

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



Report No: **91**

Reporting Date: **20/11/2017**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/10/2017	31/10/2017

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	18	Act/Act	2.75%	687,500.00	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 31/10/2017	As at 30/9/2017	At Issue ^(*) As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	679,370,795.70	66,913,216.08	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	679,370,795.70	66,860,661.64	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	646,633,093.77	66,225,529.64	646,633,093.77
A.4	Aggregate Original Principal O/S balance	998,036,434.95	96,440,562.36	998,036,434.95
A.5	Average Current Principal O/S balance	54,726.18	73,129.20	54,726.18
A.6	Average Original Principal O/S balance	80,396.04	105,399.52	80,396.04
A.7	Maximum Current Principal O/S balance	808,018.69	811,508.18	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	12,414	915	12,414.00
A.10	Weighted Average Seasoning (years)	8.23	7.70	8.23
A.11	Weighted Average Remaining Maturity (years)	17.81	17.23	17.81
A.12	Weighted Average Current Index LTV percent (%)	64.92	58.24	64.92
A.13	Weighted Average Original LTV percent (%)	60.15	53.68	60.15
A.14	Weighted Average Interest Rate - Total (%)	3.16	4.14	3.16
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	2.70	5.17	2.70
A.16	OS Principal of Current Loans (%)	88.83	95.16	88.83
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	11.17	4.21	11.17
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0.00	0.56	0.00
A.19	OS Principal of Performing Loans - 90+ (%)	0.00	0.08	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	4,464	974,029.61	926	279,512.37
B.2	Partial Prepayments	14	201,820.00	2	29,700.00
B.3	Whole Prepayments	4	162,225.53	0	0.00
B.4	Total Principal Receipts (B1+B2+B3)	-	1,338,075.14	-	309,212.37

-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	4,807	616,907.64	1,041	225,133.56
C.2	Interest From Overdues	976	831.92	81	128.19
C.3	Total Interest Receipts (C1+C2)	-	617,739.56	-	225,261.75
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/10/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	12,414	679,370,795.70	908	66,486,056.88
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	0	0.00	6	374,604.76
A.3	Totals (A1+ A2)	12,414	679,370,795.70	914	66,860,661.64
A.4	In Arrears Loans 90 Days To 360 Days	0	0.00	1	52,554.44
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	0	0.00	1	52,554.44

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/10/2017		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	0	0.00	5	303,811.25
B.2	60 Days < Installment <= 89 Days	0	0.00	1	70,793.51
B.3	Total (B1+B2=A2)	0	0.00	6	374,604.76
B.4	90 Days < Installment <= 119 Days	0	0.00	1	52,554.44
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	0	0.00	1	52,554.44

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	626,666,858.54	13,652,081.95
A.2	Number of Loans	11,766	263

III Statutory Tests *

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	0.00	
Total Bonds Amount	500,000,000.00	
Current Outstanding Balance of Loans	679,370,795.70	
A. Adjusted Outstanding Principal of Loans ²	646,633,093.77	
B. Accrued Interest on Loans	1,880,828.40	
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	7,625,000.00	
Nominal Value (A+B+C+D-Z)	640,888,922.17	
Bonds / Nominal Value Assets Percentage	625,000,000.00	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	848,219,346.90	
Net Present Value of Liabilities	542,545,627.49	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	828,410,377.95	
Net Present Value of Liabilities	511,931,232.37	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	869,902,192.89	
Net Present Value of Liabilities	575,694,691.60	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,614,704.93	
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	

* Current period Statutory tests calculated with a bond of 500ml (ISIN XS1709545641) as per 02/11/2017 issue.

