

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



Report No: **97**

Reporting Date: **21/5/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/4/2018	30/4/2018

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	200	Act/Act	2.75%	7,534,246.58	-

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at		At Issue ^(*)
		30/4/2018	31/3/2018	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	699,372,250.43	678,074,337.35	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	698,908,936.78	677,517,686.73	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	671,596,200.72	649,675,666.52	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,138,434,192.61	1,095,184,403.06	998,036,434.95
A.5	Average Current Principal O/S balance	47,882.53	48,189.49	54,726.18
A.6	Average Original Principal O/S balance	77,942.91	77,832.73	80,396.04
A.7	Maximum Current Principal O/S balance	786,873.95	790,422.48	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	14,606	14,071	12,414.00
A.10	Weighted Average Seasoning (years)	8.91	8.90	8.23
A.11	Weighted Average Remaining Maturity (years)	16.86	16.91	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	60.89	61.70	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	41.95	42.28	44.50
A.14	Weighted Average Original LTV percent (%)	59.61	59.76	60.15
A.15	Weighted Average Interest Rate - Total (%)	3.09	3.10	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	2.45	2.54	2.70
A.17	OS Principal of Current Loans (%)	89.04	91.69	88.83
A.18	OS Principal of Performing Loans - 0-29 dpd (%)	10.41	7.78	11.17
A.19	OS Principal of Performing Loans - 30-89 dpd (%)	0.48	0.44	0.00
A.20	OS Principal of Performing Loans - 90+ (%)	0.07	0.08	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	16,412	3,814,876.06	15,016	3,555,422.39
B.2	Partial Prepayments	52	426,112.87	46	383,683.00
B.3	Whole Prepayments	88	504,491.20	77	295,910.59
B.4	Total Principal Receipts (B1+B2+B3)	-	4,745,480.13	-	4,235,015.98

-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	17,960	1,834,454.69	15,883	1,650,658.82
C.2	Interest From Overdues	2,493	1,824.07	2,153	1,476.60
C.3	Total Interest Receipts (C1+C2)	-	1,836,278.76	-	1,652,135.42
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 30/4/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,526	695,521,652.52	14,003	674,523,952.14
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	73	3,387,284.26	61	2,993,734.59
A.3	Totals (A1+ A2)	14,599	698,908,936.78	14,064	677,517,686.73
A.4	In Arrears Loans 90 Days To 360 Days	7	463,313.65	7	556,650.62
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	7	463,313.65	7	556,650.62

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 30/4/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	59	2,766,060.23	50	2,250,368.55
B.2	60 Days < Installment <= 89 Days	14	621,224.03	11	743,366.04
B.3	Total (B1+B2=A2)	73	3,387,284.26	61	2,993,734.59
B.4	90 Days < Installment <= 119 Days	5	331,458.43	7	556,650.62
B.5	120 Days < Installment <= 360 Days	2	131,855.22	0	0.00
B.6	Total (B4+B5=A4)	7	463,313.65	7	556,650.62

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	26,930,696.89	912,937.58
A.2	Number of Loans	559	11

