

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



Report No: **103**

Reporting Date: **20/11/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/10/2018	31/10/2018

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

I Programme Details

Series	Issue Date	ISIN	Balance (in Euro)	S&P	Moody's	Interest Rate	Final Maturity	Extended Final Maturity
5	2-Nov-17	XS1709545641	500,000,000.00	BBB-	Ba2	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-18	2-Nov-19	18	Act/Act	2.75%	678,082.19	13,750,000.00

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at		At Issue ^(*)
		31/10/2018	30/9/2018	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	693,914,482.60	699,987,325.37	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	693,777,564.60	699,987,325.37	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	668,454,594.70	674,117,046.27	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,173,323,400.56	1,176,971,453.59	998,036,434.95
A.5	Average Current Principal O/S balance	46,602.72	46,884.62	54,726.18
A.6	Average Original Principal O/S balance	78,799.42	78,832.65	80,396.04
A.7	Maximum Current Principal O/S balance	802,129.25	804,144.34	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	14,890	14,930	12,414
A.10	Weighted Average Seasoning (years)	9.43	9.35	8.23
A.11	Weighted Average Remaining Maturity (years)	16.52	16.55	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	58.07	58.24	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	39.85	39.96	44.50
A.14	Weighted Average Original LTV percent (%)	57.48	57.53	60.15
A.15	Weighted Average Interest Rate - Total (%)	3.01	3.01	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1.23	1.23	2.70
A.17	OS Principal of Current Loans (%)	89.64	90.46	88.83
A.18	OS Principal of Performing Loans - 0-29 dpd (%)	9.46	8.89	11.17
A.19	OS Principal of Performing Loans - 30-89 dpd (%)	0.88	0.65	0.00
A.20	OS Principal of Performing Loans - 90+(%)	0.02	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	18,060	4,243,950.37	15,115	3,647,823.17
B.2	Partial Prepayments	49	500,283.50	46	387,922.38
B.3	Whole Prepayments	177	437,473.88	159	567,817.65
B.4	Total Principal Receipts (B1+B2+B3)	-	5,181,707.75	-	4,603,563.20

-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	19,086	1,876,084.23	15,842	1,587,531.79
C.2	Interest From Overdues	2,658	2,051.34	2,458	1,833.42
C.3	Total Interest Receipts (C1+C2)	-	1,878,135.57	-	1,589,365.21
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/10/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,784	687,697,870.74	14,857	695,429,980.35
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	104	6,079,693.86	73	4,557,345.02
A.3	Totals (A1+ A2)	14,888	693,777,564.60	14,930	699,987,325.37
A.4	In Arrears Loans 90 Days To 360 Days	2	136,918.00	0	0.00
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	2	136,918.00	0	0.00

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/10/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	82	4,736,128.83	57	3,630,717.89
B.2	60 Days < Installment <= 89 Days	22	1,343,565.03	16	926,627.13
B.3	Total (B1+B2=A2)	104	6,079,693.86	73	4,557,345.02
B.4	90 Days < Installment <= 119 Days	2	136,918.00	0	0.00
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	2	136,918.00	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	922,762.98
A.2	Number of Loans	0	21

