

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



Report No: **99**

Reporting Date: **20/7/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/6/2018	30/6/2018

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	260	Act/Act	2.75%	9,794,520.55	-

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>
		30/6/2018	31/5/2018	
A.1	Aggregate Current Principal O/S balance	689,119,931.69	694,054,502.63	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	688,499,372.50	693,689,541.76	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	661,429,200.56	666,918,586.10	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,134,733,281.35	1,136,141,637.89	998,036,434.95
A.5	Average Current Principal O/S balance	47,329.67	47,599.92	54,726.18
A.6	Average Original Principal O/S balance	77,934.98	77,919.32	80,396.04
A.7	Maximum Current Principal O/S balance	779,745.96	783,315.12	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	14,560	14,581	12,414.00
A.10	Weighted Average Seasoning (years)	9.06	8.99	8.23
A.11	Weighted Average Remaining Maturity (years)	16.77	16.81	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	59.48	60.69	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	41.08	41.82	44.50
A.14	Weighted Average Original LTV percent (%)	58.30	59.61	60.15
A.15	Weighted Average Interest Rate - Total (%)	3.09	3.08	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	2.33	2.45	2.70
A.17	OS Principal of Current Loans (%)	91.53	90.41	88.83
A.18	OS Principal of Performing Loans - 0-29 dpd (%)	7.76	8.98	11.17
A.19	OS Principal of Performing Loans - 30-89 dpd (%)	0.62	0.56	0.00
A.20	OS Principal of Performing Loans - 90+ (%)	0.09	0.05	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	15,530	3,692,506.35	16,482	3,883,192.87
B.2	Partial Prepayments	45	424,021.86	29	197,265.00
B.3	Whole Prepayments	113	555,296.48	102	462,217.43
B.4	Total Principal Receipts (B1+B2+B3)	-	4,671,824.69	-	4,542,675.30

-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	16,305	1,651,314.13	17,431	1,795,105.90
C.2	Interest From Overdues	2,459	1,848.26	2,347	1,729.32
C.3	Total Interest Receipts (C1+C2)	-	1,653,162.39	-	1,796,835.22
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 30/6/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,475	684,240,419.82	14,498	689,818,367.76
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	75	4,258,952.68	76	3,871,174.00
A.3	Totals (A1+ A2)	14,550	688,499,372.50	14,574	693,689,541.76
A.4	In Arrears Loans 90 Days To 360 Days	10	620,559.19	7	364,960.87
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	10	620,559.19	7	364,960.87

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 30/6/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	59	3,309,855.82	62	3,178,514.79
B.2	60 Days < Installment <= 89 Days	16	949,096.86	14	692,659.21
B.3	Total (B1+B2=A2)	75	4,258,952.68	76	3,871,174.00
B.4	90 Days < Installment <= 119 Days	9	572,018.61	7	364,960.87
B.5	120 Days < Installment <= 360 Days	1	48,540.58	0	0.00
B.6	Total (B4+B5=A4)	10	620,559.19	7	364,960.87

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	316,640.65
A.2	Number of Loans	0	8

