EUROBANK S.A.
Covered Bond II Programme
Investor Report

EUROBANK

Report No:	**104**
Reporting Date:	**20/2/2024**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/1/2024	**31/1/2024**

Servicer Provider:	**EUROBANK**
Issuer Event of Default:	**NO**
Covered Bond Event of Default:	**NO**

I Programme Details

as of 20/2/2024

Series	Issue Date	ISIN	Moody's Rating	Original Balance (in Euro)	Interest Rate	Maturity Final	Maturity Extended Final
3	**8-Jun-10**	**XS0515809662**	**A1**	**620,000,000.00**	**Euribor 3M + 0.50% ***	**20-May-26**	**20-May-27**
4	**16-May-16**	**XS1410482951**	**A1**	**300,000,000.00**	**Euribor 3M + 0.50% ****	**20-Feb-27**	**20-Feb-28**
5	**19-Mar-18**	**XS1795267514**	**A1**	**150,000,000.00**	**Euribor 3M + 0.50% ***	**20-Mar-26**	**20-Mar-27**
6	**11-Jul-18**	**XS1855456106**	**A1**	**270,000,000.00**	**Euribor 3M + 0.50% ***	**20-Mar-26**	**20-Mar-27**
7	**4-Feb-21**	**XS2297243987**	**A1**	**600,000,000.00**	**Euribor 3M + 0.50% ***	**20-May-24**	**20-May-25**
				1,940,000,000.00			

** maximum rate of interest 2% from 29/06/2023 onwards*
*** maximum rate of interest 2% from 20/11/2023 onwards*

Fixed Rate Bonds	*0%*
Liability WAL (in years)	*1.79*

Series	Interest Period Start date	Interest Period End Date	Actual Days	Accrued Base	Current Interest Rate	Interest Accrued	Interest Paid
3	**22-Jan-24**	**22-Apr-24**	**29**	**Act/360**	**2.0000%**	**998,888.89**	**-**
4	**20-Nov-23**	**20-Feb-24**	**92**	**Act/360**	**2.0000%**	**1,533,333.33**	**1,533,333.33**
5	**20-Dec-23**	**20-Mar-24**	**62**	**Act/360**	**2.0000%**	**516,666.67**	**-**
6	**22-Jan-24**	**22-Apr-24**	**29**	**Act/360**	**2.0000%**	**435,000.00**	**-**
7	**20-Nov-23**	**20-Feb-24**	**92**	**Act/360**	**2.0000%**	**3,066,666.67**	**3,066,666.67**

II Summary Loan Portfolio - Status - Removals & Replenishments

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As of 31/1/2024 CHF	As of 31/1/2024 EUR	As of 31/1/2024 Total € (Calculated using fixing F/X Rate)	Previous Report CHF	Previous Report EUR	Previous Report Total € (Calculated using fixing F/X Rate)
A.1	Aggregate Current Principal O/S balance	397,791,714.49	1,826,523,683.66	**2,252,060,391.50**	401,792,992.12	1,843,509,959.91	**2,277,411,679.26**
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	397,473,626.50	1,822,874,736.78	**2,248,071,170.78**	401,535,747.25	1,841,104,992.63	**2,274,728,909.75**
A.3	Aggregate Current Principal O/S balance (trimmed to 80% LTV limit & Bucket<=3)	359,503,675.25	1,771,840,653.26	**2,156,418,825.33**	361,123,891.78	1,789,255,808.04	**2,179,238,412.55**
A.4	Aggregate Original Principal O/S balance	492,592,383.88	2,761,733,678.02	**3,254,326,061.90**	498,481,767.01	2,778,724,727.63	**3,277,206,494.64**
A.5	Average Current Principal O/S balance	107,802.63	44,362.17	**50,198.61**	108,241.65	44,490.54	**50,443.25**
A.6	Average Original Principal O/S balance	133,493.87	67,076.33	**72,539.20**	134,289.27	67,060.64	**72,588.08**
A.7	Maximum Current Principal O/S balance	959,500.19	1,596,736.25	**1,596,736.25**	959,500.19	1,613,636.80	**1,613,636.80**
A.8	Maximum Original Principal O/S balance	1,290,279.85	2,000,000.00	**2,000,000.00**	1,302,541.68	2,000,000.00	**2,000,000.00**
A.9	Total Number of Loans	3,690	41,173	**44,863**	3,712	41,436	**45,148**
A.10	Weighted Average Seasoning (years)	8.69	8.40	**8.46**	8.64	8.34	**8.40**
A.11	Weighted Average Remaining Maturity (years)	19.77	19.57	**19.61**	19.83	19.61	**19.65**
A.12	Weighted Average Current Indexed LTV percent (%)	77.19	51.94	**56.71**	77.97	51.96	**56.92**
A.13	Weighted Average Current Unindexed LTV percent (%)	70.00	48.45	**52.53**	70.73	48.49	**52.73**
A.14	Weighted Average Original LTV percent (%)	75.90	61.70	**64.38**	76.24	61.70	**64.47**
A.15	Weighted Average Interest Rate - Total (%)	2.31	4.45	**4.05**	2.31	4.46	**4.05**
A.16	Weighted Average Interest Rate - (%) - Preferntial Rate	2.53	4.49	**3.55**	2.53	4.49	**3.54**
A.17	OS Principal of Perfoming Loans - 0-29 dpd (%)	96.69	96.86	**96.83**	96.95	97.57	**97.45**
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	2.68	2.37	**2.43**	2.48	1.79	**1.92**
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0.55	0.57	**0.57**	0.51	0.51	**0.51**
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0.08	0.20	**0.18**	0.06	0.13	**0.12**
A.21	FX Rate	0.9348	-	**-**	0.9260	-	**-**

