,458	10.34%	64,653,846.35	9.47%
150.01 - 180 months	1,889	13.40%	89,062,113.93	13.05%
over 180 months	5,711	40.52%	393,194,577.69	57.60%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	9	0.06%	279,569.46	0.04%
1.01% - 2.00%	3,403	24.15%	141,077,840.35	20.67%
2.01% - 3.00%	4,204	29.83%	216,063,781.88	31.65%
3.01% - 4.00%	2,697	19.14%	169,484,525.77	24.83%
4.01% - 5.00%	2,526	17.92%	113,575,111.67	16.64%
5.01% - 6.00%	979	6.95%	35,394,544.16	5.18%
6.01% - 7.00%	255	1.81%	6,416,904.95	0.94%
7.01% +	21	0.15%	390,753.34	0.06%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

CURRENT LTV Euro by Daily FX Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	1,978	14.03%	38,013,703.02	5.57%
20.01% - 30.00%	1,878	13.32%	56,140,034.49	8.22%
30.01% - 40.00%	1,810	12.84%	71,680,759.95	10.50%
40.01% - 50.00%	1,720	12.20%	81,603,533.08	11.95%
50.01% - 60.00%	1,540	10.93%	84,839,338.09	12.43%
60.01% - 70.00%	1,491	10.58%	94,252,121.24	13.81%
70.01% - 80.00%	1,237	8.78%	86,922,595.68	12.73%
80.01% - 90.00%	876	6.22%	59,282,378.71	8.68%
90.01% - 100.00%	683	4.85%	47,300,903.03	6.93%
100.00% +	881	6.25%	62,647,664.29	9.18%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

ORIGINAL LTV Euro by Daily FX Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	412	2.92%	13,182,666.95	1.93%
20.01% - 30.00%	1,066	7.56%	36,102,765.76	5.29%
30.01% - 40.00%	1,702	12.08%	67,931,986.69	9.95%
40.01% - 50.00%	2,121	15.05%	95,232,813.38	13.95%
50.01% - 60.00%	2,447	17.36%	128,421,766.45	18.81%
60.01% - 70.00%	2,576	18.28%	139,026,509.12	20.36%
70.01% - 80.00%	2,451	17.39%	129,054,297.67	18.90%
80.01% - 90.00%	820	5.82%	47,550,228.82	6.97%
90.01% - 100.00%	458	3.25%	23,847,778.34	3.49%
100.00% +	41	0.29%	2,332,218.40	0.34%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	5,808	41.21%	311,257,834.90	45.59%
Thessaloniki	1,945	13.80%	87,435,456.74	12.81%
Macedonia	1,651	11.71%	69,345,224.44	10.16%
Peloponnese	975	6.92%	43,478,658.55	6.37%
Thessaly	984	6.98%	41,457,260.27	6.07%
Stereia Ellada	757	5.37%	32,989,767.93	4.83%
Aegean Islands	414	2.94%	24,140,887.04	3.54%
Creta Island	472	3.35%	24,338,058.28	3.57%
Ionian Islands	221	1.57%	10,536,618.41	1.54%
Thrace	506	3.59%	21,476,062.14	3.15%
Epirus	361	2.56%	16,227,202.88	2.38%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	82	0.58%	4,953,768.56	0.73%
12 - 24	534	3.79%	35,221,137.65	5.16%
24 - 36	368	2.61%	23,347,219.50	3.42%
36 - 60	888	6.30%	54,029,013.54	7.91%
60 - 96	3,355	23.80%	210,116,992.52	30.78%
over 96	8,867	62.91%	355,014,899.81	52.00%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	15	0.11%	287,463.21	0.04%
5 - 10 years	377	2.67%	8,849,121.04	1.30%
10 - 15 years	2,484	17.62%	68,630,469.46	10.05%
15 - 20 years	3,473	24.64%	135,809,287.93	19.89%
20 - 25 years	2,811	19.94%	147,368,800.68	21.59%
25 - 30 years	3,552	25.20%	225,759,892.01	33.07%
30 - 35 years	668	4.74%	48,110,584.68	7.05%
35 years +	714	5.07%	47,867,412.57	7.01%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	10,932	77.56%	503,253,839.81	73.72%
Houses	3,162	22.44%	179,429,191.77	26.28%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,213	22.80%	157,049,007.27	23.00%
Purchase	8,673	61.54%	437,966,150.09	64.15%
Repair	2,057	14.59%	80,548,161.11	11.80%
Construction (re-mortgage)	16	0.11%	702,785.46	0.10%
Purchase (re-mortgage)	110	0.78%	5,470,663.96	0.80%
Repair (re-mortgage)	25	0.18%	946,263.69	0.14%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,046	99.66%	679,453,959.94	99.53%
Balloon	48	0.34%	3,229,071.64	0.47%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	13,576	96.32%	660,799,215.73	96.79%
Fixed Converting to Floating	439	3.11%	19,375,022.81	2.84%
Fixed to Maturity	79	0.56%	2,508,793.04	0.37%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,405	32.45%	154,820,882.27	23.43%
Euribor 1 Month	218	1.61%	9,271,029.34	1.40%
Euribor 3 Months	6,180	45.52%	384,585,254.71	58.20%
Libor 1 Month (Euro)	37	0.27%	1,061,808.67	0.16%
Originator Rate	2,731	20.12%	110,939,937.92	16.79%
Euribor 6 Months	5	0.04%	120,302.82	0.02%
Grand Total	13,576	100.00%	660,799,215.73	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	123	28.02%	5,473,376.76	28.25%
Euribor 1 Month	71	16.17%	2,697,718.28	13.92%
Euribor 3 Months	73	16.63%	3,095,170.91	15.98%
Originator Rate	172	39.18%	8,108,756.86	41.85%
Grand Total	439	100.00%	19,375,022.81	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	99	22.55%	3,733,053.25	19.27%
1 Jan 2021 +	340	77.45%	15,641,969.56	80.73%
Grand Total	439	100.00%	19,375,022.81	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,094	100.00%	682,683,031.58	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

