

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



Report No: **92**

Reporting Date: **20/12/2017**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/11/2017	30/11/2017

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
5	2-Nov-17	XS1709545641	500.000.000,00	B3	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	48	Act/Act	2,75%	1.833.333,33	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 30/11/2017	As at 31/10/2017	At Issue ^(*) As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	701.162.282,61	679.370.795,70	679.370.795,70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	701.162.282,61	679.370.795,70	679.370.795,70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	670.594.097,55	646.633.093,77	646.633.093,77
A.4	Aggregate Original Principal O/S balance	1.106.973.328,52	998.036.434,95	998.036.434,95
A.5	Average Current Principal O/S balance	49.328,99	54.726,18	54.726,18
A.6	Average Original Principal O/S balance	77.879,09	80.396,04	80.396,04
A.7	Maximum Current Principal O/S balance	804.519,34	808.018,69	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	14.214	12.414	12.414,00
A.10	Weighted Average Seasoning (years)	8,59	8,23	8,23
A.11	Weighted Average Remaining Maturity (years)	17,11	17,81	17,81
A.12	Weighted Average Current Index, LTV percent (%)	62,49	64,92	64,92
A.13	Weighted Average Original LTV percent (%)	59,74	60,15	60,15
A.14	Weighted Average Interest Rate - Total (%)	3,11	3,16	3,16
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	2,67	2,70	2,70
A.16	OS Principal of Current Loans (%)	90,98	88,83	88,83
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	9,02	11,17	11,17
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0,00	0,00	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	13.568	3.101.496,66	4.464	974.029,61
B.2	Partial Prepayments	42	580.207,58	14	201.820,00
B.3	Whole Prepayments	10	354.555,51	4	162.225,53
B.4	Total Principal Receipts (B1+B2+B3)	-	4.036.259,75	-	1.338.075,14

-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	14.786	1.755.252,90	4.807	616.907,64
C.2	Interest From Overdues	2.021	1.472,20	976	831,92
C.3	Total Interest Receipts (C1+C2)	-	1.756.725,10	-	617.739,56
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 30/11/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14.214	701.162.282,61	12.414	679.370.795,70
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	0	0,00	0	0,00
A.3	Totals (A1+ A2)	14.214	701.162.282,61	12.414	679.370.795,70
A.4	In Arrears Loans 90 Days To 360 Days	0	0,00	0	0,00
A.5	Denounced Loans	0	0,00	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 30/11/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	0	0,00	0	0,00
B.2	60 Days < Installment <= 89 Days	0	0,00	0	0,00
B.3	Total (B1+B2=A2)	0	0,00	0	0,00
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	57.753.061,24	32.000.167,91
A.2	Number of Loans	2.371	561

III Statutory Tests

Outstanding Bonds Principal	500.000.000,00	
Outstanding Accrued Interest on Bonds ¹	1.092.465,75	
Total Bonds Amount	501.092.465,75	
Current Outstanding Balance of Loans	701.162.282,61	
A. Adjusted Outstanding Principal of Loans ²	670.594.097,55	
B. Accrued Interest on Loans	1.899.081,22	
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	7.416.666,67	
Nominal Value (A+B+C+D-Z)	665.076.512,10	
Bonds / Nominal Value Assets Percentage	626.365.582,19	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	868.993.066,24	
Net Present Value of Liabilities	542.232.203,29	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	849.647.604,09	
Net Present Value of Liabilities	512.474.950,62	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	890.510.584,35	
Net Present Value of Liabilities	574.400.487,18	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	19.248.518,03	
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	14.099.051,77	
Required Reserve Amount	13.750.000,00	
Amount credited to the account to bring balance to Required Amount	0,00	
Available (Outstanding) Reserve Amount	14.099.051,77	

