

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



Report No: 119

Reporting Date: 20/3/2020

Period of Loan Data Reported:	Starting Date	Ending Date
	1/2/2020	29/2/2020

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 S&P	Rating Moody's	Interest Rate	Final Maturity	Extended Final Maturity
5	2-Nov-17	XS1709545641	500,000,000.00	BBB+	Baa1	2.75%	2-Nov-20	2-Nov-50
			500,000,000.00					

Series	Interest Period		Actual Days	Accrued Base	Current Interest Rate	Interest Accrued	Interest Paid
	Start date	End Date					
5	2-Nov-19	2-Nov-20	139	Act/Act	2.75%	5,221,994.54	-

Fixed Rate Bonds Liability WAL (in years) 100%
0.68

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As of		At Issue (*)
		29/2/2020	31/1/2020	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	673,648,831.97	646,053,477.50	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	673,648,831.97	645,971,215.39	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	666,850,948.16	638,940,721.52	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,205,451,636.22	1,168,674,230.98	998,036,434.95
A.5	Average Current Principal O/S balance	44,141.85	43,602.18	54,726.18
A.6	Average Original Principal O/S balance	78,989.03	78,873.88	80,396.04
A.7	Maximum Current Principal O/S balance	889,064.60	893,717.39	808,018.69
A.8	Maximum Original Principal O/S balance	1,600,000.00	1,600,000.00	1,000,000.00
A.9	Total Number of Loans	15,261	14,817	12,414
A.10	Weighted Average Seasoning (years)	10.13	10.34	8.23
A.11	Weighted Average Remaining Maturity (years)	15.73	15.73	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	49.32	49.17	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	39.21	38.56	44.50
A.14	Weighted Average Original LTV percent (%)	57.92	57.64	60.15
A.15	Weighted Average Interest Rate - Total (%)	2.95	2.93	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1.21	1.18	2.70
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	99.20	99.25	100.00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0.61	0.62	0.00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0.19	0.12	0.00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0.00	0.01	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	15,413	3,812,030.09	16,960	4,136,516.86
B.2	Partial Prepayments	50	437,779.00	74	746,258.56
B.3	Whole Prepayments	5	35,040.37	4	37,563.18
B.4	Total Principal Receipts (B1+B2+B3)	-	4,284,849.46	-	4,920,338.60

-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	15,767	1,425,216.56	17,411	1,585,350.80
C.2	Interest From Overdues	2,551	1,976.61	2,870	2,403.27
C.3	Total Interest Receipts (C1+C2)	-	1,427,193.17	-	1,587,754.07
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As of 29/2/2020		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	15,154	668,265,885.76	14,709	641,209,697.80
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	107	5,382,946.21	105	4,761,517.59
A.3	Totals (A1+ A2)	15,261	673,648,831.97	14,814	645,971,215.39
A.4	In Arrears Loans 90 Days To 360 Days	0	0.00	3	82,262.11
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	0	0.00	3	82,262.11

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As of 29/2/2020		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	82	4,128,443.61	87	4,006,429.54
B.2	60 Days < Installment <= 89 Days	25	1,254,502.60	18	755,088.05
B.3	Total (B1+B2=A2)	107	5,382,946.21	105	4,761,517.59
B.4	90 Days < Installment <= 119 Days	0	0.00	3	82,262.11
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	0	0.00	3	82,262.11

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	34,177,846.07	2,310,834.73
A.2	Number of Loans	528	51

III Statutory Tests as of 29/2/2020

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	4,508,196.72	
Total Bonds Amount	504,508,196.72	
Current Outstanding Balance of Loans	673,648,831.97	
A. Adjusted Outstanding Principal of Loans ²	666,850,948.16	
B. Accrued Interest on Loans	1,738,956.58	
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	1,715,277.78	
Nominal Value (A+B+C+D-Z)	666,874,626.96	
Bonds / Nominal Value Assets Percentage	630,635,245.90	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	846,425,926.57	
Net Present Value of Liabilities	515,234,929.30	
<i>Parallel shift +200bps of current interest rate curve</i>		Pass
Net Present Value	830,516,455.89	
Net Present Value of Liabilities	508,320,611.84	
<i>Parallel shift -200bps of current interest rate curve</i>		Pass
Net Present Value	871,695,120.85	
Net Present Value of Liabilities	522,386,255.96	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	16,580,536.60	
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	

