

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



Report No: 117

Reporting Date: 20/1/2020

Period of Loan Data Reported:	Starting Date	Ending Date
	1/12/2019	31/12/2019

Servicer Provider: EUROBANK
Issuer Event of Default: NO
Covered Bond Event of Default: NO

I Programme Details

Series	Issue Date	ISIN	Balance (in Euro)	Rating S&P	Moody's	Interest Rate	Final Maturity	Extended Final Maturity
5	2-Nov-17	XS1709545641	500,000,000.00	BBB+	Baa1	2.75%	2-Nov-20	2-Nov-50
			500,000,000.00					

Series	Interest Period		Actual Days	Accrued Base	Current Interest Rate	Interest Accrued	Interest Paid
	Start date	End Date					
5	2-Nov-19	2-Nov-20	79	Act/Act	2.75%	2,967,896.17	-

Fixed Rate Bonds Liability WAL (in years) 100%
0.84

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As of		At Issue ^(*) As at 31/10/2017
		31/12/2019	30/11/2019	
A.1	Aggregate Current Principal O/S balance	652,695,682.77	660,092,644.66	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	652,690,012.73	659,899,753.34	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	645,434,135.99	652,349,518.06	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,175,055,038.28	1,183,268,776.50	998,036,434.95
A.5	Average Current Principal O/S balance	43,819.78	44,053.17	54,726.18
A.6	Average Original Principal O/S balance	78,889.23	78,968.82	80,396.04
A.7	Maximum Current Principal O/S balance	898,358.12	902,986.81	808,018.69
A.8	Maximum Original Principal O/S balance	1,600,000.00	1,600,000.00	1,000,000.00
A.9	Total Number of Loans	14,895	14,984	12,414
A.10	Weighted Average Seasoning (years)	10.26	10.19	8.23
A.11	Weighted Average Remaining Maturity (years)	15.75	15.79	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	49.32	49.52	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	38.57	38.70	44.50
A.14	Weighted Average Original LTV percent (%)	57.65	57.72	60.15
A.15	Weighted Average Interest Rate - Total (%)	2.92	2.93	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1.18	1.18	2.70
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	99.20	99.29	100.00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0.67	0.48	0.00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0.14	0.20	0.00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0.00	0.03	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	17,915	4,310,637.01	15,980	3,961,643.76
B.2	Partial Prepayments	60	380,580.46	38	265,058.00
B.3	Whole Prepayments	0	0.00	4	200,154.68
B.4	Total Principal Receipts (B1+B2+B3)	-	4,691,217.47	-	4,426,856.44

-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	18,509	1,689,613.61	16,343	1,485,318.04
C.2	Interest From Overdues	2,924	2,375.26	2,602	2,027.18
C.3	Total Interest Receipts (C1+C2)	-	1,691,988.87	-	1,487,345.22
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As of 31/12/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,786	647,446,583.00	14,881	655,383,607.55
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	108	5,243,429.73	96	4,516,145.79
A.3	Totals (A1+ A2)	14,894	652,690,012.73	14,977	659,899,753.34
A.4	In Arrears Loans 90 Days To 360 Days	1	5,670.04	7	192,891.32
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	1	5,670.04	7	192,891.32

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As of 31/12/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	86	4,357,539.84	71	3,194,082.58
B.2	60 Days < Installment <= 89 Days	22	885,889.89	25	1,322,063.21
B.3	Total (B1+B2=A2)	108	5,243,429.73	96	4,516,145.79
B.4	90 Days < Installment <= 119 Days	1	5,670.04	6	161,964.20
B.5	120 Days < Installment <= 360 Days	0	0.00	1	30,927.12
B.6	Total (B4+B5=A4)	1	5,670.04	7	192,891.32

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	945,975.62
A.2	Number of Loans	0	69

