

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



Report No: **94**

Reporting Date: **20/2/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/1/2018	31/1/2018

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	110	Act/Act	2.75%	4,143,835.62	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at 31/1/2018	As at 31/10/2017	At Issue ^(*) As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	687,619,976.76	692,799,680.23	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	687,619,976.76	692,799,680.23	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	658,610,501.49	663,258,079.07	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,099,038,461.61	1,100,883,574.96	998,036,434.95
A.5	Average Current Principal O/S balance	48,705.20	48,981.88	54,726.18
A.6	Average Original Principal O/S balance	77,846.61	77,833.96	80,396.04
A.7	Maximum Current Principal O/S balance	797,490.38	801,009.54	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	14,118	14,144	12,414.00
A.10	Weighted Average Seasoning (years)	8.75	8.68	8.23
A.11	Weighted Average Remaining Maturity (years)	17.00	17.05	17.81
A.12	Weighted Average Current Index, LTV percent (%)	62.04	62.21	64.92
A.13	Weighted Average Original LTV percent (%)	59.74	59.72	60.15
A.14	Weighted Average Interest Rate - Total (%)	3.10	3.10	3.16
A.15	Weighted Average Interest Rate - (%) - Preferential Rate	2.66	2.66	2.70
A.16	OS Principal of Current Loans (%)	91.25	92.75	88.83
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	8.51	7.25	11.17
A.18	OS Principal of Performing Loans - 30-89 dpd (%)	0.24	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	16,698	3,850,572.19	14,935	3,553,086.32
B.2	Partial Prepayments	76	562,221.00	55	404,518.16
B.3	Whole Prepayments	43	337,324.35	7	239,736.39
B.4	Total Principal Receipts (B1+B2+B3)	-	4,750,117.54	-	4,197,340.87

-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	17,814	1,895,827.96	15,783	1,680,770.25
C.2	Interest From Overdues	2,252	1,463.06	2,117	1,362.98
C.3	Total Interest Receipts (C1+C2)	-	1,897,291.02	-	1,682,133.23
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/1/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,088	685,992,138.19	14,144	692,799,680.23
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	30	1,627,838.57	0	0.00
A.3	Totals (A1+ A2)	14,118	687,619,976.76	14,144	692,799,680.23
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 31/1/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	30	1,627,838.57	0	0.00
B.2	60 Days < Installment <= 89 Days	0	0.00	0	0.00
B.3	Total (B1+B2=A2)	30	1,627,838.57	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	0.00	433,226.64
A.2	Number of Loans	0	10

III Statutory Tests

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	3,428,082.19	
Total Bonds Amount	503,428,082.19	
Current Outstanding Balance of Loans	687,619,976.76	
A. Adjusted Outstanding Principal of Loans ²	658,610,501.49	
B. Accrued Interest on Loans	1,859,714.83	
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	6,986,111.11	
Nominal Value (A+B+C+D-Z)	653,484,105.21	
Bonds / Nominal Value Assets Percentage	629,285,102.74	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	851,377,504.25	
Net Present Value of Liabilities	540,990,079.59	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	832,747,172.07	
Net Present Value of Liabilities	513,048,250.08	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	871,978,911.83	
Net Present Value of Liabilities	571,093,048.33	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,632,873.33	
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	

