

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



Report No: **102**

Reporting Date: **22/10/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/9/2018	30/9/2018

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	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-17	2-Nov-18	354	Act/Act	2.75%	13,335,616.44	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at		At Issue ^(*) <i>As at 31/10/2017</i>
		30/9/2018	31/8/2018	
A.1	Aggregate Current Principal O/S balance	699,987,325.37	676,206,104.38	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	699,987,325.37	676,163,557.99	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	674,117,046.27	649,772,926.46	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,176,971,453.59	1,127,710,750.88	998,036,434.95
A.5	Average Current Principal O/S balance	46,884.62	46,734.82	54,726.18
A.6	Average Original Principal O/S balance	78,832.65	77,939.79	80,396.04
A.7	Maximum Current Principal O/S balance	804,144.34	772,581.67	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	14,930	14,469	12,414
A.10	Weighted Average Seasoning (years)	9.35	9.22	8.23
A.11	Weighted Average Remaining Maturity (years)	16.55	16.67	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	58.24	59.30	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	39.96	40.82	44.50
A.14	Weighted Average Original LTV percent (%)	57.53	58.32	60.15
A.15	Weighted Average Interest Rate - Total (%)	3.01	3.09	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1.23	2.24	2.70
A.17	OS Principal of Current Loans (%)	90.46	89.83	88.83
A.18	OS Principal of Performing Loans - 0-29 dpd (%)	8.89	9.35	11.17
A.19	OS Principal of Performing Loans - 30-89 dpd (%)	0.65	0.82	0.00
A.20	OS Principal of Performing Loans - 90+ (%)	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	15,115	3,647,823.17	16,201	3,836,991.18
B.2	Partial Prepayments	46	387,922.38	47	557,019.02
B.3	Whole Prepayments	159	567,817.65	142	295,845.93
B.4	Total Principal Receipts (B1+B2+B3)	-	4,603,563.20	-	4,689,856.13

-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	15,842	1,587,531.79	16,977	1,734,550.91
C.2	Interest From Overdues	2,458	1,833.42	2,283	1,786.90
C.3	Total Interest Receipts (C1+C2)	-	1,589,365.21	-	1,736,337.81
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 30/9/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,857	695,429,980.35	14,375	670,648,299.78
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	73	4,557,345.02	93	5,515,258.21
A.3	Totals (A1+ A2)	14,930	699,987,325.37	14,468	676,163,557.99
A.4	In Arrears Loans 90 Days To 360 Days	0	0.00	1	42,546.39
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	0	0.00	1	42,546.39

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 30/9/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	57	3,630,717.89	70	4,093,598.83
B.2	60 Days < Installment <= 89 Days	16	926,627.13	23	1,421,659.38
B.3	Total (B1+B2=A2)	73	4,557,345.02	93	5,515,258.21
B.4	90 Days < Installment <= 119 Days	0	0.00	1	42,546.39
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	0	0.00	1	42,546.39

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	29,343,822.82	997,491.05
A.2	Number of Loans	502	21

III Statutory Tests

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	12,544,520.55	
Total Bonds Amount	512,544,520.55	
Current Outstanding Balance of Loans	699,987,325.37	
A. Adjusted Outstanding Principal of Loans ²	674,117,046.27	
B. Accrued Interest on Loans	1,836,534.60	
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	5,305,555.56	
Nominal Value (A+B+C+D-Z)	670,648,025.31	
Bonds / Nominal Value Assets Percentage	640,680,650.68	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	861,916,457.87	
Net Present Value of Liabilities	542,334,985.04	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	844,195,716.16	
Net Present Value of Liabilities	521,036,103.23	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	882,067,267.42	
Net Present Value of Liabilities	564,989,779.50	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,546,749.06	
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