III Statutory Tests as of 31/12/2019

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	2,254,098.36	
Total Bonds Amount	502,254,098.36	
Current Outstanding Balance of Loans	652,695,682.77	
A. Adjusted Outstanding Principal of Loans ²	645,434,135.99	
B. Accrued Interest on Loans	1,670,721.82	
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	2,131,944.44	
Nominal Value (A+B+C+D-Z)	644,972,913.37	
Bonds / Nominal Value Assets Percentage	627,817,622.95	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	815,783,911.38	
Net Present Value of Liabilities	515,196,727.19	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	800,791,374.43	
Net Present Value of Liabilities	506,659,473.16	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	836,556,481.91	
Net Present Value of Liabilities	524,055,304.57	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	16,471,615.93	
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 updated to 80% (from 95%) 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	1,865	12.52%	54,818,984.19	4.67%
37.501 - 75.000	6,930	46.53%	391,154,593.33	33.29%
75.001 - 100.000	3,098	20.80%	276,615,018.73	23.54%
100.001 - 150.000	2,173	14.59%	269,206,662.09	22.91%
150.001 - 250.000	689	4.63%	129,884,979.64	11.05%
250.001 - 500.000	125	0.84%	41,682,535.00	3.55%
500.001 +	15	0.10%	11,692,265.30	1.00%
Grand Total	14,895	100.00%	1,175,055,038.28	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 37.500	8,066	54.15%	167,536,237.28	25.67%
37.501 - 75.000	4,724	31.72%	247,234,209.22	37.88%
75.001 - 100.000	1,101	7.39%	94,165,787.39	14.43%
100.001 - 150.000	733	4.92%	87,236,376.37	13.37%
150.001 - 250.000	231	1.55%	42,434,987.51	6.50%
250.001 - 500.000	36	0.24%	11,256,886.40	1.72%
500.001 +	4	0.03%	2,831,198.60	0.43%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
1995-2004	2,739	18.39%	82,321,510.15	12.61%
2005	2,013	13.51%	64,371,378.63	9.86%
2006	1,840	12.35%	59,288,566.03	9.08%
2007	821	5.51%	31,331,938.04	4.80%
2008	481	3.23%	20,784,387.19	3.18%
2009	744	4.99%	39,256,410.16	6.01%
2010	1,631	10.95%	99,178,255.26	15.20%
2011	1,591	10.68%	88,886,577.42	13.62%
2012	716	4.81%	36,669,117.91	5.62%
2013	453	3.04%	23,379,121.51	3.58%
2014	385	2.58%	21,937,763.93	3.36%
2015	508	3.41%	27,931,937.53	4.28%
2016	513	3.44%	30,110,552.99	4.61%
2017	311	2.09%	18,659,165.01	2.86%
2018	114	0.77%	6,311,184.07	0.97%
2019	35	0.23%	2,277,816.94	0.35%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
2016 - 2020	470	3.16%	1,917,478.29	0.29%
2021 - 2025	3,127	20.99%	57,123,331.69	8.75%
2026 - 2030	3,655	24.54%	130,726,985.46	20.03%
2031 - 2035	3,219	21.61%	159,121,838.57	24.38%
2036 - 2040	2,218	14.89%	136,487,257.25	20.91%
2041 - 2045	1,420	9.53%	106,956,507.41	16.39%
2046 +	786	5.28%	60,362,284.10	9.25%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0 - 40 months	1,864	12.51%	17,758,553.08	2.72%
40.01 - 60 months	888	5.96%	18,869,044.30	2.89%
60.01 - 90 months	1,839	12.35%	50,713,674.25	7.77%
90.01 - 120 months	1,381	9.27%	49,897,757.00	7.64%
120.01 - 150 months	2,355	15.81%	98,688,895.84	15.12%
150.01 - 180 months	1,134	7.61%	57,381,492.98	8.79%
over 180 months	5,434	36.48%	359,386,265.32	55.06%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 1.00%	183	1.23%	10,053,696.56	1.54%
1.01% - 2.00%	4,232	28.41%	167,353,095.88	25.64%
2.01% - 3.00%	3,972	26.67%	180,997,434.97	27.73%
3.01% - 4.00%	2,995	20.11%	166,971,746.72	25.58%
4.01% - 5.00%	2,417	16.23%	95,990,159.94	14.71%
5.01% - 6.00%	849	5.70%	26,164,935.31	4.01%
6.01% - 7.00%	231	1.55%	4,879,045.20	0.75%
7.01% +	16	0.11%	285,568.19	0.04%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

CURRENT LTV_Indexed (Euro by Daily FIX Rate)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
0.00% - 20.00%	3,670	24.64%	61,901,492.38	9.48%
20.01% - 30.00%	2,339	15.70%	80,079,230.77	12.27%
30.01% - 40.00%	2,185	14.67%	95,562,451.48	14.64%
40.01% - 50.00%	2,106	14.14%	109,973,362.81	16.85%
50.01% - 60.00%	1,711	11.49%	105,985,137.04	16.24%
60.01% - 70.00%	1,362	9.14%	91,533,809.01	14.02%
70.01% - 80.00%	729	4.89%	49,878,053.47	7.64%
80.01% - 90.00%	451	3.03%	31,935,948.63	4.89%
90.01% - 100.00%	297	1.99%	22,169,996.82	3.40%
100.00% +	45	0.30%	3,676,200.36	0.56%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

CURRENT LTV_Unindexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	5,040	33.84%	104,329,360.91	15.98%
20.01% - 30.00%	2,782	18.68%	115,909,356.33	17.76%
30.01% - 40.00%	2,675	17.96%	136,775,510.18	20.96%
40.01% - 50.00%	2,117	14.21%	128,589,364.51	19.70%
50.01% - 60.00%	1,386	9.31%	94,275,305.83	14.44%
60.01% - 70.00%	738	4.95%	58,090,060.05	8.90%
70.01% - 80.00%	146	0.98%	13,526,100.56	2.07%
80.01% - 90.00%	8	0.05%	641,660.61	0.10%
90.01% - 100.00%	3	0.02%	558,963.79	0.09%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

