

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



Report No: **108**

Reporting Date: **23/4/2019**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/3/2019	31/3/2019

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	172	Act/Act	2.75%	6,479,452.05	-

Fixed Rate Bonds Liability WAL (in years) **100%**
1.59

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at		At Issue ^(*)
		31/3/2019	28/2/2019	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	663,643,454.78	669,664,867.04	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	663,643,454.78	669,305,501.54	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	641,118,752.35	646,182,341.35	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,153,090,933.22	1,157,941,472.30	998,036,434.95
A.5	Average Current Principal O/S balance	45,296.80	45,539.94	54,726.18
A.6	Average Original Principal O/S balance	78,703.91	78,744.74	80,396.04
A.7	Maximum Current Principal O/S balance	792,033.12	794,055.11	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	14,651	14,705	12,414
A.10	Weighted Average Seasoning (years)	9.80	9.72	8.23
A.11	Weighted Average Remaining Maturity (years)	16.30	16.34	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	57.14	57.33	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	39.25	39.36	44.50
A.14	Weighted Average Original LTV percent (%)	57.45	57.46	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 Performing Loans - 0-29 dpd (%)	99.02	99.04	100.00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0.83	0.69	0.00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0.15	0.22	0.00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0.00	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	16,259	3,891,052.97	16,096	3,904,096.88
B.2	Partial Prepayments	35	247,700.00	51	335,501.00
B.3	Whole Prepayments	25	618,955.85	25	720,247.86
B.4	Total Principal Receipts (B1+B2+B3)	-	4,757,708.82	-	4,959,845.74

-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	16,643	1,591,025.85	16,928	1,637,018.14
C.2	Interest From Overdues	3,008	2,443.71	2,458	1,979.92
C.3	Total Interest Receipts (C1+C2)	-	1,593,469.56	-	1,638,998.06
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/3/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,514	657,149,957.72	14,568	663,262,345.86
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	137	6,493,497.06	131	6,043,155.68
A.3	Totals (A1+ A2)	14,651	663,643,454.78	14,699	669,305,501.54
A.4	In Arrears Loans 90 Days To 360 Days	0	0.00	6	359,365.50
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	0	0.00	6	359,365.50

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/3/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	115	5,512,588.44	105	4,602,062.51
B.2	60 Days < Installment <= 89 Days	22	980,908.62	26	1,441,093.17
B.3	Total (B1+B2=A2)	137	6,493,497.06	131	6,043,155.68
B.4	90 Days < Installment <= 119 Days	0	0.00	6	359,365.50
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	0	0.00	6	359,365.50

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	1,271,545.58
A.2	Number of Loans	0	22

III Statutory Tests as of 31/3/2019

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	5,650,684.93	
Total Bonds Amount	505,650,684.93	
Current Outstanding Balance of Loans	663,643,454.78	
A. Adjusted Outstanding Principal of Loans ²	641,118,752.35	
B. Accrued Interest on Loans	1,751,189.63	
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	4,041,666.67	
Nominal Value (A+B+C+D-Z)	638,828,275.31	
Bonds / Nominal Value Assets Percentage	632,063,356.16	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	819,403,822.83	
Net Present Value of Liabilities	529,337,664.92	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	802,886,754.91	
Net Present Value of Liabilities	513,116,368.11	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	838,853,340.94	
Net Present Value of Liabilities	546,421,593.51	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	17,472,751.40	
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	1,808	12.34%	53,038,315.93	4.60%
37.501 - 75.000	6,881	46.97%	388,584,616.41	33.70%
75.001 - 100.000	3,007	20.52%	267,932,374.65	23.24%
100.001 - 150.000	2,150	14.67%	266,313,208.54	23.10%
150.001 - 250.000	666	4.55%	126,369,827.86	10.96%
250.001 - 500.000	128	0.87%	42,934,342.83	3.72%
500.001 +	11	0.08%	7,918,247.00	0.69%
Grand Total	14,651	100.00%	1,153,090,933.22	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 37.500	7,713	52.64%	165,564,252.55	24.95%
37.501 - 75.000	4,755	32.46%	248,852,960.78	37.50%
75.001 - 100.000	1,115	7.61%	95,748,885.49	14.43%
100.001 - 150.000	766	5.23%	91,337,244.87	13.76%
150.001 - 250.000	254	1.73%	46,308,686.28	6.98%
250.001 - 500.000	46	0.31%	14,292,196.10	2.15%
500.001 +	2	0.01%	1,539,228.71	0.23%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
1995-2004	2,928	19.98%	90,802,589.27	13.68%
2005	2,069	14.12%	72,157,691.58	10.87%
2006	1,881	12.84%	65,737,889.15	9.91%
2007	842	5.75%	34,628,876.35	5.22%
2008	502	3.43%	24,038,779.58	3.62%
2009	772	5.27%	42,091,119.90	6.34%
2010	1,356	9.26%	84,665,385.18	12.76%
2011	1,445	9.86%	84,686,564.00	12.76%
2012	742	5.06%	39,583,856.75	5.96%
2013	472	3.22%	25,514,847.29	3.84%
2014	385	2.63%	23,030,827.68	3.47%
2015	457	3.12%	26,423,801.95	3.98%
2016	480	3.28%	29,943,998.94	4.51%
2017	301	2.05%	19,550,782.45	2.95%
2018	19	0.13%	786,444.71	0.12%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
2016 - 2020	673	4.59%	4,873,141.04	0.73%
2021 - 2025	3,148	21.49%	67,686,152.98	10.20%
2026 - 2030	3,579	24.43%	135,734,608.65	20.45%
2031 - 2035	3,012	20.56%	154,014,556.20	23.21%
2036 - 2040	1,990	13.58%	125,802,471.37	18.96%
2041 - 2045	1,365	9.32%	105,452,978.20	15.89%
2046 +	884	6.03%	70,079,546.34	10.56%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 40 months	1,757	11.99%	20,405,836.46	3.07%
40.01 - 60 months	733	5.00%	15,190,031.02	2.29%
60.01 - 90 months	1,888	12.89%	54,306,929.41	8.18%
90.01 - 120 months	1,352	9.23%	47,039,761.18	7.09%
120.01 - 150 months	2,181	14.89%	94,893,673.61	14.30%
150.01 - 180 months	1,227	8.37%	58,269,868.88	8.78%
over 180 months	5,513	37.63%	373,537,354.22	56.29%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 1.00%	161	1.10%	10,137,684.43	1.53%
1.01% - 2.00%	3,718	25.38%	141,884,965.38	21.38%
2.01% - 3.00%	4,243	28.96%	203,444,959.98	30.66%
3.01% - 4.00%	2,689	18.35%	161,898,057.69	24.40%
4.01% - 5.00%	2,653	18.11%	111,172,860.04	16.75%
5.01% - 6.00%	938	6.40%	29,786,005.42	4.49%
6.01% - 7.00%	231	1.58%	5,019,515.66	0.76%
7.01% +	18	0.12%	299,406.18	0.05%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