III Statutory Tests as of 31/10/2018

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	13,712,328.77	
Total Bonds Amount	513,712,328.77	
Current Outstanding Balance of Loans	693,914,482.60	
A. Adjusted Outstanding Principal of Loans ²	668,454,594.70	
B. Accrued Interest on Loans	1,841,443.13	
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	5,090,277.78	
Nominal Value (A+B+C+D-Z)	665,205,760.05	
Bonds / Nominal Value Assets Percentage	642,140,410.96	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	854,168,365.09	
Net Present Value of Liabilities	542,575,174.37	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	836,812,951.12	
Net Present Value of Liabilities	522,195,912.82	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	873,971,160.68	
Net Present Value of Liabilities	564,214,175.68	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,356,763.30	
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's 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	1,825	12.26%	53,492,627.57	4.56%
37.501 - 75.000	6,994	46.97%	394,862,347.54	33.65%
75.001 - 100.000	3,066	20.59%	273,161,669.00	23.28%
100.001 - 150.000	2,183	14.66%	270,399,507.20	23.05%
150.001 - 250.000	677	4.55%	128,310,047.70	10.94%
250.001 - 500.000	134	0.90%	45,178,954.55	3.85%
500.001 +	11	0.07%	7,918,247.00	0.67%
Grand Total	14,890	100.00%	1,173,323,400.56	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7,612	51.12%	168,681,284.52	24.31%
37.501 - 75.000	4,974	33.40%	260,966,624.80	37.61%
75.001 - 100.000	1,173	7.88%	100,965,808.97	14.55%
100.001 - 150.000	803	5.39%	95,624,987.12	13.78%
150.001 - 250.000	275	1.85%	50,099,074.22	7.22%
250.001 - 500.000	51	0.34%	16,009,195.91	2.31%
500.001 +	2	0.01%	1,567,507.06	0.23%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	3,012	20.23%	96,645,816.50	13.93%
2005	2,097	14.08%	76,465,988.95	11.02%
2006	1,915	12.86%	69,578,442.31	10.03%
2007	852	5.72%	36,352,722.45	5.24%
2008	507	3.40%	24,938,109.00	3.59%
2009	782	5.25%	43,895,403.91	6.33%
2010	1,371	9.21%	87,978,313.35	12.68%
2011	1,463	9.83%	87,718,965.47	12.64%
2012	751	5.04%	40,895,090.39	5.89%
2013	482	3.24%	26,473,018.38	3.82%
2014	388	2.61%	23,554,199.91	3.39%
2015	465	3.12%	27,832,853.71	4.01%
2016	485	3.26%	30,803,104.26	4.44%
2017	301	2.02%	19,975,030.49	2.88%
2018	19	0.13%	807,423.52	0.12%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	724	4.86%	6,765,481.82	0.97%
2021 - 2025	3,213	21.58%	75,457,449.96	10.87%
2026 - 2030	3,618	24.30%	142,509,610.95	20.54%
2031 - 2035	3,055	20.52%	160,148,718.10	23.08%
2036 - 2040	2,008	13.49%	129,571,490.84	18.67%
2041 - 2045	1,382	9.28%	108,364,167.77	15.62%
2046 +	890	5.98%	71,097,563.16	10.25%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,600	10.75%	20,908,132.26	3.01%
40.01 - 60 months	794	5.33%	16,560,784.46	2.39%
60.01 - 90 months	1,752	11.77%	51,730,010.67	7.45%
90.01 - 120 months	1,513	10.16%	52,671,535.52	7.59%
120.01 - 150 months	2,040	13.70%	89,759,946.49	12.94%
150.01 - 180 months	1,490	10.01%	71,059,293.82	10.24%
over 180 months	5,701	38.29%	391,224,779.38	56.38%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	162	1.09%	10,532,986.77	1.52%
1.01% - 2.00%	3,823	25.67%	151,744,128.63	21.87%
2.01% - 3.00%	4,263	28.63%	210,343,051.54	30.31%
3.01% - 4.00%	2,706	18.17%	167,134,891.80	24.09%
4.01% - 5.00%	2,708	18.19%	116,276,121.26	16.76%
5.01% - 6.00%	962	6.46%	31,897,204.25	4.60%
6.01% - 7.00%	246	1.65%	5,658,897.03	0.82%
7.01% +	20	0.13%	327,201.32	0.05%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	2,498	16.78%	43,114,471.44	6.21%
20.01% - 30.00%	2,150	14.44%	65,469,533.78	9.43%
30.01% - 40.00%	2,097	14.08%	86,550,637.58	12.47%
40.01% - 50.00%	1,906	12.80%	93,922,649.95	13.54%
50.01% - 60.00%	1,708	11.47%	96,368,424.26	13.89%
60.01% - 70.00%	1,436	9.64%	91,258,449.08	13.15%
70.01% - 80.00%	1,135	7.62%	78,218,044.01	11.27%
80.01% - 90.00%	763	5.12%	52,993,987.36	7.64%
90.01% - 100.00%	549	3.69%	38,861,161.93	5.60%
100.00% +	648	4.35%	47,157,123.21	6.80%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

CURRENT LTV_Unindexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	4,581	30.77%	105,944,565.34	15.27%
20.01% - 30.00%	2,929	19.67%	124,525,075.97	17.95%
30.01% - 40.00%	2,486	16.70%	127,738,984.68	18.41%
40.01% - 50.00%	2,089	14.03%	127,745,884.70	18.41%
50.01% - 60.00%	1,652	11.09%	112,822,241.55	16.26%
60.01% - 70.00%	942	6.33%	76,294,462.74	10.99%
70.01% - 80.00%	201	1.35%	18,103,537.21	2.61%
80.01% - 90.00%	8	0.05%	364,055.02	0.05%
90.01% - 100.00%	2	0.01%	375,675.39	0.05%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

