

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



Report No: **81**

Reporting Date: **20/1/2017**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/12/2016	31/12/2016

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
4	12-May-11	XS0626676729	50,000,000.00	Caa2	Euribor 3m + 1.35%	20-Jun-17	20-Jun-57
			50,000,000.00				

Series	Interest Period		Actual Days	Accrued Base	Current Interest Rate	Interest Accrued	Interest Paid
	Start date	End Date					
4	20-Dec-16	20-Mar-16	31	Act/360	1.036000%	44,605.56	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 31/12/2016	As at Previous Report	At Issue 8/3/2010
A.1	Aggregate Current Principal O/S balance	73,281,298.69	73,685,913.78	753,586,945.33
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	73,206,414.25	73,685,913.78	753,586,945.33
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	72,570,487.69	73,017,008.35	727,365,574.62
A.4	Aggregate Original Principal O/S balance	101,004,440.77	101,179,440.77	845,742,451.86
A.5	Average Current Principal O/S balance	76,573.98	76,836.20	79,258.20
A.6	Average Original Principal O/S balance	105,542.78	105,505.15	88,950.62
A.7	Maximum Current Principal O/S balance	842,467.80	845,855.54	995,850.93
A.8	Maximum Original Principal O/S balance	1,000,000.00	1,000,000.00	1,250,000.00
A.9	Total Number of Loans	957.00	959.00	9,508.00
A.10	Weighted Average Seasoning (years)	6.99	6.90	2.79
A.11	Weighted Average Remaining Maturity (years)	17.79	17.81	20.90
A.12	Weighted Average Current Index, LTV percent (%)	58.54	58.74	67.12
A.13	Weighted Average Original LTV percent (%)	53.68	53.69	73.57
A.14	Weighted Average Interest Rate - Total (%)	4.20	4.20	3.30
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	5.19	5.20	3.72
A.16	OS Principal of Current Loans (%)	96.67	96.59	71.52
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	3.04	2.94	22.29
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0.19	0.48	6.19
A.19	OS Principal of Performing Loans - 90+ (%)	-	-	-
A.20	FX Rate	-	-	-

-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	990	294,126.76	993	296,923.84
B.2	Partial Prepayments	3	29,420.00	13	89,500.00
B.3	Whole Prepayments	2	82,260.38	2	91,814.20
B.4	Total Principal Receipts (B1+B2+B3)	-	405,807.14	-	478,238.04

-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	1,104	254,332.75	1,106	257,175.28
C.2	Interest From Overdues	79	79.03	61	76.26
C.3	Total Interest Receipts (C1+C2)	-	254,411.78	-	257,251.54
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/12/2016		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	954	73,065,335.88	955	73,333,631.60
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	2	141,078.37	4	352,282.18
A.3	Totals (A1+ A2)	956	73,206,414.25	959	73,685,913.78
A.4	In Arrears Loans 90 Days To 360 Days	1	74,884.44	0	0.00
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	1	74,884.44	0	0.00

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/12/2016		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	1	83,364.05	2	141,559.96
B.2	60 Days < Installment <= 89 Days	1	57,714.32	2	210,722.22
B.3	Total (B1+B2=A2)	2	141,078.37	4	352,282.18
B.4	90 Days < Installment <= 119 Days	1	74,884.44	0	0.00
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	1	74,884.44	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	0.00
A.2	Number of Loans	0	0

Statutory Tests

Outstanding Bonds Principal	50,000,000.00	
Outstanding Accrued Interest on Bonds ¹	17,266.67	
Total Bonds Amount	50,017,266.67	
Current Outstanding Balance of Loans	73,281,298.69	
A. Adjusted Outstanding Principal of Loans ²	72,570,487.69	
B. Accrued Interest on Loans	256,208.04	
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	118,750.00	
Nominal Value (A+B+C+D-Z)	72,707,945.73	
Bonds / Nominal Value Assets Percentage	62,521,583.33	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	100,768,455.18	
Net Present Value of Liabilities	50,315,758.62	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	97,446,448.07	
Net Present Value of Liabilities	50,101,467.78	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	101,525,979.99	
Net Present Value of Liabilities	50,702,313.97	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	3,003,412.20	
Interest due on all series of covered bonds during 1st year	262,702.46	
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	349,051.77	
Required Reserve Amount	260,734.30	
Amount credited to the account to bring balance to Required Amount	0.00	
Available (Outstanding) Reserve Amount	349,051.77	