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

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	1.694	11,92%	50.213.934,30	4,54%
37.501 - 75.000	6.785	47,73%	383.581.472,52	34,65%
75.001 - 100.000	2.946	20,73%	261.875.677,41	23,66%
100.001 - 150.000	2.063	14,51%	254.986.888,35	23,03%
150.001 - 250.000	610	4,29%	115.049.166,11	10,39%
250.001 - 500.000	108	0,76%	36.047.942,83	3,26%
500.001 +	8	0,06%	5.218.247,00	0,47%
Grand Total	14.214	100,00%	1.106.973.328,52	100,00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	6.715	47,24%	160.830.752,00	22,94%
37.501 - 75.000	5.125	36,06%	269.877.324,44	38,49%
75.001 - 100.000	1.233	8,67%	106.373.050,92	15,17%
100.001 - 150.000	823	5,79%	98.667.958,82	14,07%
150.001 - 250.000	266	1,87%	48.653.047,90	6,94%
250.001 - 500.000	51	0,36%	15.955.629,19	2,28%
500.001 +	1	0,01%	804.519,34	0,11%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995	1	0,01%	18.550,00	0,00%
1996	1	0,01%	18.410,09	0,00%
1997	58	0,41%	1.402.803,09	0,20%
1998	80	0,56%	2.154.728,01	0,31%
1999	125	0,88%	3.777.106,07	0,54%
2000	291	2,05%	9.956.364,86	1,42%
2001	310	2,18%	9.752.383,95	1,39%
2002	451	3,17%	14.709.356,40	2,10%
2003	452	3,18%	15.845.429,56	2,26%
2004	1.212	8,53%	46.338.434,88	6,61%
2005	2.011	14,15%	78.265.173,84	11,16%
2006	1.833	12,90%	71.166.817,51	10,15%
2007	689	4,85%	29.320.601,92	4,18%
2008	375	2,64%	18.755.557,82	2,67%
2009	725	5,10%	42.564.935,02	6,07%
2010	1.361	9,58%	93.014.743,58	13,27%
2011	1.488	10,47%	94.489.382,67	13,48%
2012	748	5,26%	43.143.777,58	6,15%
2013	489	3,44%	28.164.207,25	4,02%
2014	392	2,76%	25.334.310,70	3,61%
2015	474	3,33%	30.010.701,54	4,28%
2016	476	3,35%	31.677.858,98	4,52%
2017	172	1,21%	11.280.647,29	1,61%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	749	5,27%	11.016.625,22	1,57%
2021 - 2025	3.042	21,40%	84.132.949,58	12,00%
2026 - 2030	3.396	23,89%	143.149.061,33	20,42%
2031 - 2035	2.924	20,57%	159.283.484,70	22,72%
2036 - 2040	1.921	13,51%	127.784.921,48	18,22%
2041 - 2045	1.357	9,55%	109.566.291,34	15,63%
2046 +	825	5,80%	66.228.948,96	9,45%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	935	6,58%	14.418.727,43	2,06%
40.01 - 60 months	1.061	7,46%	24.364.775,22	3,47%
60.01 - 90 months	1.280	9,01%	38.814.570,37	5,54%
90.01 - 120 months	1.667	11,73%	59.968.793,14	8,55%
120.01 - 150 months	1.397	9,83%	61.311.435,03	8,74%
150.01 - 180 months	2.045	14,39%	98.158.445,06	14,00%
over 180 months	5.829	41,01%	404.125.536,36	57,64%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	1	0,01%	17.332,09	0,00%
1.01% - 2.00%	3.470	24,41%	147.831.418,73	21,08%
2.01% - 3.00%	4.195	29,51%	219.522.946,39	31,31%
3.01% - 4.00%	2.705	19,03%	172.275.509,06	24,57%
4.01% - 5.00%	2.559	18,00%	117.009.602,45	16,69%
5.01% - 6.00%	1.006	7,08%	37.433.556,12	5,34%
6.01% - 7.00%	257	1,81%	6.662.684,49	0,95%
7.01% +	21	0,15%	409.233,28	0,06%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

CURRENT LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	1.826	12,85%	36.872.525,30	5,26%
20.01% - 30.00%	1.863	13,11%	56.690.488,85	8,09%
30.01% - 40.00%	1.851	13,02%	72.906.884,62	10,40%
40.01% - 50.00%	1.781	12,53%	84.246.150,51	12,02%
50.01% - 60.00%	1.542	10,85%	85.891.185,12	12,25%
60.01% - 70.00%	1.507	10,60%	95.702.633,18	13,65%
70.01% - 80.00%	1.276	8,98%	89.544.941,58	12,77%
80.01% - 90.00%	898	6,32%	60.619.653,05	8,65%
90.01% - 100.00%	711	5,00%	50.555.068,13	7,21%
100.00% +	959	6,75%	68.132.752,27	9,72%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