0.00

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 updated to 80% (from 95%) 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	1,923	12.60%	56,591,402.71	4.69%
37.501 - 75.000	7,120	46.65%	401,044,763.30	33.27%
75.001 - 100.000	3,152	20.65%	281,492,435.41	23.35%
100.001 - 150.000	2,211	14.49%	274,101,435.52	22.74%
150.001 - 250.000	701	4.59%	131,976,798.98	10.95%
250.001 - 500.000	135	0.88%	45,052,535.00	3.74%
500.001 +	19	0.12%	15,192,265.30	1.26%
Grand Total	15,261	100.00%	1,205,451,636.22	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 37.500	8,203	53.75%	170,533,402.80	25.31%
37.501 - 75.000	4,895	32.08%	256,067,933.44	38.01%
75.001 - 100.000	1,126	7.38%	96,372,469.78	14.31%
100.001 - 150.000	753	4.93%	89,435,038.71	13.28%
150.001 - 250.000	232	1.52%	42,453,757.48	6.30%
250.001 - 500.000	45	0.29%	13,971,114.22	2.07%
500.001 +	7	0.05%	4,815,115.54	0.71%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
1995-2004	2,763	18.10%	83,154,744.95	12.34%
2005	1,996	13.08%	63,936,505.32	9.49%
2006	1,844	12.08%	58,481,446.81	8.68%
2007	824	5.40%	31,075,859.85	4.61%
2008	483	3.16%	20,479,035.82	3.04%
2009	745	4.88%	39,140,865.36	5.81%
2010	1,631	10.69%	98,649,587.70	14.64%
2011	1,598	10.47%	88,307,757.54	13.11%
2012	714	4.68%	36,486,650.32	5.42%
2013	461	3.02%	24,030,155.45	3.57%
2014	387	2.54%	22,027,206.19	3.27%
2015	511	3.35%	28,124,491.69	4.17%
2016	513	3.36%	30,054,776.69	4.46%
2017	353	2.31%	22,472,100.63	3.34%
2018	257	1.68%	16,592,959.92	2.46%
2019	181	1.19%	10,634,687.73	1.58%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
2016 - 2020	408	2.67%	1,565,592.06	0.23%
2021 - 2025	3,110	20.38%	54,770,569.47	8.13%
2026 - 2030	3,702	24.26%	131,110,294.81	19.46%
2031 - 2035	3,374	22.11%	165,797,405.98	24.61%
2036 - 2040	2,386	15.63%	146,826,355.49	21.80%
2041 - 2045	1,498	9.82%	113,552,955.79	16.86%
2046 +	783	5.13%	60,025,658.37	8.91%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 40 months	1,846	12.10%	17,301,515.45	2.57%
40.01 - 60 months	978	6.41%	20,774,266.13	3.08%
60.01 - 90 months	1,795	11.76%	48,769,444.76	7.24%
90.01 - 120 months	1,535	10.06%	56,618,232.57	8.40%
120.01 - 150 months	2,246	14.72%	94,772,563.80	14.07%
150.01 - 180 months	1,247	8.17%	62,782,187.83	9.32%
over 180 months	5,614	36.79%	372,630,621.43	55.32%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 1.00%	182	1.19%	9,856,453.93	1.46%
1.01% - 2.00%	4,190	27.46%	164,151,608.45	24.37%
2.01% - 3.00%	4,044	26.50%	183,480,605.48	27.24%
3.01% - 4.00%	3,355	21.98%	190,529,594.97	28.28%
4.01% - 5.00%	2,419	15.85%	95,191,324.85	14.13%
5.01% - 6.00%	827	5.42%	25,404,421.85	3.77%
6.01% - 7.00%	229	1.50%	4,757,903.06	0.71%
7.01% +	15	0.10%	276,919.38	0.04%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