¹ Outstanding Accrued Interest on Bonds as at end date of 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)

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Portfolio Stratifications

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	0	0.00%	0.00	0.00%
37.501 - 75.000	262	27.38%	17,304,909.17	17.13%
75.001 - 100.000	360	37.62%	32,618,313.99	32.29%
100.001 - 150.000	244	25.50%	30,213,466.75	29.91%
150.001 - 250.000	78	8.15%	15,027,750.86	14.88%
250.001 - 500.000	10	1.04%	3,290,000.00	3.26%
500.001 +	3	0.31%	2,550,000.00	2.52%
Grand Total	957	100.00%	101,004,440.77	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	23	2.40%	627,542.69	0.86%
37.501 - 75.000	576	60.19%	33,395,820.68	45.57%
75.001 - 100.000	211	22.05%	18,247,530.57	24.90%
100.001 - 150.000	108	11.29%	12,811,311.63	17.48%
150.001 - 250.000	33	3.45%	5,984,619.69	8.17%
250.001 - 500.000	5	0.52%	1,372,005.63	1.87%
500.001 +	1	0.10%	842,467.80	1.15%
Grand Total	957	100.00%	73,281,298.69	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2000	1	0.10%	50,753.05	0.07%
2001	6	0.63%	364,537.45	0.50%
2002	17	1.78%	1,113,145.69	1.52%
2003	12	1.25%	741,003.93	1.01%
2004	73	7.63%	5,080,125.88	6.93%
2005	57	5.96%	4,111,793.47	5.61%
2006	73	7.63%	5,220,286.40	7.12%
2007	70	7.31%	5,016,893.70	6.85%
2008	49	5.12%	3,291,111.36	4.49%
2009	59	6.17%	4,064,762.19	5.55%
2010	110	11.49%	8,607,614.16	11.75%
2011	135	14.11%	11,318,884.56	15.45%
2012	110	11.49%	9,508,049.84	12.97%
2013	113	11.81%	8,632,013.75	11.78%
2014	72	7.52%	6,160,323.26	8.41%
Grand Total	957	100.00%	73,281,298.69	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	18	1.88%	1,000,492.03	1.37%
2021 - 2025	96	10.03%	5,892,097.44	8.04%
2026 - 2030	221	23.09%	15,212,323.01	20.76%
2031 - 2035	257	26.85%	20,003,768.38	27.30%
2036 - 2040	180	18.81%	13,753,282.26	18.77%
2041 - 2045	162	16.93%	15,146,799.81	20.67%
2046 +	23	2.40%	2,272,535.76	3.10%
Grand Total	957	100.00%	73,281,298.69	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	10	1.04%	413,447.12	0.56%
40.01 - 60 months	19	1.99%	1,189,225.31	1.62%
60.01 - 90 months	43	4.49%	2,708,475.75	3.70%
90.01 - 120 months	86	8.99%	5,550,791.69	7.57%
120.01 - 150 months	105	10.97%	7,228,651.26	9.86%
150.01 - 180 months	112	11.70%	8,077,846.97	11.02%
over 180 months	582	60.82%	48,112,860.59	65.66%
Grand Total	957	100.00%	73,281,298.69	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1.01% - 2.00%	7	0.73%	443,215.12	0.60%
2.01% - 3.00%	16	1.67%	1,273,369.82	1.74%
3.01% - 4.00%	390	40.75%	33,839,843.96	46.18%
4.01% - 5.00%	328	34.27%	22,824,629.29	31.15%
5.01% - 6.00%	165	17.24%	11,737,051.58	16.02%
6.01% - 7.00%	50	5.22%	3,108,006.17	4.24%
7.01% +	1	0.10%	55,182.75	0.08%
Grand Total	957	100.00%	73,281,298.69	100.00%