-B-	Principal Receipts For Performing Or Delinquent / In Arrears Loans	As of 31/1/2024					
		CHF		EUR		Total € (Calculated using fixing F/X Rate)	
		No Of Loans	Amount	No Of Loans	Amount	No Of Loans	Amount
B.1	Scheduled And Paid Repayments	4,610	1,145,350.04	46,628	6,507,056.58	**51,238**	**7,732,291.97**
B.2	Partial Prepayments	12	317,539.55	227	2,924,407.54	**239**	**3,264,094.69**
B.3	Whole Prepayments	10	1,472,838.33	146	3,802,303.13	**156**	**5,377,868.31**
B.4	**Total Principal Receipts (B1+B2+B3)**	**-**	**2,935,727.92**	**-**	**13,233,767.25**	**-**	**16,374,254.97**

-C-	Non-Principal Receipts For Performing Or Delinquent / In Arrears Loans	As of 31/1/2024					
		CHF		EUR		Total € (Calculated using fixing F/X Rate)	
		No Of Loans	Amount	No Of Loans	Amount	No Of Loans	Amount
C.1	Interest From Installments	5,379	730,395.91	59,357	6,403,210.24	**64,736**	**7,184,549.47**
C.2	Interest From Overdues	2,369	2,222.20	15,028	16,197.11	**17,397**	**18,574.30**
C.3	**Total Interest Receipts (C1+C2)**	-	**732,618.11**	-	**6,419,407.35**	**-**	**7,203,123.77**
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	**-**	**-**	**-**		**-**	**-**

Part 2 - Portfolio Status

-A-	Portfolio Status	As of 31/1/2024					
		CHF		EUR		Total € (Calculated using fixing F/X Rate)	
		No Of Loans	Amount	No Of Loans	Amount	No Of Loans	Amount
A.1	Performing Loans	3,586	384,613,358.09	38,808	1,769,203,578.20	42,394	2,180,642,771.71
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	100	12,860,268.41	2,291	53,671,158.58	2,391	67,428,399.07
A.3	**Totals (A1+ A2)**	**3,686**	**397,473,626.50**	**41,099**	**1,822,874,736.78**	**44,785**	**2,248,071,170.78**
A.4	In Arrears Loans 90 Days To 360 Days	4	318,087.99	74	3,648,946.88	78	3,989,220.72
A.5	Denounced Loans	0	0.00	0	0.00	0	0.00
A.6	**Totals (A4+ A5)**	**4**	**318,087.99**	**74**	**3,648,946.88**	**78**	**3,989,220.72**

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As of 31/1/2024					
		CHF		EUR		Total € (Calculated using fixing F/X Rate)	
		No Of Loans	Amount	No Of Loans	Amount	No Of Loans	Amount
B.1	30 Days < Installment <= 59 Days	82	10,661,667.12	2,028	43,242,601.39	2,110	54,647,893.56
B.2	60 Days < Installment <= 89 Days	18	2,198,601.29	263	10,428,557.19	281	12,780,505.51
B.3	**Total (B1+B2=A4)**	**100**	**12,860,268.41**	**2,291**	**53,671,158.58**	**2,391**	**67,428,399.07**
B.4	90 Days < Installment <= 119 Days	4	318,087.99	73	3,620,747.87	77	3,961,021.71
B.5	120 Days < Installment <= 360 Days	0	0.00	1	28,199.01	1	28,199.01
B.6	**Total (B4+B5=A4)**	**4**	**318,087.99**	**74**	**3,648,946.88**	**78**	**3,989,220.72**