CURRENT LTV_Indexed (Euro by Daily FIX Rate)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 20.00%	3,708	24.30%	62,009,549.57	9.21%
20.01% - 30.00%	2,346	15.37%	80,220,103.44	11.91%
30.01% - 40.00%	2,217	14.53%	97,094,552.29	14.41%
40.01% - 50.00%	2,203	14.44%	115,746,379.00	17.18%
50.01% - 60.00%	1,834	12.02%	115,339,684.23	17.12%
60.01% - 70.00%	1,431	9.38%	96,196,476.15	14.28%
70.01% - 80.00%	769	5.04%	52,515,105.31	7.80%
80.01% - 90.00%	440	2.88%	30,649,169.66	4.55%
90.01% - 100.00%	270	1.77%	20,481,913.77	3.04%
100.00% +	43	0.28%	3,395,898.55	0.50%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

CURRENT LTV_Unindexed (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	5,046	33.06%	103,439,971.19	15.36%
20.01% - 30.00%	2,819	18.47%	116,499,724.66	17.29%
30.01% - 40.00%	2,721	17.83%	138,789,117.07	20.60%
40.01% - 50.00%	2,219	14.54%	134,444,153.87	19.96%
50.01% - 60.00%	1,447	9.48%	99,500,839.30	14.77%
60.01% - 70.00%	815	5.34%	63,783,152.46	9.47%
70.01% - 80.00%	176	1.15%	15,383,787.08	2.28%
80.01% - 90.00%	11	0.07%	859,365.41	0.13%
90.01% - 100.00%	5	0.03%	720,194.76	0.11%
100.00% +	2	0.01%	228,526.17	0.03%
Grand Total	15,261	100.00%	673,648,831.97	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	2.72%	11,250,231.61	1.67%
20.01% - 30.00%	1,153	7.56%	35,047,185.50	5.20%
30.01% - 40.00%	1,999	13.10%	72,930,288.37	10.83%
40.01% - 50.00%	2,675	17.53%	111,910,060.16	16.61%
50.01% - 60.00%	2,944	19.29%	141,772,310.35	21.05%
60.01% - 70.00%	2,669	17.49%	130,747,506.75	19.41%
70.01% - 80.00%	2,406	15.77%	117,989,551.71	17.51%
80.01% - 90.00%	697	4.57%	36,164,544.73	5.37%
90.01% - 100.00%	264	1.73%	14,397,190.38	2.14%
100.00% +	39	0.26%	1,439,962.41	0.21%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,265	41.05%	306,798,846.57	45.54%
Thessaloniki	2,127	13.94%	88,091,556.37	13.08%
Macedonia	1,766	11.57%	65,083,265.81	9.66%
Peloponnese	1,060	6.95%	42,380,705.90	6.29%
Thessaly	1,071	7.02%	40,929,165.61	6.08%
Sterea Ellada	834	5.46%	33,223,504.68	4.93%
Creta Island	530	3.47%	25,945,960.38	3.85%
Ionian Islands	248	1.63%	11,504,134.96	1.71%
Thrace	524	3.43%	20,040,367.07	2.97%
Epirus	400	2.62%	16,179,038.26	2.40%
Aegean Islands	436	2.86%	23,472,286.36	3.48%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	170	1.11%	9,719,307.60	1.44%
12 - 24	249	1.63%	15,763,441.81	2.34%
24 - 36	292	1.91%	19,679,717.69	2.92%
36 - 60	1,005	6.59%	57,388,374.83	8.52%
60 - 96	1,484	9.72%	78,737,987.92	11.69%
over 96	12,061	79.03%	492,360,002.12	73.09%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	14	0.09%	231,464.00	0.03%
5 - 10 years	412	2.70%	7,867,128.71	1.17%
10 - 15 years	2,506	16.42%	57,190,813.14	8.49%
15 - 20 years	3,922	25.70%	135,699,787.33	20.14%
20 - 25 years	3,285	21.53%	160,977,663.18	23.90%
25 - 30 years	3,685	24.15%	217,608,531.21	32.30%
30 - 35 years	715	4.69%	48,300,943.70	7.17%
35 years +	722	4.73%	45,772,500.70	6.79%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,845	77.62%	493,094,627.61	73.20%
Houses	3,416	22.38%	180,554,204.36	26.80%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,434	22.50%	155,856,781.85	23.14%
Purchase	9,467	62.03%	436,545,924.72	64.80%
Repair	2,171	14.23%	73,005,586.28	10.84%
Construction (re-mortgage)	19	0.12%	649,167.40	0.10%
Purchase (re-mortgage)	124	0.81%	5,724,113.80	0.85%
Repair (re-mortgage)	46	0.30%	1,867,257.92	0.28%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	15,214	99.69%	670,288,575.30	99.50%
Balloon	47	0.31%	3,360,256.67	0.50%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,769	96.78%	656,644,294.27	97.48%
Fixed Converting to Floating	380	2.49%	15,193,445.43	2.26%
Fixed to Maturity	112	0.73%	1,811,092.27	0.27%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