CURRENT LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	30	3.13%	1,576,387.45	2.15%
20.01% - 30.00%	62	6.48%	3,821,794.54	5.22%
30.01% - 40.00%	99	10.34%	6,788,638.75	9.26%
40.01% - 50.00%	150	15.67%	11,335,218.12	15.47%
50.01% - 60.00%	185	19.33%	13,928,975.65	19.01%
60.01% - 70.00%	192	20.06%	16,049,912.14	21.90%
70.01% - 80.00%	142	14.84%	11,622,214.75	15.86%
80.01% - 90.00%	77	8.05%	6,593,901.90	9.00%
90.01% - 100.00%	15	1.57%	1,177,991.88	1.61%
100.00% +	5	0.52%	386,263.51	0.53%
Grand Total	957	100.00%	73,281,298.69	100.00%

ORIGINAL LTV Euro by Daily F/X Rate				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 20.00%	16	1.67%	943,822.32	1.29%
20.01% - 30.00%	56	5.85%	3,838,795.05	5.24%
30.01% - 40.00%	148	15.46%	11,460,597.89	15.64%
40.01% - 50.00%	200	20.90%	15,515,875.99	21.17%
50.01% - 60.00%	221	23.09%	17,204,131.90	23.48%
60.01% - 70.00%	175	18.29%	13,911,817.15	18.98%
70.01% - 80.00%	98	10.24%	7,342,309.27	10.02%
80.01% - 90.00%	35	3.66%	2,449,908.00	3.34%
90.01% - 100.00%	7	0.73%	510,300.49	0.70%
100.00% +	1	0.10%	103,740.63	0.14%
Grand Total	957	100.00%	73,281,298.69	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Attica	449	46.92%	36,139,905.40	49.32%
Thessaloniki	98	10.24%	7,557,420.25	10.31%
Macedonia	101	10.55%	6,583,646.59	8.98%
Peloponnese	54	5.64%	4,290,348.98	5.85%
Thessaly	53	5.54%	3,997,381.43	5.45%
Sterea Ellada	41	4.28%	2,691,489.43	3.67%
Aegean Islands	51	5.33%	3,900,166.54	5.32%
Creta Island	39	4.08%	2,945,734.51	4.02%
Ionian Islands	20	2.09%	1,556,056.99	2.12%
Thrace	35	3.66%	2,445,011.86	3.34%
Epirus	16	1.67%	1,174,136.71	1.60%
Grand Total	957	100.00%	73,281,298.69	100.00%