SUBSIDISED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Greek Government Subsidy	0	0.00%	0.00	0.00%
OEK Subsidy	0	0.00%	0.00	0.00%
Greek Government & OEK Subsidy	0	0.00%	0.00	0.00%
Grand Total	0	0.00%	0.00	0.00%

COMBINED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	13,551	96.15%	659,749,906.94	96.64%
Y	543	3.85%	22,933,124.64	3.36%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,045	99.65%	680,983,523.17	99.75%
Y	49	0.35%	1,699,508.41	0.25%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,094	100.00%	682,683,031.58	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	13,674	97.02%	668,702,744.37	97.95%
Y	420	2.98%	13,980,287.21	2.05%
Grand Total	14,094	100.00%	682,683,031.58	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other professions	4,071	28.88%	218,931,568.51	32.07%
Other Private Employees	2,145	15.22%	102,708,605.44	15.04%
Pensioner	2,351	16.68%	88,943,538.55	13.03%
Civil Servant	1,348	9.56%	65,284,677.35	9.56%
Other Self employed	784	5.56%	43,397,473.40	6.36%
Civil Servant - Policeman	517	3.67%	27,782,034.62	4.07%
Military personnel	424	3.01%	22,841,704.50	3.35%
Teacher	476	3.38%	21,392,601.75	3.13%
Unemployed	496	3.52%	18,963,840.59	2.78%
Salesman	332	2.36%	15,222,341.08	2.23%
Civil Servant - Primary School Teachers	289	2.05%	13,937,442.15	2.04%
Housewife	300	2.13%	12,685,060.62	1.86%
Accountant	203	1.44%	10,471,979.72	1.53%
Lawyers - Jurists	162	1.15%	10,409,649.01	1.52%
Student	196	1.39%	9,710,514.29	1.42%
Grand Total	14,094	100.00%	682,683,031.58	100.00%