III Statutory Tests

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	6,780,821.92	
Total Bonds Amount	506,780,821.92	
Current Outstanding Balance of Loans	699,372,250.43	
A. Adjusted Outstanding Principal of Loans ²	671,596,200.72	
B. Accrued Interest on Loans	1,907,507.41	
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	6,368,055.56	
Nominal Value (A+B+C+D-Z)	667,135,652.57	
Bonds / Nominal Value Assets Percentage	633,476,027.40	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	865,180,950.14	
Net Present Value of Liabilities	541,966,290.14	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	846,620,026.37	
Net Present Value of Liabilities	516,441,894.84	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	885,757,443.01	
Net Present Value of Liabilities	569,334,974.67	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	19,012,930.35	
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	1,806	12.36%	52,978,380.29	4.65%
37.501 - 75.000	6,917	47.36%	390,478,932.22	34.30%
75.001 - 100.000	2,990	20.47%	265,842,491.52	23.35%
100.001 - 150.000	2,126	14.56%	262,972,095.26	23.10%
150.001 - 250.000	644	4.41%	121,786,703.49	10.70%
250.001 - 500.000	114	0.78%	38,457,342.83	3.38%
500.001 +	9	0.06%	5,918,247.00	0.52%
Grand Total	14,606	100.00%	1,138,434,192.61	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7,207	49.34%	165,791,870.37	23.71%
37.501 - 75.000	5,047	34.55%	264,922,385.42	37.88%
75.001 - 100.000	1,207	8.26%	103,940,783.41	14.86%
100.001 - 150.000	825	5.65%	98,577,673.54	14.10%
150.001 - 250.000	270	1.85%	49,667,116.97	7.10%
250.001 - 500.000	49	0.34%	15,685,546.77	2.24%
500.001 +	1	0.01%	786,873.95	0.11%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995	1	0.01%	17,763.08	0.00%
1996	1	0.01%	18,004.56	0.00%
1997	56	0.38%	1,304,437.16	0.19%
1998	78	0.53%	2,065,165.38	0.30%
1999	124	0.85%	3,601,942.87	0.52%
2000	288	1.97%	9,575,077.36	1.37%
2001	313	2.14%	9,392,884.81	1.34%
2002	466	3.19%	14,544,642.86	2.08%
2003	488	3.34%	16,430,991.40	2.35%
2004	1,260	8.63%	47,059,684.76	6.73%
2005	2,083	14.26%	78,529,952.39	11.23%
2006	1,860	12.73%	68,503,789.01	9.80%
2007	697	4.77%	28,447,284.77	4.07%
2008	380	2.60%	18,342,418.70	2.62%
2009	743	5.09%	42,710,680.07	6.11%
2010	1,376	9.42%	91,224,878.94	13.04%
2011	1,488	10.19%	91,756,035.83	13.12%
2012	757	5.18%	42,366,995.26	6.06%
2013	489	3.35%	27,372,055.04	3.91%
2014	393	2.69%	24,362,836.56	3.48%
2015	471	3.22%	29,227,507.12	4.18%
2016	488	3.34%	31,885,546.22	4.56%
2017	303	2.07%	20,557,101.54	2.94%
2018	3	0.02%	74,574.74	0.01%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	759	5.20%	9,424,777.08	1.35%
2021 - 2025	3,157	21.61%	80,714,962.74	11.54%
2026 - 2030	3,505	24.00%	142,830,393.32	20.42%
2031 - 2035	2,980	20.40%	159,307,192.34	22.78%
2036 - 2040	1,962	13.43%	128,145,573.79	18.32%
2041 - 2045	1,373	9.40%	109,563,205.96	15.67%
2046 +	870	5.96%	69,386,145.20	9.92%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,279	8.76%	18,498,468.37	2.65%
40.01 - 60 months	944	6.46%	20,503,203.58	2.93%
60.01 - 90 months	1,442	9.87%	42,701,837.65	6.11%
90.01 - 120 months	1,651	11.30%	57,806,740.00	8.27%
120.01 - 150 months	1,712	11.72%	74,911,919.09	10.71%
150.01 - 180 months	1,800	12.32%	86,547,205.93	12.37%
over 180 months	5,778	39.56%	398,402,875.81	56.97%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	11	0.08%	466,399.48	0.07%
1.01% - 2.00%	3,698	25.32%	153,053,375.86	21.88%
2.01% - 3.00%	4,227	28.94%	213,272,988.81	30.49%
3.01% - 4.00%	2,839	19.44%	177,251,230.80	25.34%
4.01% - 5.00%	2,588	17.72%	114,514,990.01	16.37%
5.01% - 6.00%	970	6.64%	34,196,884.81	4.89%
6.01% - 7.00%	252	1.73%	6,238,135.96	0.89%
7.01% +	21	0.14%	378,244.70	0.05%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	2,102	14.39%	39,210,358.23	5.61%
20.01% - 30.00%	2,025	13.86%	59,961,539.00	8.57%
30.01% - 40.00%	1,928	13.20%	76,184,773.04	10.89%
40.01% - 50.00%	1,812	12.41%	86,850,760.04	12.42%
50.01% - 60.00%	1,644	11.26%	92,536,403.25	13.23%
60.01% - 70.00%	1,502	10.28%	94,704,581.09	13.54%
70.01% - 80.00%	1,222	8.37%	85,508,421.53	12.23%
80.01% - 90.00%	851	5.83%	58,010,840.32	8.29%
90.01% - 100.00%	683	4.68%	47,313,659.50	6.77%
100.00% +	837	5.73%	59,090,914.43	8.45%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

CURRENT LTV_Unindexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	3,998	27.37%	92,560,891.35	13.23%
20.01% - 30.00%	2,653	18.16%	108,039,718.09	15.45%
30.01% - 40.00%	2,399	16.42%	121,860,103.22	17.42%
40.01% - 50.00%	2,214	15.16%	133,937,835.44	19.15%
50.01% - 60.00%	1,921	13.15%	129,817,082.96	18.56%
60.01% - 70.00%	1,128	7.72%	87,573,821.84	12.52%
70.01% - 80.00%	281	1.92%	24,717,203.92	3.53%
80.01% - 90.00%	10	0.07%	484,036.08	0.07%
90.01% - 100.00%	2	0.01%	381,557.53	0.05%
100.00% +	0	0.00%	0.00	0.00%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