SEASONING				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 12	0	0.00%	0.00	0.00%
12 - 24	0	0.00%	0.00	0.00%
24 - 36	72	7.52%	6,160,323.26	8.41%
36 - 60	217	22.68%	17,674,044.39	24.12%
60 - 96	305	31.87%	24,143,850.70	32.95%
over 96	363	37.93%	25,303,080.34	34.53%
Grand Total	957	100.00%	73,281,298.69	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 5 years	1	0.10%	24,303.20	0.03%
5 - 10 years	17	1.78%	1,086,655.51	1.48%
10 - 15 years	111	11.60%	6,941,512.88	9.47%
15 - 20 years	242	25.29%	17,631,317.49	24.06%
20 - 25 years	224	23.41%	16,822,858.88	22.96%
25 - 30 years	295	30.83%	24,845,889.53	33.90%
30 - 35 years	41	4.28%	3,956,130.45	5.40%
35 years +	26	2.72%	1,972,630.75	2.69%
Grand Total	957	100.00%	73,281,298.69	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Flats	636	66.46%	45,001,676.87	61.41%
Houses	321	33.54%	28,279,621.82	38.59%
Grand Total	957	100.00%	73,281,298.69	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Construction	284	29.68%	21,653,261.65	29.55%
Purchase	556	58.10%	43,427,052.17	59.26%
Repair	110	11.49%	7,497,520.16	10.23%
Construction (re-mortgage)	3	0.31%	479,115.66	0.65%
Purchase (re-mortgage)	3	0.31%	168,242.86	0.23%
Repair (re-mortgage)	1	0.10%	56,106.19	0.08%
Grand Total	957	100.00%	73,281,298.69	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
FA	950	99.27%	72,697,432.86	99.20%
Balloon	7	0.73%	583,865.83	0.80%
Inter only	0	0.00%	0.00	0.00%
Grand Total	957	100.00%	73,281,298.69	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Floating	796	83.18%	61,682,494.75	84.17%
Fixed Converting to Floating	142	14.84%	10,547,321.28	14.39%
Fixed to Maturity	19	1.99%	1,051,482.66	1.43%
Grand Total	957	100.00%	73,281,298.69	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	5	0.63%	321,255.88	0.52%
Euribor 1 Month	3	0.38%	331,233.34	0.54%
Euribor 3 Months	522	65.58%	43,093,653.20	69.86%
Eurobank Base Rate	11	1.38%	689,475.38	1.12%
TT Bank Base Rate	193	24.25%	12,976,175.00	21.04%
Eurobank Base Rate EUR (SBEX)	53	6.66%	3,785,526.89	6.14%
Eurobank OEK's Rate	9	1.13%	485,175.06	0.79%
Grand Total	796	100.00%	61,682,494.75	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	53	37.32%	4,121,424.64	39.08%
Euribor 1 Month	14	9.86%	972,746.63	9.22%
Euribor 3 Months	24	16.90%	1,928,350.31	18.28%
Eurobank Base Rate	4	2.82%	226,482.01	2.15%
TT Bank Base Rate	47	33.10%	3,298,317.69	31.27%
Grand Total	142	100.00%	10,547,321.28	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	50	35.21%	3,468,002.87	32.88%
1 Jan 2021 +	92	64.79%	7,079,318.41	67.12%
Grand Total	142	100.00%	10,547,321.28	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS Principal	% of OS Principal
N	953	99.58%	73,001,965.94	99.62%
Y	4	0.42%	279,332.75	0.38%
Grand Total	957	100.00%	73,281,298.69	100.00%

SUBSIDISED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Greek Government Subsidy	4	100.00%	279,332.75	100.00%
OEK Subsidy	0	0.00%	0.00	0.00%
Greek Government & OEK Subsidy	0	0.00%	0.00	0.00%
Grand Total	4	100.00%	279,332.75	100.00%

COMBINED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	957	100.00%	73,281,298.69	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	957	100.00%	73,281,298.69	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	955	99.79%	73,183,009.35	99.87%
Y	2	0.21%	98,289.34	0.13%
Grand Total	957	100.00%	73,281,298.69	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	954	99.69%	73,106,549.68	99.76%
Y	3	0.31%	174,749.01	0.24%
Grand Total	957	100.00%	73,281,298.69	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	957	100.00%	73,281,298.69	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	957	100.00%	73,281,298.69	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS Principal	% of OS Principal
Other Professions	365	38.14%	30,196,531.94	41.21%
Other Private Employees	145	15.15%	11,225,562.93	15.32%
Civil Servant	103	10.76%	7,077,416.73	9.66%
Pensioner	88	9.20%	6,199,468.53	8.46%
Other Self employed	69	7.21%	5,037,253.50	6.87%
Civil Servant - Policeman	38	3.97%	2,836,554.59	3.87%
Housewife	26	2.72%	2,018,817.30	2.75%
Teacher	23	2.40%	1,632,301.34	2.23%
Unemployed	21	2.19%	1,519,565.39	2.07%
Military personnel	23	2.40%	1,487,674.63	2.03%
Student	20	2.09%	1,352,102.01	1.85%
Salesman	16	1.67%	1,201,070.37	1.64%
Merchant	10	1.04%	764,771.87	1.04%
Bank Employee	5	0.52%	388,698.13	0.53%
Businessman	5	0.52%	343,509.43	0.47%
Grand Total	957	100.00%	73,281,298.69	100.00%