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	1,686	11.94%	49,970,838.90	4.55%
37.501 - 75.000	6,737	47.72%	380,862,173.48	34.65%
75.001 - 100.000	2,926	20.73%	260,131,436.08	23.67%
100.001 - 150.000	2,050	14.52%	253,336,257.21	23.05%
150.001 - 250.000	605	4.29%	114,007,166.11	10.37%
250.001 - 500.000	106	0.75%	35,512,342.83	3.23%
500.001 +	8	0.06%	5,218,247.00	0.47%
Grand Total	14,118	100.00%	1,099,038,461.61	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	6,789	48.09%	160,340,802.34	23.32%
37.501 - 75.000	5,017	35.54%	264,041,349.71	38.40%
75.001 - 100.000	1,200	8.50%	103,485,178.94	15.05%
100.001 - 150.000	799	5.66%	95,629,189.71	13.91%
150.001 - 250.000	263	1.86%	47,968,792.87	6.98%
250.001 - 500.000	49	0.35%	15,357,172.81	2.23%
500.001 +	1	0.01%	797,490.38	0.12%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995	1	0.01%	18,237.05	0.00%
1996	1	0.01%	18,248.71	0.00%
1997	58	0.41%	1,378,289.44	0.20%
1998	79	0.56%	2,108,054.23	0.31%
1999	124	0.88%	3,688,274.16	0.54%
2000	287	2.03%	9,674,230.84	1.41%
2001	307	2.17%	9,549,119.90	1.39%
2002	448	3.17%	14,327,402.61	2.08%
2003	451	3.19%	15,561,070.49	2.26%
2004	1,208	8.56%	45,422,612.88	6.61%
2005	2,001	14.17%	76,674,591.10	11.15%
2006	1,818	12.88%	69,382,042.98	10.09%
2007	685	4.85%	28,778,989.85	4.19%
2008	372	2.63%	18,433,134.41	2.68%
2009	719	5.09%	41,577,439.45	6.05%
2010	1,352	9.58%	91,412,225.09	13.29%
2011	1,472	10.43%	92,451,930.49	13.45%
2012	745	5.28%	42,621,366.98	6.20%
2013	484	3.43%	27,582,509.72	4.01%
2014	392	2.78%	25,074,732.23	3.65%
2015	470	3.33%	29,486,790.18	4.29%
2016	472	3.34%	31,198,499.39	4.54%
2017	172	1.22%	11,200,184.58	1.63%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	744	5.27%	10,180,081.31	1.48%
2021 - 2025	3,020	21.39%	80,931,893.19	11.77%
2026 - 2030	3,377	23.92%	140,495,995.49	20.43%
2031 - 2035	2,907	20.59%	157,073,166.53	22.84%
2036 - 2040	1,905	13.49%	125,661,223.80	18.27%
2041 - 2045	1,341	9.50%	107,455,412.30	15.63%
2046 +	824	5.84%	65,822,204.14	9.57%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,052	7.45%	15,529,352.32	2.26%
40.01 - 60 months	997	7.06%	22,477,138.16	3.27%
60.01 - 90 months	1,309	9.27%	39,138,449.98	5.69%
90.01 - 120 months	1,607	11.38%	57,690,519.00	8.39%
120.01 - 150 months	1,489	10.55%	65,788,363.57	9.57%
150.01 - 180 months	1,924	13.63%	91,053,541.62	13.24%
over 180 months	5,740	40.66%	395,942,612.11	57.58%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	4	0.03%	156,514.79	0.02%
1.01% - 2.00%	3,399	24.08%	142,000,958.48	20.65%
2.01% - 3.00%	4,216	29.86%	217,749,704.77	31.67%
3.01% - 4.00%	2,701	19.13%	170,450,411.81	24.79%
4.01% - 5.00%	2,530	17.92%	114,190,467.63	16.61%
5.01% - 6.00%	991	7.02%	36,187,373.17	5.26%
6.01% - 7.00%	256	1.81%	6,487,595.16	0.94%
7.01% +	21	0.15%	396,950.95	0.06%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

CURRENT LTV Euro by Daily FX Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	1,929	13.66%	37,577,909.67	5.46%
20.01% - 30.00%	1,861	13.18%	55,945,915.38	8.14%
30.01% - 40.00%	1,831	12.97%	72,343,538.86	10.52%
40.01% - 50.00%	1,743	12.35%	82,331,466.12	11.97%
50.01% - 60.00%	1,533	10.86%	85,182,696.89	12.39%
60.01% - 70.00%	1,502	10.64%	94,839,973.29	13.79%
70.01% - 80.00%	1,243	8.80%	87,095,699.28	12.67%
80.01% - 90.00%	883	6.25%	60,248,959.06	8.76%
90.01% - 100.00%	695	4.92%	48,274,795.43	7.02%
100.00% +	898	6.36%	63,779,022.78	9.28%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

