

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



Report No: **98**

Reporting Date: **20/6/2018**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/5/2018	31/5/2018

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	230	Act/Act	2.75%	8,664,383.56	-

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>
		31/5/2018	30/4/2018	
A.1	Aggregate Current Principal O/S balance	694,054,502.63	699,372,250.43	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	693,689,541.76	698,908,936.78	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index LTV limit & Bucket<=3)	666,918,586.10	671,596,200.72	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,136,141,637.89	1,138,434,192.61	998,036,434.95
A.5	Average Current Principal O/S balance	47,599.92	47,882.53	54,726.18
A.6	Average Original Principal O/S balance	77,919.32	77,942.91	80,396.04
A.7	Maximum Current Principal O/S balance	783,315.12	786,873.95	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	14,581	14,606	12,414.00
A.10	Weighted Average Seasoning (years)	8.99	8.91	8.23
A.11	Weighted Average Remaining Maturity (years)	16.81	16.86	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	60.69	60.89	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	41.82	41.95	44.50
A.14	Weighted Average Original LTV percent (%)	59.61	59.61	60.15
A.15	Weighted Average Interest Rate - Total (%)	3.08	3.09	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	2.45	2.45	2.70
A.17	OS Principal of Current Loans (%)	90.41	89.04	88.83
A.18	OS Principal of Performing Loans - 0-29 dpd (%)	8.98	10.41	11.17
A.19	OS Principal of Performing Loans - 30-89 dpd (%)	0.56	0.48	0.00
A.20	OS Principal of Performing Loans - 90+ (%)	0.05	0.07	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	16,482	3,883,192.87	16,412	3,814,876.06
B.2	Partial Prepayments	29	197,265.00	52	426,112.87
B.3	Whole Prepayments	102	462,217.43	88	504,491.20
B.4	Total Principal Receipts (B1+B2+B3)	-	4,542,675.30	-	4,745,480.13

-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	17,431	1,795,105.90	17,960	1,834,454.69
C.2	Interest From Overdues	2,347	1,729.32	2,493	1,824.07
C.3	Total Interest Receipts (C1+C2)	-	1,796,835.22	-	1,836,278.76
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/5/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,498	689,818,367.76	14,526	695,521,652.52
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	76	3,871,174.00	73	3,387,284.26
A.3	Totals (A1+ A2)	14,574	693,689,541.76	14,599	698,908,936.78
A.4	In Arrears Loans 90 Days To 360 Days	7	364,960.87	7	463,313.65
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	7	364,960.87	7	463,313.65

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/5/2018		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	62	3,178,514.79	59	2,766,060.23
B.2	60 Days < Installment <= 89 Days	14	692,659.21	14	621,224.03
B.3	Total (B1+B2=A2)	76	3,871,174.00	73	3,387,284.26
B.4	90 Days < Installment <= 119 Days	7	364,960.87	5	331,458.43
B.5	120 Days < Installment <= 360 Days	0	0.00	2	131,855.22
B.6	Total (B4+B5=A4)	7	364,960.87	7	463,313.65

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	785,154.66
A.2	Number of Loans	0	12