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	1,359	10.95%	41,246,060.83	4.13%
37.501 - 75.000	5,802	46.74%	328,950,994.48	32.96%
75.001 - 100.000	2,643	21.29%	234,933,260.94	23.54%
100.001 - 150.000	1,876	15.11%	232,079,989.75	23.25%
150.001 - 250.000	606	4.88%	114,640,241.79	11.49%
250.001 - 500.000	119	0.96%	39,967,640.16	4.00%
500.001 +	9	0.07%	6,218,247.00	0.62%
Grand Total	12,414	100.00%	998,036,434.95	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	5,029	40.51%	135,332,840.73	19.92%
37.501 - 75.000	4,926	39.68%	259,859,280.50	38.25%
75.001 - 100.000	1,232	9.92%	106,467,599.19	15.67%
100.001 - 150.000	881	7.10%	105,691,692.31	15.56%
150.001 - 250.000	286	2.30%	52,505,328.73	7.73%
250.001 - 500.000	59	0.48%	18,706,035.55	2.75%
500.001 +	1	0.01%	808,018.69	0.12%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995	1	0.01%	18,705.57	0.00%
1996	1	0.01%	18,490.37	0.00%
1997	58	0.47%	1,411,092.41	0.21%
1998	77	0.62%	2,111,902.94	0.31%
1999	112	0.90%	3,637,092.09	0.54%
2000	245	1.97%	9,261,308.76	1.36%
2001	183	1.47%	7,496,443.57	1.10%
2002	234	1.88%	9,839,513.65	1.45%
2003	310	2.50%	12,960,971.86	1.91%
2004	872	7.02%	39,525,787.23	5.82%
2005	1,565	12.61%	69,073,497.88	10.17%
2006	1,564	12.60%	65,301,790.50	9.61%
2007	591	4.76%	27,891,657.74	4.11%
2008	338	2.72%	18,291,867.29	2.69%
2009	702	5.65%	43,820,653.44	6.45%
2010	1,361	10.96%	96,901,714.52	14.26%
2011	1,492	12.02%	97,973,811.98	14.42%
2012	746	6.01%	44,345,480.68	6.53%
2013	494	3.98%	29,653,511.77	4.36%
2014	389	3.13%	26,744,353.28	3.94%
2015	466	3.75%	31,167,243.60	4.59%
2016	476	3.83%	32,167,904.11	4.73%
2017	137	1.10%	9,756,000.46	1.44%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	232	1.87%	6,090,326.25	0.90%
2021 - 2025	2,096	16.88%	68,233,786.20	10.04%
2026 - 2030	3,028	24.39%	131,813,787.24	19.40%
2031 - 2035	2,898	23.34%	159,601,041.33	23.49%
2036 - 2040	1,934	15.58%	131,144,674.37	19.30%
2041 - 2045	1,395	11.24%	114,868,484.18	16.91%
2046 +	831	6.69%	67,618,696.13	9.95%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	289	2.33%	7,489,231.31	1.10%
40.01 - 60 months	608	4.90%	17,320,123.66	2.55%
60.01 - 90 months	930	7.49%	30,815,841.01	4.54%
90.01 - 120 months	1,442	11.62%	54,732,154.10	8.06%
120.01 - 150 months	1,205	9.71%	53,900,095.63	7.93%
150.01 - 180 months	2,024	16.30%	98,771,120.03	14.54%
over 180 months	5,916	47.66%	416,342,229.96	61.28%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1.01% - 2.00%	2,181	17.57%	111,610,548.44	16.43%
2.01% - 3.00%	4,108	33.09%	228,942,237.36	33.70%
3.01% - 4.00%	2,676	21.56%	179,143,946.90	26.37%
4.01% - 5.00%	2,580	20.78%	121,155,741.55	17.83%
5.01% - 6.00%	827	6.66%	36,149,858.98	5.32%
6.01% - 7.00%	41	0.33%	2,316,288.08	0.34%
7.01% +	1	0.01%	52,174.39	0.01%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