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	1,827	12.24%	53,564,057.88	4.55%
37.501 - 75.000	7,012	46.97%	395,894,886.16	33.64%
75.001 - 100.000	3,075	20.60%	273,926,517.16	23.27%
100.001 - 150.000	2,191	14.68%	271,408,824.32	23.06%
150.001 - 250.000	680	4.55%	128,989,305.42	10.96%
250.001 - 500.000	134	0.90%	45,269,615.65	3.85%
500.001 +	11	0.07%	7,918,247.00	0.67%
Grand Total	14,930	100.00%	1,176,971,453.59	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7,566	50.68%	168,712,236.29	24.10%
37.501 - 75.000	5,035	33.72%	264,053,797.96	37.72%
75.001 - 100.000	1,191	7.98%	102,533,515.11	14.65%
100.001 - 150.000	807	5.41%	96,190,971.29	13.74%
150.001 - 250.000	278	1.86%	50,750,174.73	7.25%
250.001 - 500.000	51	0.34%	16,173,500.81	2.31%
500.001 +	2	0.01%	1,573,129.18	0.22%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	3,024	20.25%	97,999,675.77	14.00%
2005	2,103	14.09%	77,308,107.07	11.04%
2006	1,920	12.86%	70,287,110.32	10.04%
2007	853	5.71%	36,663,496.20	5.24%
2008	508	3.40%	25,093,933.74	3.58%
2009	783	5.24%	44,202,213.99	6.31%
2010	1,374	9.20%	88,538,822.65	12.65%
2011	1,467	9.83%	88,414,561.71	12.63%
2012	753	5.04%	41,210,298.04	5.89%
2013	483	3.24%	26,621,278.24	3.80%
2014	389	2.61%	23,712,617.07	3.39%
2015	467	3.13%	28,027,362.70	4.00%
2016	485	3.25%	30,985,645.02	4.43%
2017	302	2.02%	20,111,312.46	2.87%
2018	19	0.13%	810,890.39	0.12%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	732	4.90%	7,276,841.44	1.04%
2021 - 2025	3,224	21.59%	77,047,954.38	11.01%
2026 - 2030	3,625	24.28%	144,157,724.73	20.59%
2031 - 2035	3,059	20.49%	161,149,713.41	23.02%
2036 - 2040	2,020	13.53%	130,626,554.17	18.66%
2041 - 2045	1,382	9.26%	108,645,802.89	15.52%
2046 +	888	5.95%	71,082,734.35	10.15%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,563	10.47%	20,941,435.11	2.99%
40.01 - 60 months	803	5.38%	16,958,992.76	2.42%
60.01 - 90 months	1,728	11.57%	51,164,039.54	7.31%
90.01 - 120 months	1,564	10.48%	54,753,793.52	7.82%
120.01 - 150 months	2,000	13.40%	88,522,331.05	12.65%
150.01 - 180 months	1,535	10.28%	73,432,968.07	10.49%
over 180 months	5,737	38.43%	394,213,765.32	56.32%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	160	1.07%	10,525,375.73	1.50%
1.01% - 2.00%	3,843	25.74%	155,256,563.41	22.18%
2.01% - 3.00%	4,266	28.57%	210,284,976.53	30.04%
3.01% - 4.00%	2,713	18.17%	168,290,602.56	24.04%
4.01% - 5.00%	2,714	18.18%	117,176,556.33	16.74%
5.01% - 6.00%	966	6.47%	32,355,119.50	4.62%
6.01% - 7.00%	248	1.66%	5,764,714.11	0.82%
7.01% +	20	0.13%	333,417.20	0.05%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	2,431	16.28%	42,119,426.13	6.02%
20.01% - 30.00%	2,145	14.37%	66,059,760.15	9.44%
30.01% - 40.00%	2,115	14.17%	87,158,932.32	12.45%
40.01% - 50.00%	1,922	12.87%	94,479,722.48	13.50%
50.01% - 60.00%	1,734	11.61%	97,982,374.53	14.00%
60.01% - 70.00%	1,446	9.69%	91,697,293.65	13.10%
70.01% - 80.00%	1,141	7.64%	78,801,553.67	11.26%
80.01% - 90.00%	784	5.25%	54,443,652.03	7.78%
90.01% - 100.00%	549	3.68%	39,056,589.52	5.58%
100.00% +	663	4.44%	48,188,020.89	6.88%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

CURRENT LTV_Unindexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	4,534	30.37%	105,660,788.12	15.09%
20.01% - 30.00%	2,932	19.64%	125,439,092.61	17.92%
30.01% - 40.00%	2,502	16.76%	128,769,192.13	18.40%
40.01% - 50.00%	2,094	14.03%	128,091,266.90	18.30%
50.01% - 60.00%	1,684	11.28%	114,905,310.45	16.42%
60.01% - 70.00%	969	6.49%	77,885,658.89	11.13%
70.01% - 80.00%	205	1.37%	18,494,604.16	2.64%
80.01% - 90.00%	8	0.05%	364,690.35	0.05%
90.01% - 100.00%	2	0.01%	376,721.76	0.05%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