CURRENT LTV Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 20.00%	2,776	18.95%	44,470,158.55	6.70%
20.01% - 30.00%	2,065	14.09%	64,731,876.28	9.75%
30.01% - 40.00%	2,044	13.95%	82,821,067.25	12.48%
40.01% - 50.00%	1,872	12.78%	92,258,106.54	13.90%
50.01% - 60.00%	1,649	11.26%	92,948,324.28	14.01%
60.01% - 70.00%	1,380	9.42%	86,403,813.46	13.02%
70.01% - 80.00%	1,073	7.32%	73,876,088.55	11.13%
80.01% - 90.00%	713	4.87%	48,993,175.99	7.38%
90.01% - 100.00%	513	3.50%	36,321,698.93	5.47%
100.00% +	566	3.86%	40,819,144.95	6.15%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

CURRENT LTV_Unindexed (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	4,795	32.73%	105,928,979.12	15.96%
20.01% - 30.00%	2,822	19.26%	119,952,252.79	18.07%
30.01% - 40.00%	2,475	16.89%	126,772,857.91	19.10%
40.01% - 50.00%	2,021	13.79%	124,008,983.13	18.69%
50.01% - 60.00%	1,506	10.28%	102,605,608.66	15.46%
60.01% - 70.00%	860	5.87%	69,022,582.19	10.40%
70.01% - 80.00%	165	1.13%	14,713,123.24	2.22%
80.01% - 90.00%	6	0.04%	401,195.77	0.06%
90.01% - 100.00%	1	0.01%	237,871.97	0.04%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