CURRENT LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	840	6.77%	24,706,093.49	3.64%
20.01% - 30.00%	1,384	11.15%	47,210,454.09	6.95%
30.01% - 40.00%	1,644	13.24%	68,261,437.99	10.05%
40.01% - 50.00%	1,604	12.92%	77,910,641.40	11.47%
50.01% - 60.00%	1,484	11.95%	84,629,017.95	12.46%
60.01% - 70.00%	1,465	11.80%	95,038,017.60	13.99%
70.01% - 80.00%	1,272	10.25%	90,311,267.24	13.29%
80.01% +	2,721	21.92%	191,303,865.94	28.16%
Grand Total	12,414	100.00%	679,370,795.70	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	3.34%	14,424,632.06	2.12%
20.01% - 30.00%	873	7.03%	35,643,077.56	5.25%
30.01% - 40.00%	1,447	11.66%	66,510,304.14	9.79%
40.01% - 50.00%	1,789	14.41%	92,656,493.56	13.64%
50.01% - 60.00%	2,117	17.05%	125,620,294.49	18.49%
60.01% - 70.00%	2,263	18.23%	137,140,662.29	20.19%
70.01% - 80.00%	2,101	16.92%	125,842,623.23	18.52%
80.01% +	1,409	11.35%	81,532,708.37	12.00%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	5,068	40.82%	308,100,721.59	45.35%
Thessaloniki	1,676	13.50%	87,290,409.71	12.85%
Macedonia	1,499	12.08%	69,604,235.86	10.25%
Peloponnese	853	6.87%	43,627,342.88	6.42%
Thessaly	845	6.81%	40,304,186.15	5.93%
Stereia Ellada	690	5.56%	33,118,499.64	4.87%
Aegean Islands	374	3.01%	24,570,087.70	3.62%
Creta Island	439	3.54%	24,618,570.15	3.62%
Ionian Islands	202	1.63%	10,700,396.73	1.58%
Thrace	443	3.57%	21,443,407.79	3.16%
Epirus	325	2.62%	15,992,937.50	2.35%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	230	1.85%	16,556,759.39	2.44%
12 - 24	466	3.75%	31,670,623.17	4.66%
24 - 36	467	3.76%	31,316,605.46	4.61%
36 - 60	868	6.99%	54,293,156.84	7.99%
60 - 96	3,655	29.44%	243,541,058.84	35.85%
over 96	6,728	54.20%	301,992,592.00	44.45%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	9	0.07%	253,366.62	0.04%
5 - 10 years	248	2.00%	8,219,973.24	1.21%
10 - 15 years	1,808	14.56%	64,973,721.65	9.56%
15 - 20 years	2,848	22.94%	129,212,058.73	19.02%
20 - 25 years	2,530	20.38%	142,011,081.68	20.90%
25 - 30 years	3,576	28.81%	234,924,967.34	34.58%
30 - 35 years	675	5.44%	50,208,961.44	7.39%
35 years +	720	5.80%	49,566,665.00	7.30%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	9,507	76.58%	494,509,875.20	72.79%
Houses	2,907	23.42%	184,860,920.50	27.21%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	2,809	22.63%	156,228,584.04	23.00%
Purchase	7,460	60.09%	428,807,338.05	63.12%
Repair	1,982	15.97%	86,096,108.51	12.67%
Construction (re-mortgage)	18	0.14%	1,018,612.80	0.15%
Purchase (re-mortgage)	110	0.89%	5,766,936.23	0.85%
Repair (re-mortgage)	35	0.28%	1,453,216.07	0.21%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	12,353	99.51%	675,302,460.76	99.40%
Balloon	61	0.49%	4,068,334.94	0.60%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	11,968	96.41%	656,834,702.68	96.68%
Fixed Converting to Floating	376	3.03%	20,047,395.80	2.95%
Fixed to Maturity	70	0.56%	2,488,697.22	0.37%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	3,159	26.40%	129,670,915.90	19.74%
Euribor 1 Month	170	1.42%	8,892,334.12	1.35%
Euribor 3 Months	6,151	51.40%	405,942,093.99	61.80%
Libor 1 Month (Euro)	27	0.23%	1,059,044.73	0.16%
Originator Rate	2,456	20.52%	111,142,754.45	16.92%
Euribor 6 Months	5	0.04%	127,559.49	0.02%
Grand Total	11,968	100.00%	656,834,702.68	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	103	27.39%	5,589,003.06	27.88%
Euribor 1 Month	56	14.89%	2,701,560.91	13.48%
Euribor 3 Months	43	11.44%	2,691,413.15	13.43%
Originator Rate	174	46.28%	9,065,418.68	45.22%
Grand Total	376	100.00%	20,047,395.80	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	100	26.60%	5,106,047.09	25.47%
1 Jan 2021 +	276	73.40%	14,941,348.71	74.53%
Grand Total	376	100.00%	20,047,395.80	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	12,414	100.00%	679,370,795.70	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	915	100.00%	66,913,216.08	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	11,838	95.36%	654,738,740.88	96.37%
Y	576	4.64%	24,632,054.82	3.63%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	12,383	99.75%	677,970,950.43	99.79%
Y	31	0.25%	1,399,845.27	0.21%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	12,414	100.00%	679,370,795.70	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	11,975	96.46%	664,539,053.61	97.82%
Y	439	3.54%	14,831,742.09	2.18%
Grand Total	12,414	100.00%	679,370,795.70	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Pensioner	2,018	16.26%	85,919,626.47	12.65%
Civil Servant	1,238	9.97%	65,546,511.94	9.65%
Other Self employed	719	5.79%	45,620,867.44	6.72%
Civil Servant - Policeman	491	3.96%	27,684,880.14	4.08%
Military personnel	387	3.12%	22,232,839.89	3.27%
Teacher	408	3.29%	20,490,191.41	3.02%
Unemployed	386	3.11%	17,385,995.42	2.56%
Salesman	297	2.39%	15,282,504.37	2.25%
Civil Servant - Primary School Teachers	271	2.18%	13,808,893.23	2.03%
Housewife	248	2.00%	12,537,607.42	1.85%
Lawyers - Jurists	141	1.14%	10,315,052.41	1.52%
Accountant	165	1.33%	9,984,205.37	1.47%
Student	166	1.34%	9,270,020.66	1.36%
Other Private Employees	1,821	14.67%	100,625,399.74	14.81%
Other Professions	3,658	29.47%	222,666,199.79	32.78%
Grand Total	12,414	100.00%	679,370,795.70	100.00%