III Statutory Tests

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	7,948,630.14	
Total Bonds Amount	507,948,630.14	
Current Outstanding Balance of Loans	694,054,502.63	
A. Adjusted Outstanding Principal of Loans ²	666,918,586.10	
B. Accrued Interest on Loans	1,879,670.07	
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	6,152,777.78	
Nominal Value (A+B+C+D-Z)	662,645,478.39	
Bonds / Nominal Value Assets Percentage	634,935,787.67	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	858,985,976.59	
Net Present Value of Liabilities	542,254,612.03	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	840,657,260.88	
Net Present Value of Liabilities	517,580,379.23	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	879,302,001.83	
Net Present Value of Liabilities	568,668,182.20	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	18,859,515.28	
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	1,806	12.39%	52,968,807.60	4.66%
37.501 - 75.000	6,907	47.37%	389,885,345.33	34.32%
75.001 - 100.000	2,983	20.46%	265,206,346.58	23.34%
100.001 - 150.000	2,119	14.53%	262,128,845.06	23.07%
150.001 - 250.000	643	4.41%	121,576,703.49	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	14,581	100.00%	1,136,141,637.89	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7,238	49.64%	165,245,629.24	23.81%
37.501 - 75.000	5,016	34.40%	263,044,978.14	37.90%
75.001 - 100.000	1,193	8.18%	102,701,449.09	14.80%
100.001 - 150.000	815	5.59%	97,277,975.87	14.02%
150.001 - 250.000	269	1.84%	49,365,690.93	7.11%
250.001 - 500.000	49	0.34%	15,635,464.24	2.25%
500.001 +	1	0.01%	783,315.12	0.11%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	3,067	21.03%	102,773,760.67	14.81%
2005	2,082	14.28%	77,883,385.78	11.22%
2006	1,859	12.75%	67,941,185.17	9.79%
2007	696	4.77%	28,230,728.49	4.07%
2008	378	2.59%	18,123,020.10	2.61%
2009	742	5.09%	42,424,120.15	6.11%
2010	1,373	9.42%	90,613,426.69	13.06%
2011	1,484	10.18%	91,128,774.73	13.13%
2012	756	5.18%	42,179,474.68	6.08%
2013	489	3.35%	27,268,297.85	3.93%
2014	391	2.68%	24,148,515.45	3.48%
2015	470	3.22%	29,030,709.91	4.18%
2016	488	3.35%	31,750,075.76	4.57%
2017	303	2.08%	20,484,788.18	2.95%
2018	3	0.02%	74,239.02	0.01%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	758	5.20%	9,038,064.30	1.30%
2021 - 2025	3,147	21.58%	79,210,981.68	11.41%
2026 - 2030	3,499	24.00%	141,613,599.05	20.40%
2031 - 2035	2,976	20.41%	158,284,180.76	22.81%
2036 - 2040	1,960	13.44%	127,510,291.60	18.37%
2041 - 2045	1,371	9.40%	109,107,163.33	15.72%
2046 +	870	5.97%	69,290,221.91	9.98%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,327	9.10%	18,832,322.36	2.71%
40.01 - 60 months	913	6.26%	19,667,606.16	2.83%
60.01 - 90 months	1,504	10.31%	44,365,227.01	6.39%
90.01 - 120 months	1,591	10.91%	55,771,983.04	8.04%
120.01 - 150 months	1,735	11.90%	75,770,657.32	10.92%
150.01 - 180 months	1,755	12.04%	83,902,006.06	12.09%
over 180 months	5,756	39.48%	395,744,700.68	57.02%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	14	0.10%	674,080.26	0.10%
1.01% - 2.00%	3,696	25.35%	151,772,314.51	21.87%
2.01% - 3.00%	4,218	28.93%	211,504,959.93	30.47%
3.01% - 4.00%	2,839	19.47%	176,519,628.80	25.43%
4.01% - 5.00%	2,576	17.67%	113,416,989.25	16.34%
5.01% - 6.00%	966	6.63%	33,633,355.91	4.85%
6.01% - 7.00%	251	1.72%	6,161,241.66	0.89%
7.01% +	21	0.14%	371,932.31	0.05%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	2,163	14.83%	39,641,393.22	5.71%
20.01% - 30.00%	2,003	13.74%	59,364,785.32	8.55%
30.01% - 40.00%	1,935	13.27%	76,760,409.40	11.06%
40.01% - 50.00%	1,813	12.43%	86,406,243.79	12.45%
50.01% - 60.00%	1,629	11.17%	91,576,127.46	13.19%
60.01% - 70.00%	1,483	10.17%	93,632,781.05	13.49%
70.01% - 80.00%	1,218	8.35%	84,996,123.84	12.25%
80.01% - 90.00%	843	5.78%	57,532,468.41	8.29%
90.01% - 100.00%	677	4.64%	46,441,647.28	6.69%
100.00% +	817	5.60%	57,702,522.86	8.31%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

CURRENT LTV_Unindexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	4,061	27.85%	93,087,688.23	13.41%
20.01% - 30.00%	2,630	18.04%	106,937,874.47	15.41%
30.01% - 40.00%	2,391	16.40%	121,353,546.80	17.48%
40.01% - 50.00%	2,203	15.11%	133,490,786.35	19.23%
50.01% - 60.00%	1,904	13.06%	128,163,560.83	18.47%
60.01% - 70.00%	1,109	7.61%	86,266,677.69	12.43%
70.01% - 80.00%	271	1.86%	23,890,473.98	3.44%
80.01% - 90.00%	10	0.07%	483,028.46	0.07%
90.01% - 100.00%	2	0.01%	380,865.82	0.05%
100.00% +	0	0.00%	0.00	0.00%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