ORIGINAL LTV (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	415	2.79%	12,704,537.72	1.83%
20.01% - 30.00%	1,219	8.19%	41,509,662.55	5.98%
30.01% - 40.00%	2,053	13.79%	82,390,804.76	11.87%
40.01% - 50.00%	2,580	17.33%	115,028,511.90	16.58%
50.01% - 60.00%	2,674	17.96%	133,676,408.30	19.26%
60.01% - 70.00%	2,613	17.55%	132,478,727.66	19.09%
70.01% - 80.00%	2,316	15.55%	117,819,948.50	16.98%
80.01% - 90.00%	720	4.84%	41,842,969.38	6.03%
90.01% - 100.00%	258	1.73%	14,821,895.36	2.14%
100.00% +	42	0.28%	1,641,016.47	0.24%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,149	41.30%	319,420,495.79	46.03%
Thessaloniki	2,051	13.77%	88,942,071.16	12.82%
Macedonia	1,740	11.69%	68,403,442.44	9.86%
Peloponnese	1,044	7.01%	44,306,346.40	6.38%
Thessaly	1,022	6.86%	40,930,547.60	5.90%
Stereia Ellada	790	5.31%	32,898,125.79	4.74%
Creta Island	505	3.39%	24,888,391.16	3.59%
Ionian Islands	239	1.61%	11,399,428.00	1.64%
Thrace	527	3.54%	21,349,708.51	3.08%
Epirus	379	2.55%	16,228,011.50	2.34%
Aegean Islands	444	2.98%	25,147,914.25	3.62%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	25	0.17%	972,880.77	0.14%
12 - 24	379	2.55%	25,532,364.86	3.68%
24 - 36	477	3.20%	30,286,855.29	4.36%
36 - 60	827	5.55%	48,730,458.29	7.02%
60 - 96	2,804	18.83%	162,011,950.80	23.35%
over 96	10,378	69.70%	426,379,972.59	61.45%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	19	0.13%	396,659.60	0.06%
5 - 10 years	411	2.76%	8,161,994.78	1.18%
10 - 15 years	2,594	17.42%	63,803,041.26	9.19%
15 - 20 years	3,725	25.02%	138,243,845.46	19.92%
20 - 25 years	3,024	20.31%	153,738,441.82	22.16%
25 - 30 years	3,659	24.57%	228,887,610.93	32.98%
30 - 35 years	696	4.67%	49,496,086.45	7.13%
35 years +	762	5.12%	51,186,802.30	7.38%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,476	77.07%	504,389,310.00	72.69%
Houses	3,414	22.93%	189,525,172.60	27.31%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,443	23.12%	164,378,377.71	23.69%
Purchase	9,063	60.87%	440,434,516.75	63.47%
Repair	2,197	14.75%	80,397,206.49	11.59%
Construction (re-mortgage)	20	0.13%	885,996.27	0.13%
Purchase (re-mortgage)	124	0.83%	5,940,997.83	0.86%
Repair (re-mortgage)	43	0.29%	1,877,387.55	0.27%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,841	99.67%	690,486,153.60	99.51%
Balloon	49	0.33%	3,428,329.00	0.49%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,409	96.77%	675,161,074.46	97.30%
Fixed Converting to Floating	390	2.62%	16,287,779.68	2.35%
Fixed to Maturity	91	0.61%	2,465,628.46	0.36%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,840	33.59%	167,463,398.95	24.80%
Euribor 1 Month	353	2.45%	15,175,266.09	2.25%
Euribor 3 Months	6,479	44.96%	387,988,043.09	57.47%
Libor 1 Month (Euro)	39	0.27%	1,061,518.79	0.16%
Originator Rate	2,694	18.70%	103,385,413.92	15.31%
Euribor 6 Months	4	0.03%	87,433.62	0.01%
Grand Total	14,409	100.00%	675,161,074.46	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	121	31.03%	5,116,946.31	31.42%
Euribor 1 Month	55	14.10%	1,872,320.15	11.50%
Euribor 3 Months	71	18.21%	2,846,908.67	17.48%
Originator Rate	143	36.67%	6,451,604.55	39.61%
Grand Total	390	100.00%	16,287,779.68	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	49	12.56%	1,394,804.51	8.56%
1 Jan 2021 +	341	87.44%	14,892,975.17	91.44%
Grand Total	390	100.00%	16,287,779.68	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,890	100.00%	693,914,482.60	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,890	100.00%	693,914,482.60	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	14,362	96.45%	672,304,388.76	96.89%
Y	528	3.55%	21,610,093.84	3.11%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,732	98.94%	686,369,720.94	98.91%
Y	158	1.06%	7,544,761.66	1.09%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,890	100.00%	693,914,482.60	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,480	97.25%	680,662,902.74	98.09%
Y	410	2.75%	13,251,579.86	1.91%
Grand Total	14,890	100.00%	693,914,482.60	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,313	28.97%	225,726,567.75	32.53%
Pensioner	2,486	16.70%	88,078,277.46	12.69%
Other Private Employees	2,295	15.41%	103,854,947.40	14.97%
Civil Servant	1,408	9.46%	66,321,970.91	9.56%
Other Self Employed	824	5.53%	45,727,505.91	6.59%
Unemployed	564	3.79%	20,694,353.06	2.98%
Civil Servant - Policeman	531	3.57%	27,526,671.27	3.97%
Teacher	482	3.24%	20,770,277.93	2.99%
Military Personnel	418	2.81%	21,783,785.12	3.14%
Salesman	356	2.39%	15,605,028.47	2.25%
Housewife	333	2.24%	13,633,823.88	1.96%
Civil Servant - Primary School Teachers	297	1.99%	13,714,148.01	1.98%
Accountant	217	1.46%	10,716,379.30	1.54%
Student	190	1.28%	9,039,611.17	1.30%
Lawyers - Jurists	176	1.18%	10,721,134.96	1.55%
Grand Total	14,890	100.00%	693,914,482.60	100.00%