Fixed rate assets 2.52%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	4,664	31.58%	142,952,432.58	21.77%
Euribor 1 Month	353	2.39%	13,786,191.32	2.10%
Euribor 3 Months	7,235	48.99%	410,367,957.96	62.49%
Labor 1 Month (Euro)	34	0.23%	895,487.89	0.14%
Originator Rate	2,479	16.79%	88,580,947.02	13.49%
Euribor 6 Months	4	0.03%	61,277.50	0.01%
Grand Total	14,769	100.00%	656,644,294.27	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	118	31.05%	4,441,044.56	29.23%
Euribor 1 Month	55	14.47%	1,607,686.61	10.58%
Euribor 3 Months	89	23.42%	3,786,042.25	24.92%
Originator Rate	118	31.05%	5,358,672.01	35.27%
Grand Total	380	100.00%	15,193,445.43	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	9	2.37%	203,223.70	1.34%
1 Jan 2021 +	371	97.63%	14,990,221.73	98.66%
Grand Total	380	100.00%	15,193,445.43	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS Principal	% of OS Principal
N	15,261	100.00%	673,648,831.97	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	15,261	100.00%	673,648,831.97	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	14,749	96.65%	654,847,564.69	97.21%
Y	512	3.35%	18,801,267.28	2.79%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	15,107	98.99%	667,062,041.43	99.02%
Y	154	1.01%	6,586,790.54	0.98%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	15,261	100.00%	673,648,831.97	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	14,874	97.46%	662,078,572.40	98.28%
Y	387	2.54%	11,570,259.57	1.72%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

OCCUPANCY TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Owner occupied	14,221	93.19%	626,450,254.76	92.99%
Second home/Holiday houses	977	6.40%	44,290,727.00	6.57%
Buy-to-let/Non-Owner occupied	23	0.15%	1,086,753.05	0.16%
Other	40	0.26%	1,821,097.16	0.27%
Grand Total	15,261	100.00%	673,648,831.97	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS Principal	% of OS Principal
Other Professions	4,370	28.64%	217,509,316.67	32.29%
Pensioner	2,583	16.93%	84,990,475.65	12.62%
Other Private Employees	2,317	15.18%	99,241,997.21	14.73%
Civil Servant	1,430	9.37%	63,549,417.90	9.43%
Other Self Employed	776	5.08%	41,966,359.90	6.23%
Civil Servant - Policeman	614	4.02%	30,587,709.26	4.54%
Unemployed	596	3.91%	20,679,247.32	3.07%
Teacher	515	3.37%	22,018,649.10	3.27%
Military Personnel	441	2.89%	21,655,303.00	3.21%
Salesman	378	2.48%	15,780,421.49	2.34%
Civil Servant - Primary School Teachers	331	2.17%	14,694,532.86	2.18%
Housewife	315	2.06%	11,824,544.02	1.76%
Accountant	232	1.52%	10,699,226.49	1.59%
Civil Servant - Bank Employee	188	1.23%	7,898,464.04	1.17%
Lawyers-Jurists	175	1.15%	10,553,167.06	1.57%
Grand Total	15,261	100.00%	673,648,831.97	100.00%