III Statutory Tests

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	9,078,767.12	
Total Bonds Amount	509,078,767.12	
Current Outstanding Balance of Loans	689,119,931.69	
A. Adjusted Outstanding Principal of Loans ²	661,429,200.56	
B. Accrued Interest on Loans	1,842,468.24	
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	5,944,444.44	
Nominal Value (A+B+C+D-Z)	657,327,224.36	
Bonds / Nominal Value Assets Percentage	636,348,458.90	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	852,292,341.48	
Net Present Value of Liabilities	542,880,253.25	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	834,097,722.65	
Net Present Value of Liabilities	518,980,818.82	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	872,495,075.02	
Net Present Value of Liabilities	568,425,595.69	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,561,976.37	
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	1,804	12.39%	52,932,544.05	4.66%
37.501 - 75.000	6,893	47.34%	389,150,840.92	34.29%
75.001 - 100.000	2,978	20.45%	264,729,338.56	23.33%
100.001 - 150.000	2,121	14.57%	262,367,476.08	23.12%
150.001 - 250.000	641	4.40%	121,177,491.91	10.68%
250.001 - 500.000	114	0.78%	38,457,342.83	3.39%
500.001 +	9	0.06%	5,918,247.00	0.52%
Grand Total	14,560	100.00%	1,134,733,281.35	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7,275	49.97%	164,996,184.96	23.94%
37.501 - 75.000	4,981	34.21%	261,107,735.42	37.89%
75.001 - 100.000	1,183	8.13%	101,858,136.43	14.78%
100.001 - 150.000	806	5.54%	96,260,983.34	13.97%
150.001 - 250.000	266	1.83%	48,778,482.90	7.08%
250.001 - 500.000	48	0.33%	15,338,662.68	2.23%
500.001 +	1	0.01%	779,745.96	0.11%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	3,062	21.03%	101,817,928.48	14.78%
2005	2,079	14.28%	77,189,045.59	11.20%
2006	1,857	12.75%	67,367,124.84	9.78%
2007	695	4.77%	27,977,766.93	4.06%
2008	378	2.60%	18,020,214.83	2.61%
2009	741	5.09%	42,121,149.87	6.11%
2010	1,370	9.41%	90,080,856.30	13.07%
2011	1,482	10.18%	90,624,368.43	13.15%
2012	756	5.19%	42,028,282.00	6.10%
2013	488	3.35%	27,147,439.89	3.94%
2014	390	2.68%	24,080,161.90	3.49%
2015	468	3.21%	28,556,743.81	4.14%
2016	488	3.35%	31,618,508.87	4.59%
2017	303	2.08%	20,416,437.74	2.96%
2018	3	0.02%	73,902.21	0.01%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	754	5.18%	8,570,341.03	1.24%
2021 - 2025	3,144	21.59%	78,026,117.53	11.32%
2026 - 2030	3,493	23.99%	140,412,790.54	20.38%
2031 - 2035	2,973	20.42%	157,256,526.76	22.82%
2036 - 2040	1,954	13.42%	126,641,117.27	18.38%
2041 - 2045	1,371	9.42%	108,908,815.03	15.80%
2046 +	871	5.98%	69,304,223.53	10.06%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,406	9.66%	19,749,837.24	2.87%
40.01 - 60 months	858	5.89%	18,277,025.17	2.65%
60.01 - 90 months	1,546	10.62%	45,566,973.41	6.61%
90.01 - 120 months	1,539	10.57%	53,907,727.77	7.82%
120.01 - 150 months	1,774	12.18%	77,680,009.13	11.27%
150.01 - 180 months	1,711	11.75%	81,195,426.63	11.78%
over 180 months	5,726	39.33%	392,742,932.34	56.99%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	17	0.12%	693,963.48	0.10%
1.01% - 2.00%	3,651	25.08%	148,629,544.69	21.57%
2.01% - 3.00%	4,251	29.20%	211,925,610.34	30.75%
3.01% - 4.00%	2,838	19.49%	175,680,309.05	25.49%
4.01% - 5.00%	2,574	17.68%	112,778,891.01	16.37%
5.01% - 6.00%	958	6.58%	32,987,980.68	4.79%
6.01% - 7.00%	250	1.72%	6,058,051.12	0.88%
7.01% +	21	0.14%	365,581.32	0.05%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	2,246	15.43%	40,862,032.14	5.93%
20.01% - 30.00%	2,028	13.93%	60,107,726.84	8.72%
30.01% - 40.00%	1,965	13.50%	78,539,785.42	11.40%
40.01% - 50.00%	1,864	12.80%	88,918,099.21	12.90%
50.01% - 60.00%	1,716	11.79%	97,045,237.86	14.08%
60.01% - 70.00%	1,495	10.27%	94,306,313.74	13.69%
70.01% - 80.00%	1,181	8.11%	82,399,789.11	11.96%
80.01% - 90.00%	789	5.42%	55,429,718.19	8.04%
90.01% - 100.00%	579	3.98%	40,715,509.28	5.91%
100.00% +	697	4.79%	50,795,719.90	7.37%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

CURRENT LTV_Unindexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	4,144	28.46%	94,545,336.32	13.72%
20.01% - 30.00%	2,737	18.80%	111,507,188.65	16.18%
30.01% - 40.00%	2,505	17.20%	128,139,955.79	18.59%
40.01% - 50.00%	2,169	14.90%	132,900,345.30	19.29%
50.01% - 60.00%	1,747	12.00%	119,454,667.59	17.33%
60.01% - 70.00%	1,005	6.90%	79,765,686.56	11.58%
70.01% - 80.00%	243	1.67%	22,060,383.87	3.20%
80.01% - 90.00%	8	0.05%	366,867.60	0.05%
90.01% - 100.00%	2	0.01%	379,500.01	0.06%
100.00% +	0	0.00%	0.00	0.00%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