ORIGINAL LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	415	2,92%	13.516.083,68	1,93%
20.01% - 30.00%	1.070	7,53%	37.071.124,29	5,29%
30.01% - 40.00%	1.725	12,14%	70.270.779,90	10,02%
40.01% - 50.00%	2.137	15,03%	97.583.914,31	13,92%
50.01% - 60.00%	2.468	17,36%	131.874.158,31	18,81%
60.01% - 70.00%	2.606	18,33%	143.342.597,07	20,44%
70.01% - 80.00%	2.460	17,31%	131.599.815,28	18,77%
80.01% - 90.00%	829	5,83%	48.923.235,70	6,98%
90.01% - 100.00%	460	3,24%	24.357.640,08	3,47%
100.00% +	44	0,31%	2.622.933,99	0,37%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	5.860	41,23%	319.437.039,09	45,56%
Thessaloniki	1.961	13,80%	90.015.607,65	12,84%
Macedonia	1.659	11,67%	70.968.209,40	10,12%
Peloponnese	983	6,92%	44.583.425,47	6,36%
Thessaly	994	6,99%	42.644.363,22	6,08%
Stereia Ellada	764	5,37%	34.059.747,37	4,86%
Aegean Islands	416	2,93%	24.832.869,28	3,54%
Creta Island	478	3,36%	24.990.683,56	3,56%
Ionian Islands	225	1,58%	10.970.636,83	1,56%
Thrace	513	3,61%	22.142.294,20	3,16%
Epirus	361	2,54%	16.517.406,54	2,36%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	209	1,47%	14.220.500,55	2,03%
12 - 24	476	3,35%	32.001.056,75	4,56%
24 - 36	469	3,30%	29.756.698,93	4,24%
36 - 60	858	6,04%	51.010.155,46	7,28%
60 - 96	3.573	25,14%	229.305.626,10	32,70%
over 96	8.629	60,71%	344.868.244,82	49,19%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	16	0,11%	323.626,58	0,05%
5 - 10 years	380	2,67%	9.404.641,13	1,34%
10 - 15 years	2.512	17,67%	72.772.376,56	10,38%
15 - 20 years	3.504	24,65%	140.428.118,20	20,03%
20 - 25 years	2.825	19,87%	150.323.253,32	21,44%
25 - 30 years	3.588	25,24%	230.593.922,57	32,89%
30 - 35 years	671	4,72%	48.873.876,58	6,97%
35 years +	718	5,05%	48.442.467,67	6,91%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11.025	77,56%	517.507.155,52	73,81%
Houses	3.189	22,44%	183.655.127,09	26,19%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3.245	22,83%	161.457.960,37	23,03%
Purchase	8.737	61,47%	449.165.025,01	64,06%
Repair	2.079	14,63%	83.177.114,02	11,86%
Construction (re-mortgage)	16	0,11%	723.837,74	0,10%
Purchase (re-mortgage)	112	0,79%	5.671.287,65	0,81%
Repair (re-mortgage)	25	0,18%	967.057,82	0,14%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14.164	99,65%	697.850.710,97	99,53%
Balloon	50	0,35%	3.311.571,64	0,47%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	13.664	96,13%	677.242.939,15	96,59%
Fixed Converting to Floating	471	3,31%	21.302.362,65	3,04%
Fixed to Maturity	79	0,56%	2.616.980,81	0,37%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4.433	32,44%	159.812.124,55	23,60%
Euribor 1 Month	210	1,54%	9.256.786,83	1,37%
Euribor 3 Months	6.222	45,54%	393.101.361,13	58,04%
Libor 1 Month (Euro)	37	0,27%	1.088.242,32	0,16%
Originator Rate	2.757	20,18%	113.858.583,06	16,81%
Euribor 6 Months	5	0,04%	125.841,26	0,02%
Grand Total	13.664	100,00%	677.242.939,15	100,00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	126	26,75%	5.813.518,43	27,29%
Euribor 1 Month	80	16,99%	3.030.308,96	14,23%
Euribor 3 Months	74	15,71%	3.180.511,36	14,93%
Originator Rate	191	40,55%	9.278.023,90	43,55%
Grand Total	471	100,00%	21.302.362,65	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	127	26,96%	5.152.905,01	24,19%
1 Jan 2021 +	344	73,04%	16.149.457,64	75,81%
Grand Total	471	100,00%	21.302.362,65	100,00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.214	100,00%	701.162.282,61	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	14.214	100,00%	701.162.282,61	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	13.667	96,15%	677.866.238,37	96,68%
Y	547	3,85%	23.296.044,24	3,32%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.165	99,66%	699.413.105,94	99,75%
Y	49	0,34%	1.749.176,67	0,25%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.214	100,00%	701.162.282,61	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	13.790	97,02%	686.855.433,82	97,96%
Y	424	2,98%	14.306.848,79	2,04%
Grand Total	14.214	100,00%	701.162.282,61	100,00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other professions	4.110	28,92%	225.443.633,01	32,15%
Other Private Employees	2.175	15,30%	105.606.890,62	15,06%
Pensioner	2.347	16,51%	90.754.494,71	12,94%
Civil Servant	1.375	9,67%	67.705.128,80	9,66%
Other Self employed	794	5,59%	44.808.494,93	6,39%
Civil Servant - Policeman	520	3,66%	28.311.130,37	4,04%
Military personnel	427	3,00%	23.165.957,42	3,30%
Teacher	479	3,37%	21.834.399,81	3,11%
Unemployed	493	3,47%	19.339.816,11	2,76%
Salesman	331	2,33%	15.367.814,92	2,19%
Civil Servant - Primary School Teachers	289	2,03%	14.096.418,03	2,01%
Housewife	304	2,14%	13.072.736,99	1,86%
Accountant	206	1,45%	10.824.666,51	1,54%
Lawyers - Jurists	164	1,15%	10.663.913,96	1,52%
Student	200	1,41%	10.166.786,42	1,45%
Grand Total	14.214	100,00%	701.162.282,61	100,00%