ORIGINAL LTV (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	412	2.83%	12,888,110.32	1.86%
20.01% - 30.00%	1,102	7.56%	37,185,100.51	5.36%
30.01% - 40.00%	1,783	12.23%	70,033,568.03	10.09%
40.01% - 50.00%	2,211	15.16%	98,647,879.13	14.21%
50.01% - 60.00%	2,530	17.35%	131,922,514.30	19.01%
60.01% - 70.00%	2,631	18.04%	139,015,347.23	20.03%
70.01% - 80.00%	2,497	17.13%	128,391,157.11	18.50%
80.01% - 90.00%	917	6.29%	50,325,181.52	7.25%
90.01% - 100.00%	456	3.13%	23,308,288.70	3.36%
100.00% +	42	0.29%	2,337,355.78	0.34%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,020	41.29%	318,498,522.06	45.89%
Thessaloniki	2,028	13.91%	89,574,798.33	12.91%
Macedonia	1,693	11.61%	69,426,812.78	10.00%
Peloponnese	1,018	6.98%	44,370,469.48	6.39%
Thessaly	1,018	6.98%	41,776,540.77	6.02%
Stereia Ellada	780	5.35%	33,221,551.31	4.79%
Aegean Islands	426	2.92%	24,137,756.02	3.48%
Creta Island	482	3.31%	24,398,476.25	3.52%
Ionian Islands	229	1.57%	10,925,986.05	1.57%
Thrace	517	3.55%	21,449,179.37	3.09%
Epirus	370	2.54%	16,274,410.21	2.34%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	113	0.77%	7,308,945.68	1.05%
12 - 24	547	3.75%	36,431,331.05	5.25%
24 - 36	311	2.13%	19,447,838.64	2.80%
36 - 60	923	6.33%	56,097,501.48	8.08%
60 - 96	3,260	22.36%	198,417,955.94	28.59%
over 96	9,427	64.65%	376,350,929.84	54.22%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	20	0.14%	472,365.30	0.07%
5 - 10 years	417	2.86%	9,228,809.07	1.33%
10 - 15 years	2,569	17.62%	67,841,836.13	9.77%
15 - 20 years	3,605	24.72%	138,294,415.15	19.93%
20 - 25 years	2,937	20.14%	152,061,612.52	21.91%
25 - 30 years	3,608	24.74%	228,028,416.75	32.85%
30 - 35 years	688	4.72%	49,330,266.11	7.11%
35 years +	737	5.05%	48,796,781.60	7.03%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,297	77.48%	509,414,505.13	73.40%
Houses	3,284	22.52%	184,639,997.50	26.60%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,281	22.50%	158,575,518.31	22.85%
Purchase	8,940	61.31%	445,200,137.05	64.14%
Repair	2,199	15.08%	82,885,888.13	11.94%
Construction (re-mortgage)	17	0.12%	723,957.94	0.10%
Purchase (re-mortgage)	111	0.76%	5,416,582.00	0.78%
Repair (re-mortgage)	33	0.23%	1,252,419.20	0.18%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,531	99.66%	690,672,826.60	99.51%
Balloon	50	0.34%	3,381,676.03	0.49%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,090	96.63%	674,112,743.66	97.13%
Fixed Converting to Floating	413	2.83%	17,553,361.83	2.53%
Fixed to Maturity	78	0.53%	2,388,397.14	0.34%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,638	32.92%	159,512,622.25	23.66%
Euribor 1 Month	235	1.67%	9,823,357.44	1.46%
Euribor 3 Months	6,452	45.79%	395,021,646.39	58.60%
Libor 1 Month (Euro)	39	0.28%	1,110,418.33	0.16%
Originator Rate	2,721	19.31%	108,530,048.39	16.10%
Euribor 6 Months	5	0.04%	114,650.86	0.02%
Grand Total	14,090	100.00%	674,112,743.66	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	122	29.54%	5,322,150.36	30.32%
Euribor 1 Month	62	15.01%	2,124,923.41	12.11%
Euribor 3 Months	72	17.43%	2,956,379.01	16.84%
Originator Rate	157	38.01%	7,149,909.05	40.73%
Grand Total	413	100.00%	17,553,361.83	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	75	18.16%	2,323,671.98	13.24%
1 Jan 2021 +	338	81.84%	15,229,689.85	86.76%
Grand Total	413	100.00%	17,553,361.83	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,581	100.00%	694,054,502.63	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,581	100.00%	694,054,502.63	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	14,044	96.32%	671,596,744.61	96.76%
Y	537	3.68%	22,457,758.02	3.24%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,524	99.61%	692,204,845.94	99.73%
Y	57	0.39%	1,849,656.69	0.27%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,581	100.00%	694,054,502.63	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,162	97.13%	680,262,471.87	98.01%
Y	419	2.87%	13,792,030.76	1.99%
Grand Total	14,581	100.00%	694,054,502.63	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,233	29.03%	224,671,021.78	32.37%
Other Private Employees	2,230	15.29%	104,399,675.31	15.04%
Pensioner	2,437	16.71%	89,571,123.84	12.91%
Civil Servant	1,368	9.38%	65,495,271.36	9.44%
Other Self employed	807	5.53%	44,520,076.90	6.41%
Civil Servant - Policeman	528	3.62%	28,079,560.63	4.05%
Military personnel	419	2.87%	22,259,616.58	3.21%
Teacher	480	3.29%	21,099,468.18	3.04%
Unemployed	538	3.69%	20,350,067.61	2.93%
Salesman	354	2.43%	15,813,174.45	2.28%
Civil Servant - Primary School Teachers	296	2.03%	14,056,578.88	2.03%
Housewife	321	2.20%	13,029,026.03	1.88%
Accountant	213	1.46%	10,745,881.00	1.55%
Lawyers - Jurists	165	1.13%	10,500,881.18	1.51%
Student	192	1.32%	9,463,078.90	1.36%
Grand Total	14,581	100.00%	694,054,502.63	100.00%