Part 3 - Replenishment Loans - Removed Loans

-A-	Loan Amounts During The Period	As of 31/1/2024					
		CHF		EUR		Total € (Calculated using fixing F/X Rate)	
		Replenishment Loans	Removed Loans	Replenishment Loans	Removed Loans	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	14,222,245.40	1,077,441.22	49,140,363.11	3,804,863.84	**63,670,650.60**	**4,905,641.55**
A.2	Number of Loans	96	12	856	112	**952**	**124**

III Statutory Tests

as of 31/1/2024

A.	Adjusted Outstanding Principal Balance of loans in Cover Pool [1]	2,156,418,825.33
B.	Outstanding Principal Balance of the Substitution Assets, Liquid Assets *(other than any Liquid Assets standing to the credit of the Liquidity Buffer Reserve Ledger)* , the Marketable Assets and the MTM value of any Hedging Agreements included in the Cover Pool	0.00
LB.	Liquidity Buffer Reserve Ledger	19,781,424.61
C.	Principal Amount Outstanding of all Series of Covered Bonds	1,940,000,000.00

Nominal Value Test Result		Pass
Nominal Value *(A+B+LB)*	2,176,200,249.94	
Bonds Principal * Req.Coverage.Perc. *(C * Req.Coverage Perc.)*	2,037,000,000.00	

Net Present Value Test		Pass
Net Present Value of Loans	*2,372,585,634.55*	
NPV of the Substitution Assets, Liquid Assets ,Marketable Assets and Hedging Agreements included in the Cover Pool	*0.00*	
NPV of Liquidity Buffer Reserve Ledger	*19,781,424.61*	
Net Present Value of Covered Bond Liabilities	*1,917,018,996.37*	
Lump Sum Amount (C * 1%)	*19,400,000.00*	
Parallel shift +200bps of current interest rate curve		***Pass***
Net Present Value of Loans	*2,282,937,786.56*	
NPV of the Substitution Assets, Liquid Assets ,Marketable Assets and Hedging Agreements included in the Cover Pool	*0.00*	
NPV of Liquidity Buffer Reserve Ledger	*19,781,424.61*	
Net Present Value of Covered Bond Liabilities	*1,854,994,841.34*	
*Lump Sum Amount (C * 1%)*	*19,400,000.00*	
Parallel shift -200bps of current interest rate curve		***Pass***
Net Present Value of Loans	*2,491,615,055.48*	
NPV of the Substitution Assets, Liquid Assets ,Marketable Assets and Hedging Agreements included in the Cover Pool	*0.00*	
NPV of Liquidity Buffer Reserve Ledger	*19,781,424.61*	
Net Present Value of Covered Bond Liabilities	*1,942,967,919.83*	
*Lump Sum Amount (C * 1%)*	*19,400,000.00*	

Interest Rate Coverage Test		Pass
Interest expected to be received during the 1st year on:		
Adjusted Outstanding Principal Balance of the loans in the Cover Pool	*65,744,298.53*	
Substitution Assets, Liquid Assets ,Marketable Assets and Hedging Agreements in the Cover Pool	*0.00*	
Liquidity Buffer Reserve Ledger	*0.00*	
Interest expected to be paid during the 1st year on:		
all Series of Covered Bonds then outstanding	*32,774,246.58*	
Under any Hedging agreements	*0.00*	

Parameters

LTV Cap	80.00%
Required Covererage Percentage	105.00%

Liquidity Buffer Reserve Ledger [2] *as of calculation date*

Balance at closing (previous period)	19,772,222.22
Credit interest	9,202.38
Opening Balance	**19,781,424.60**
Required Liquidity Buffer Reserve Ledger Amount	19,623,888.89
Amount credited to the account (payment to BoNY)	**0.00**
Available o/s Reserve Amount	**19,781,424.60**

[1] *The adjusted Outstanding Principal of Loans is the current Principle Balance adjusted to a maximum of the LTV cap of the indexed property value*

[2] *Reserve Ledger replaced by Liquidity Buffer Reserve Ledger according to new CB law*