ORIGINAL LTV Euro by Daily FX Rate				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	413	2.93%	13,310,922.04	1.94%
20.01% - 30.00%	1,065	7.54%	36,298,674.86	5.28%
30.01% - 40.00%	1,707	12.09%	68,604,217.04	9.98%
40.01% - 50.00%	2,126	15.06%	95,948,718.62	13.95%
50.01% - 60.00%	2,451	17.36%	129,466,112.80	18.83%
60.01% - 70.00%	2,583	18.30%	139,947,984.77	20.35%
70.01% - 80.00%	2,452	17.37%	129,761,863.04	18.87%
80.01% - 90.00%	821	5.82%	47,903,945.04	6.97%
90.01% - 100.00%	459	3.25%	24,030,692.92	3.49%
100.00% +	41	0.29%	2,346,845.63	0.34%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	5,819	41.22%	313,388,315.55	45.58%
Thessaloniki	1,949	13.81%	88,186,703.26	12.82%
Macedonia	1,651	11.69%	69,745,994.44	10.14%
Peloponnese	975	6.91%	43,744,946.95	6.36%
Thessaly	986	6.98%	41,789,554.41	6.08%
Stereia Ellada	759	5.38%	33,267,000.66	4.84%
Aegean Islands	414	2.93%	24,268,327.55	3.53%
Creta Island	475	3.36%	24,547,463.16	3.57%
Ionian Islands	221	1.57%	10,608,284.67	1.54%
Thrace	508	3.60%	21,751,964.65	3.16%
Epirus	361	2.56%	16,321,421.46	2.37%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	116	0.82%	7,418,777.51	1.08%
12 - 24	519	3.68%	34,340,404.37	4.99%
24 - 36	405	2.87%	25,634,799.46	3.73%
36 - 60	887	6.28%	53,773,754.11	7.82%
60 - 96	3,378	23.93%	212,646,541.44	30.93%
over 96	8,813	62.42%	353,805,699.87	51.45%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	16	0.11%	299,687.17	0.04%
5 - 10 years	377	2.67%	8,999,343.81	1.31%
10 - 15 years	2,489	17.63%	69,772,228.33	10.15%
15 - 20 years	3,482	24.66%	137,197,686.11	19.95%
20 - 25 years	2,815	19.94%	148,452,604.61	21.59%
25 - 30 years	3,557	25.19%	226,666,619.13	32.96%
30 - 35 years	668	4.73%	48,297,150.48	7.02%
35 years +	714	5.06%	47,934,657.12	6.97%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	10,950	77.56%	506,950,455.17	73.73%
Houses	3,168	22.44%	180,669,521.59	26.27%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,219	22.80%	158,223,946.49	23.01%
Purchase	8,686	61.52%	440,930,222.67	64.12%
Repair	2,062	14.61%	81,301,731.71	11.82%
Construction (re-mortgage)	16	0.11%	709,825.55	0.10%
Purchase (re-mortgage)	110	0.78%	5,500,872.35	0.80%
Repair (re-mortgage)	25	0.18%	953,377.99	0.14%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,069	99.65%	684,338,405.12	99.52%
Balloon	49	0.35%	3,281,571.64	0.48%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	13,582	96.20%	664,901,301.74	96.70%
Fixed Converting to Floating	455	3.22%	20,115,868.42	2.93%
Fixed to Maturity	81	0.57%	2,602,806.60	0.38%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,411	32.48%	156,301,901.83	23.51%
Euribor 1 Month	214	1.58%	9,252,868.52	1.39%
Euribor 3 Months	6,183	45.52%	386,571,385.23	58.14%
Libor 1 Month (Euro)	37	0.27%	1,070,551.26	0.16%
Originator Rate	2,732	20.11%	111,582,432.25	16.78%
Euribor 6 Months	5	0.04%	122,162.65	0.02%
Grand Total	13,582	100.00%	664,901,301.74	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	125	27.47%	5,595,629.33	27.82%
Euribor 1 Month	75	16.48%	2,829,759.30	14.07%
Euribor 3 Months	74	16.26%	3,129,264.72	15.56%
Originator Rate	181	39.78%	8,561,215.07	42.56%
Grand Total	455	100.00%	20,115,868.42	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	114	25.05%	4,340,294.91	21.58%
1 Jan 2021 +	341	74.95%	15,775,573.51	78.42%
Grand Total	455	100.00%	20,115,868.42	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,118	100.00%	687,619,976.76	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,118	100.00%	687,619,976.76	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	13,573	96.14%	664,557,283.70	96.65%
Y	545	3.86%	23,062,693.06	3.35%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,069	99.65%	685,903,942.64	99.75%
Y	49	0.35%	1,716,034.12	0.25%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,118	100.00%	687,619,976.76	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	13,697	97.02%	673,549,555.52	97.95%
Y	421	2.98%	14,070,421.24	2.05%
Grand Total	14,118	100.00%	687,619,976.76	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other professions	4,075	28.86%	220,367,825.60	32.05%
Other Private Employees	2,146	15.20%	103,426,805.41	15.04%
Pensioner	2,358	16.70%	89,945,115.14	13.08%
Civil Servant	1,353	9.58%	65,742,678.05	9.56%
Other Self employed	785	5.56%	43,654,953.39	6.35%
Civil Servant - Policeman	518	3.67%	27,952,285.24	4.07%
Military personnel	425	3.01%	22,989,087.95	3.34%
Teacher	476	3.37%	21,522,529.11	3.13%
Unemployed	497	3.52%	19,106,305.75	2.78%
Salesman	332	2.35%	15,302,038.41	2.23%
Civil Servant - Primary School Teachers	290	2.05%	14,039,058.63	2.04%
Housewife	301	2.13%	12,796,708.90	1.86%
Accountant	203	1.44%	10,530,309.71	1.53%
Lawyers - Jurists	163	1.15%	10,480,153.73	1.52%
Student	196	1.39%	9,764,121.74	1.42%
Grand Total	14,118	100.00%	687,619,976.76	100.00%