ORIGINAL LTV (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	413	2.83%	13,015,472.23	1.86%
20.01% - 30.00%	1,103	7.55%	37,463,032.08	5.36%
30.01% - 40.00%	1,787	12.23%	70,645,908.97	10.10%
40.01% - 50.00%	2,206	15.10%	99,104,106.79	14.17%
50.01% - 60.00%	2,537	17.37%	132,917,719.12	19.01%
60.01% - 70.00%	2,637	18.05%	140,136,357.07	20.04%
70.01% - 80.00%	2,505	17.15%	129,549,578.13	18.52%
80.01% - 90.00%	920	6.30%	50,744,670.74	7.26%
90.01% - 100.00%	456	3.12%	23,437,944.97	3.35%
100.00% +	42	0.29%	2,357,460.33	0.34%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,032	41.30%	320,988,607.31	45.90%
Thessaloniki	2,031	13.91%	90,261,934.48	12.91%
Macedonia	1,698	11.63%	70,024,501.93	10.01%
Peloponnese	1,020	6.98%	44,757,927.46	6.40%
Thessaly	1,018	6.97%	42,024,804.07	6.01%
Sterea Ellada	782	5.35%	33,509,512.63	4.79%
Aegean Islands	426	2.92%	24,270,817.96	3.47%
Creta Island	482	3.30%	24,536,194.74	3.51%
Ionian Islands	229	1.57%	10,991,635.94	1.57%
Thrace	517	3.54%	21,566,653.05	3.08%
Epirus	371	2.54%	16,439,660.86	2.35%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	136	0.93%	8,715,320.93	1.25%
12 - 24	557	3.81%	37,140,286.51	5.31%
24 - 36	319	2.18%	20,184,169.14	2.89%
36 - 60	934	6.39%	56,214,065.86	8.04%
60 - 96	3,326	22.77%	203,913,147.87	29.16%
over 96	9,334	63.91%	373,205,260.12	53.36%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	20	0.14%	487,046.14	0.07%
5 - 10 years	419	2.87%	9,476,537.14	1.36%
10 - 15 years	2,573	17.62%	68,979,951.90	9.86%
15 - 20 years	3,613	24.74%	139,649,881.82	19.97%
20 - 25 years	2,940	20.13%	153,065,123.10	21.89%
25 - 30 years	3,619	24.78%	229,460,994.72	32.81%
30 - 35 years	686	4.70%	49,512,084.09	7.08%
35 years +	736	5.04%	48,740,631.52	6.97%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,315	77.47%	513,428,648.18	73.41%
Houses	3,291	22.53%	185,943,602.25	26.59%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,288	22.51%	159,843,479.55	22.86%
Purchase	8,951	61.28%	448,425,382.06	64.12%
Repair	2,206	15.10%	83,660,808.24	11.96%
Construction (re-mortgage)	17	0.12%	731,019.71	0.10%
Purchase (re-mortgage)	111	0.76%	5,449,049.95	0.78%
Repair (re-mortgage)	33	0.23%	1,262,510.92	0.18%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,556	99.66%	695,990,574.40	99.52%
Balloon	50	0.34%	3,381,676.03	0.48%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,106	96.58%	678,998,487.11	97.09%
Fixed Converting to Floating	422	2.89%	17,949,749.47	2.57%
Fixed to Maturity	78	0.53%	2,424,013.85	0.35%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,640	32.89%	160,968,837.73	23.71%
Euribor 1 Month	230	1.63%	9,787,396.72	1.44%
Euribor 3 Months	6,459	45.79%	397,192,616.81	58.50%
Libor 1 Month (Euro)	39	0.28%	1,120,171.56	0.16%
Originator Rate	2,733	19.37%	109,812,961.48	16.17%
Euribor 6 Months	5	0.04%	116,502.81	0.02%
Grand Total	14,106	100.00%	678,998,487.11	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	122	28.91%	5,359,266.09	29.86%
Euribor 1 Month	67	15.88%	2,260,614.95	12.59%
Euribor 3 Months	72	17.06%	2,981,842.17	16.61%
Originator Rate	161	38.15%	7,348,026.26	40.94%
Grand Total	422	100.00%	17,949,749.47	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	83	19.67%	2,582,581.62	14.39%
1 Jan 2021 +	339	80.33%	15,367,167.85	85.61%
Grand Total	422	100.00%	17,949,749.47	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,606	100.00%	699,372,250.43	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,606	100.00%	699,372,250.43	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	14,069	96.32%	676,823,801.14	96.78%
Y	537	3.68%	22,548,449.29	3.22%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,549	99.61%	697,504,511.49	99.73%
Y	57	0.39%	1,867,738.94	0.27%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,606	100.00%	699,372,250.43	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,187	97.13%	685,530,231.95	98.02%
Y	419	2.87%	13,842,018.48	1.98%
Grand Total	14,606	100.00%	699,372,250.43	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Professions	4,235	28.99%	226,106,373.77	32.33%
Other Private Employees	2,241	15.34%	105,471,270.38	15.08%
Pensioner	2,436	16.68%	90,197,924.72	12.90%
Civil Servant	1,371	9.39%	65,970,477.98	9.43%
Other Self employed	812	5.56%	44,943,139.36	6.43%
Civil Servant - Policeman	528	3.61%	28,214,615.75	4.03%
Military personnel	423	2.90%	22,652,896.49	3.24%
Teacher	482	3.30%	21,225,988.27	3.04%
Unemployed	534	3.66%	20,448,168.12	2.92%
Salesman	353	2.42%	15,835,553.93	2.26%
Civil Servant - Primary School Teachers	298	2.04%	14,219,630.77	2.03%
Housewife	321	2.20%	13,115,011.53	1.88%
Accountant	213	1.46%	10,803,217.03	1.54%
Lawyers - Jurists	165	1.13%	10,548,807.29	1.51%
Student	194	1.33%	9,619,175.04	1.38%
Grand Total	14,606	100.00%	699,372,250.43	100.00%