ORIGINAL LTV (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	419	2.88%	13,189,290.73	1.91%
20.01% - 30.00%	1,137	7.81%	38,152,379.67	5.54%
30.01% - 40.00%	1,880	12.91%	74,111,860.48	10.75%
40.01% - 50.00%	2,403	16.50%	107,195,531.91	15.56%
50.01% - 60.00%	2,688	18.46%	137,282,510.49	19.92%
60.01% - 70.00%	2,635	18.10%	136,019,609.79	19.74%
70.01% - 80.00%	2,359	16.20%	122,490,985.22	17.77%
80.01% - 90.00%	732	5.03%	43,471,139.37	6.31%
90.01% - 100.00%	261	1.79%	15,333,379.86	2.23%
100.00% +	46	0.32%	1,873,244.17	0.27%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,009	41.27%	316,062,155.56	45.86%
Thessaloniki	2,006	13.78%	88,408,627.84	12.83%
Macedonia	1,710	11.74%	69,511,184.84	10.09%
Peloponnese	1,019	7.00%	44,146,745.46	6.41%
Thessaly	1,019	7.00%	41,551,730.94	6.03%
Stereia Ellada	776	5.33%	32,972,066.21	4.78%
Creta Island	482	3.31%	24,213,026.42	3.51%
Ionian Islands	229	1.57%	10,859,261.73	1.58%
Thrace	518	3.56%	21,349,890.53	3.10%
Epirus	367	2.52%	16,080,242.19	2.33%
Aegean Islands	425	2.92%	23,964,999.97	3.48%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	92	0.63%	6,152,951.36	0.89%
12 - 24	501	3.44%	33,421,397.32	4.85%
24 - 36	353	2.42%	22,093,741.56	3.21%
36 - 60	904	6.21%	54,336,063.87	7.88%
60 - 96	3,174	21.80%	193,200,663.40	28.04%
over 96	9,536	65.49%	379,915,114.18	55.13%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	20	0.14%	457,635.48	0.07%
5 - 10 years	414	2.84%	9,030,034.88	1.31%
10 - 15 years	2,566	17.62%	66,695,123.99	9.68%
15 - 20 years	3,599	24.72%	136,897,887.85	19.87%
20 - 25 years	2,930	20.12%	150,721,750.52	21.87%
25 - 30 years	3,606	24.77%	227,276,634.96	32.98%
30 - 35 years	687	4.72%	49,198,568.12	7.14%
35 years +	738	5.07%	48,842,295.89	7.09%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,276	77.45%	505,453,720.07	73.35%
Houses	3,284	22.55%	183,666,211.62	26.65%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,278	22.51%	157,472,658.42	22.85%
Purchase	8,928	61.32%	442,135,720.21	64.16%
Repair	2,193	15.06%	82,166,979.84	11.92%
Construction (re-mortgage)	17	0.12%	716,565.96	0.10%
Purchase (re-mortgage)	111	0.76%	5,385,578.92	0.78%
Repair (re-mortgage)	33	0.23%	1,242,428.34	0.18%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,510	99.66%	685,738,255.66	99.51%
Balloon	50	0.34%	3,381,676.03	0.49%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,072	96.65%	669,460,655.82	97.15%
Fixed Converting to Floating	408	2.80%	17,301,144.91	2.51%
Fixed to Maturity	80	0.55%	2,358,130.96	0.34%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,632	32.92%	157,946,849.34	23.59%
Euribor 1 Month	235	1.67%	9,744,745.91	1.46%
Euribor 3 Months	6,448	45.82%	393,158,647.31	58.73%
Libor 1 Month (Euro)	39	0.28%	1,100,942.91	0.16%
Originator Rate	2,714	19.29%	107,415,799.15	16.05%
Euribor 6 Months	4	0.03%	93,671.20	0.01%
Grand Total	14,072	100.00%	669,460,655.82	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	122	29.90%	5,285,066.70	30.55%
Euribor 1 Month	60	14.71%	2,083,873.93	12.04%
Euribor 3 Months	72	17.65%	2,930,760.34	16.94%
Originator Rate	154	37.75%	7,001,443.94	40.47%
Grand Total	408	100.00%	17,301,144.91	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	70	17.16%	2,165,306.36	12.52%
1 Jan 2021 +	338	82.84%	15,135,838.55	87.48%
Grand Total	408	100.00%	17,301,144.91	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,560	100.00%	689,119,931.69	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,560	100.00%	689,119,931.69	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	14,024	96.32%	666,772,023.26	96.76%
Y	536	3.68%	22,347,908.43	3.24%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,505	99.62%	687,338,172.07	99.74%
Y	55	0.38%	1,781,759.62	0.26%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,560	100.00%	689,119,931.69	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,143	97.14%	675,443,335.04	98.02%
Y	417	2.86%	13,676,596.65	1.98%
Grand Total	14,560	100.00%	689,119,931.69	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,208	28.90%	222,426,838.53	32.28%
Other Private Employees	2,232	15.33%	103,655,448.78	15.04%
Pensioner	2,444	16.79%	89,093,364.64	12.93%
Civil Servant	1,376	9.45%	65,568,446.71	9.51%
Other Self employed	801	5.50%	43,870,627.11	6.37%
Civil Servant - Policeman	528	3.63%	27,977,041.66	4.06%
Military personnel	418	2.87%	22,094,120.69	3.21%
Teacher	479	3.29%	20,943,126.17	3.04%
Unemployed	539	3.70%	20,316,939.02	2.95%
Salesman	353	2.42%	15,666,111.65	2.27%
Civil Servant - Primary School Teachers	296	2.03%	13,986,646.82	2.03%
Housewife	319	2.19%	13,038,953.87	1.89%
Accountant	212	1.46%	10,646,698.93	1.54%
Lawyers - Jurists	166	1.14%	10,535,159.52	1.53%
Student	189	1.30%	9,300,407.59	1.35%
Grand Total	14,560	100.00%	689,119,931.69	100.00%