ORIGINAL LTV (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	411	2.81%	12,191,387.52	1.84%
20.01% - 30.00%	1,193	8.14%	39,373,427.02	5.93%
30.01% - 40.00%	2,023	13.81%	78,605,282.97	11.84%
40.01% - 50.00%	2,547	17.38%	110,183,236.40	16.60%
50.01% - 60.00%	2,653	18.11%	128,796,760.88	19.41%
60.01% - 70.00%	2,562	17.49%	126,822,669.75	19.11%
70.01% - 80.00%	2,264	15.45%	112,053,647.92	16.88%
80.01% - 90.00%	708	4.83%	39,936,974.00	6.02%
90.01% - 100.00%	252	1.72%	14,185,922.30	2.14%
100.00% +	38	0.26%	1,494,146.02	0.23%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,049	41.29%	305,563,748.87	46.04%
Thessaloniki	2,023	13.81%	85,103,187.96	12.82%
Macedonia	1,711	11.68%	65,361,059.44	9.85%
Peloponnese	1,021	6.97%	42,291,724.49	6.37%
Thessaly	999	6.82%	38,975,944.11	5.87%
Stereia Ellada	787	5.37%	31,669,770.62	4.77%
Creta Island	497	3.39%	23,791,830.88	3.59%
Ionian Islands	237	1.62%	10,865,184.71	1.64%
Thrace	519	3.54%	20,544,628.81	3.10%
Epirus	371	2.53%	15,412,939.41	2.32%
Aegean Islands	437	2.98%	24,063,435.48	3.63%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	0	0.00%	0.00	0.00%
12 - 24	172	1.17%	10,269,586.13	1.55%
24 - 36	555	3.79%	35,184,409.45	5.30%
36 - 60	836	5.71%	49,233,130.15	7.42%
60 - 96	2,058	14.05%	112,739,805.65	16.99%
over 96	11,030	75.28%	456,216,523.40	68.74%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	16	0.11%	324,032.50	0.05%
5 - 10 years	403	2.75%	7,247,181.72	1.09%
10 - 15 years	2,517	17.18%	57,638,088.62	8.69%
15 - 20 years	3,675	25.08%	130,412,573.46	19.65%
20 - 25 years	2,976	20.31%	147,146,522.90	22.17%
25 - 30 years	3,616	24.68%	221,861,495.05	33.43%
30 - 35 years	693	4.73%	48,726,451.34	7.34%
35 years +	755	5.15%	50,287,109.19	7.58%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,304	77.16%	482,325,260.53	72.68%
Houses	3,347	22.84%	181,318,194.25	27.32%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,380	23.07%	157,113,073.69	23.67%
Purchase	8,928	60.94%	421,761,401.44	63.55%
Repair	2,162	14.76%	76,508,546.75	11.53%
Construction (re-mortgage)	19	0.13%	815,994.54	0.12%
Purchase (re-mortgage)	121	0.83%	5,659,462.23	0.85%
Repair (re-mortgage)	41	0.28%	1,784,976.13	0.27%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,605	99.69%	660,329,198.11	99.50%
Balloon	46	0.31%	3,314,256.67	0.50%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,178	96.77%	646,273,744.84	97.38%
Fixed Converting to Floating	374	2.55%	15,096,803.36	2.27%
Fixed to Maturity	99	0.68%	2,272,906.58	0.34%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

Fixed rate assets 2.62%
Asset WAL (in years) 7.25

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,751	33.51%	157,836,021.54	24.42%
Euribor 1 Month	356	2.51%	14,881,560.54	2.30%
Euribor 3 Months	6,405	45.18%	374,636,512.39	57.97%
Libor 1 Month (Euro)	38	0.27%	1,007,672.90	0.16%
Originator Rate	2,624	18.51%	97,832,432.74	15.14%
Euribor 6 Months	4	0.03%	79,544.73	0.01%
Grand Total	14,178	100.00%	646,273,744.84	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	120	32.09%	4,914,838.94	32.56%
Euribor 1 Month	55	14.71%	1,782,394.35	11.81%
Euribor 3 Months	63	16.84%	2,435,385.84	16.13%
Originator Rate	136	36.36%	5,964,184.23	39.51%
Grand Total	374	100.00%	15,096,803.36	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	34	9.09%	738,333.44	4.89%
1 Jan 2021 +	340	90.91%	14,358,469.92	95.11%
Grand Total	374	100.00%	15,096,803.36	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,651	100.00%	663,643,454.78	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,651	100.00%	663,643,454.78	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	14,131	96.45%	643,194,971.17	96.92%
Y	520	3.55%	20,448,483.61	3.08%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,493	98.92%	656,399,511.17	98.91%
Y	158	1.08%	7,243,943.61	1.09%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,651	100.00%	663,643,454.78	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,246	97.24%	650,825,892.72	98.07%
Y	405	2.76%	12,817,562.06	1.93%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

OCCUPANCY TYPES				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Owner occupied	13,652	93.18%	615,552,344.26	92.75%
Second home/Holiday houses	937	6.40%	45,017,194.33	6.78%
Buy-to-let/Non-Owner occupied	22	0.15%	1,153,151.29	0.17%
Other	40	0.27%	1,920,764.90	0.29%
Grand Total	14,651	100.00%	663,643,454.78	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,249	29.00%	216,047,426.95	32.55%
Pensioner	2,468	16.85%	84,774,546.54	12.77%
Other Private Employees	2,235	15.25%	98,038,305.03	14.77%
Civil Servant	1,383	9.44%	63,589,293.56	9.58%
Other Self Employed	804	5.49%	43,262,592.57	6.52%
Unemployed	559	3.82%	19,926,826.19	3.00%
Civil Servant - Policeman	524	3.58%	26,704,378.74	4.02%
Teacher	472	3.22%	19,735,285.91	2.97%
Military Personnel	409	2.79%	20,734,613.80	3.12%
Salesman	356	2.43%	15,359,916.85	2.31%
Housewife	326	2.23%	13,000,064.96	1.96%
Civil Servant - Primary School Teachers	293	2.00%	13,177,081.18	1.99%
Accountant	216	1.47%	10,381,354.85	1.56%
Student	185	1.26%	8,613,792.19	1.30%
Lawyers - Jurists	172	1.17%	10,297,975.46	1.55%
Grand Total	14,651	100.00%	663,643,454.78	100.00%