ORIGINAL LTV (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	416	2.79%	12,808,864.39	1.83%
20.01% - 30.00%	1,219	8.16%	41,892,204.12	5.98%
30.01% - 40.00%	2,054	13.76%	83,000,893.62	11.86%
40.01% - 50.00%	2,587	17.33%	116,401,293.09	16.63%
50.01% - 60.00%	2,681	17.96%	134,606,031.82	19.23%
60.01% - 70.00%	2,618	17.54%	133,213,421.62	19.03%
70.01% - 80.00%	2,327	15.59%	119,090,272.95	17.01%
80.01% - 90.00%	723	4.84%	42,226,417.01	6.03%
90.01% - 100.00%	259	1.73%	14,942,840.42	2.13%
100.00% +	46	0.31%	1,805,086.33	0.26%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,165	41.29%	322,077,125.78	46.01%
Thessaloniki	2,062	13.81%	89,950,130.47	12.85%
Macedonia	1,742	11.67%	68,995,148.51	9.86%
Peloponnese	1,045	7.00%	44,633,660.16	6.38%
Thessaly	1,028	6.89%	41,367,775.54	5.91%
Stereia Ellada	790	5.29%	33,120,679.04	4.73%
Creta Island	505	3.38%	25,072,450.99	3.58%
Ionian Islands	239	1.60%	11,483,146.78	1.64%
Thrace	529	3.54%	21,544,037.18	3.08%
Epirus	379	2.54%	16,340,338.71	2.33%
Aegean Islands	446	2.99%	25,402,832.21	3.63%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	38	0.25%	1,813,446.18	0.26%
12 - 24	411	2.75%	27,736,351.03	3.96%
24 - 36	448	3.00%	28,261,207.65	4.04%
36 - 60	858	5.75%	50,554,326.37	7.22%
60 - 96	2,917	19.54%	171,639,778.19	24.52%
over 96	10,258	68.71%	419,982,215.95	60.00%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	19	0.13%	410,996.07	0.06%
5 - 10 years	414	2.77%	8,442,157.79	1.21%
10 - 15 years	2,605	17.45%	65,146,055.37	9.31%
15 - 20 years	3,735	25.02%	140,089,588.54	20.01%
20 - 25 years	3,033	20.31%	154,988,896.85	22.14%
25 - 30 years	3,668	24.57%	230,159,994.06	32.88%
30 - 35 years	696	4.66%	49,632,356.64	7.09%
35 years +	760	5.09%	51,117,280.05	7.30%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,509	77.09%	508,890,231.47	72.70%
Houses	3,421	22.91%	191,097,093.90	27.30%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,447	23.09%	165,735,582.32	23.68%
Purchase	9,088	60.87%	444,198,578.77	63.46%
Repair	2,208	14.79%	81,287,153.23	11.61%
Construction (re-mortgage)	20	0.13%	895,180.34	0.13%
Purchase (re-mortgage)	124	0.83%	5,979,118.41	0.85%
Repair (re-mortgage)	43	0.29%	1,891,712.30	0.27%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,881	99.67%	696,558,996.37	99.51%
Balloon	49	0.33%	3,428,329.00	0.49%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,441	96.72%	680,816,165.01	97.26%
Fixed Converting to Floating	398	2.67%	16,635,001.96	2.38%
Fixed to Maturity	91	0.61%	2,536,158.40	0.36%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,856	33.63%	169,449,424.15	24.89%
Euribor 1 Month	353	2.44%	15,306,997.74	2.25%
Euribor 3 Months	6,495	44.98%	390,750,777.57	57.39%
Libor 1 Month (Euro)	39	0.27%	1,071,807.70	0.16%
Originator Rate	2,694	18.66%	104,148,147.25	15.30%
Euribor 6 Months	4	0.03%	89,010.60	0.01%
Grand Total	14,441	100.00%	680,816,165.01	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	122	30.65%	5,173,354.68	31.10%
Euribor 1 Month	55	13.82%	1,887,327.59	11.35%
Euribor 3 Months	72	18.09%	2,853,523.55	17.15%
Originator Rate	149	37.44%	6,720,796.14	40.40%
Grand Total	398	100.00%	16,635,001.96	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	55	13.82%	1,586,491.53	9.54%
1 Jan 2021 +	343	86.18%	15,048,510.43	90.46%
Grand Total	398	100.00%	16,635,001.96	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,930	100.00%	699,987,325.37	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,930	100.00%	699,987,325.37	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	14,400	96.45%	678,202,233.02	96.89%
Y	530	3.55%	21,785,092.35	3.11%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,772	98.94%	692,384,343.39	98.91%
Y	158	1.06%	7,602,981.98	1.09%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,930	100.00%	699,987,325.37	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,519	97.25%	686,661,638.36	98.10%
Y	411	2.75%	13,325,687.01	1.90%
Grand Total	14,930	100.00%	699,987,325.37	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,331	29.01%	227,930,508.97	32.56%
Pensioner	2,488	16.66%	88,945,991.28	12.71%
Other Private Employees	2,296	15.38%	104,590,328.89	14.94%
Civil Servant	1,409	9.44%	66,694,270.49	9.53%
Other Self Employed	827	5.54%	46,017,312.05	6.57%
Unemployed	568	3.80%	21,090,735.94	3.01%
Civil Servant - Policeman	532	3.56%	27,704,798.97	3.96%
Teacher	483	3.24%	20,950,029.48	2.99%
Military Personnel	420	2.81%	21,932,540.19	3.13%
Salesman	359	2.40%	15,793,929.09	2.26%
Housewife	336	2.25%	13,836,875.65	1.98%
Civil Servant - Primary School Teachers	297	1.99%	13,792,013.04	1.97%
Accountant	218	1.46%	10,810,631.44	1.54%
Student	191	1.28%	9,137,084.30	1.31%
Lawyers - Jurists	175	1.17%	10,760,275.59	1.54%
Grand Total	14,930	100.00%	699,987,325.37	100.00%