ORIGINAL LTV (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	417	2.80%	11,537,199.73	1.77%
20.01% - 30.00%	1,167	7.83%	35,893,993.71	5.50%
30.01% - 40.00%	1,995	13.39%	73,225,975.65	11.22%
40.01% - 50.00%	2,598	17.44%	108,672,187.21	16.65%
50.01% - 60.00%	2,854	19.16%	136,224,067.71	20.87%
60.01% - 70.00%	2,575	17.29%	124,762,034.85	19.11%
70.01% - 80.00%	2,299	15.43%	110,524,922.21	16.93%
80.01% - 90.00%	695	4.67%	36,431,965.28	5.58%
90.01% - 100.00%	254	1.71%	13,873,597.57	2.13%
100.00% +	41	0.28%	1,549,738.85	0.24%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,093	40.91%	296,190,218.50	45.38%
Thessaloniki	2,045	13.73%	82,579,777.83	12.65%
Macedonia	1,744	11.71%	64,688,766.49	9.91%
Peloponnese	1,044	7.01%	41,912,782.67	6.42%
Thessaly	1,053	7.07%	40,186,193.34	6.16%
Stereia Ellada	819	5.50%	32,581,839.20	4.99%
Creta Island	521	3.50%	24,828,984.67	3.80%
Ionian Islands	243	1.63%	11,184,785.52	1.71%
Thrace	518	3.48%	19,908,859.52	3.05%
Epirus	386	2.59%	15,564,545.89	2.38%
Aegean Islands	429	2.88%	23,068,929.14	3.53%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	35	0.23%	2,277,816.94	0.35%
12 - 24	110	0.74%	6,181,816.63	0.95%
24 - 36	295	1.98%	17,349,611.21	2.66%
36 - 60	1,007	6.76%	57,664,779.14	8.83%
60 - 96	1,498	10.06%	79,299,762.07	12.15%
over 96	11,950	80.23%	489,921,896.78	75.06%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	13	0.09%	201,537.21	0.03%
5 - 10 years	399	2.68%	6,589,293.71	1.01%
10 - 15 years	2,467	16.56%	54,157,862.76	8.30%
15 - 20 years	3,796	25.49%	128,365,519.27	19.67%
20 - 25 years	3,171	21.29%	153,673,143.63	23.54%
25 - 30 years	3,651	24.51%	217,140,083.85	33.27%
30 - 35 years	696	4.67%	47,756,019.61	7.32%
35 years +	702	4.71%	44,812,222.73	6.87%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,542	77.49%	477,355,178.92	73.14%
Houses	3,353	22.51%	175,340,503.85	26.86%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,405	22.86%	153,979,410.48	23.59%
Purchase	9,167	61.54%	418,561,171.37	64.13%
Repair	2,139	14.36%	72,104,236.80	11.05%
Construction (re-mortgage)	19	0.13%	663,466.61	0.10%
Purchase (re-mortgage)	124	0.83%	5,750,159.51	0.88%
Repair (re-mortgage)	41	0.28%	1,637,238.00	0.25%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,851	99.70%	649,531,426.10	99.52%
Balloon	44	0.30%	3,164,256.67	0.48%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,429	96.87%	636,881,947.71	97.58%
Fixed Converting to Floating	358	2.40%	13,983,074.10	2.14%
Fixed to Maturity	108	0.73%	1,830,660.96	0.28%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

Fixed rate assets 2.42%
Liability WAL (in years) 6.92

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	4,664	32.32%	144,202,027.28	22.64%
Euribor 1 Month	345	2.39%	13,445,096.82	2.11%
Euribor 3 Months	6,879	47.67%	388,307,638.92	60.97%
Labor 1 Month (Euro)	36	0.25%	917,696.32	0.14%
Originator Rate	2,501	17.33%	89,944,850.93	14.12%
Euribor 6 Months	4	0.03%	64,637.44	0.01%
Grand Total	14,429	100.00%	636,881,947.71	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS Principal	% of OS Principal
ECB Tracker	119	33.24%	4,529,653.34	32.39%
Euribor 1 Month	55	15.36%	1,639,817.81	11.73%
Euribor 3 Months	63	17.60%	2,248,939.29	16.08%
Originator Rate	121	33.80%	5,564,663.66	39.80%
Grand Total	358	100.00%	13,983,074.10	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	14	3.91%	389,059.43	2.78%
1 Jan 2021 +	344	96.09%	13,594,014.67	97.22%
Grand Total	358	100.00%	13,983,074.10	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS Principal	% of OS Principal
N	14,895	100.00%	652,695,682.77	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,895	100.00%	652,695,682.77	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	14,383	96.56%	633,722,987.27	97.09%
Y	512	3.44%	18,972,695.50	2.91%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	14,741	98.97%	646,080,780.11	98.99%
Y	154	1.03%	6,614,902.66	1.01%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	14,895	100.00%	652,695,682.77	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS Principal	% of OS Principal
N	14,508	97.40%	641,016,824.03	98.21%
Y	387	2.60%	11,678,858.74	1.79%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

OCCUPANCY TYPE				
	Num of Loans	% of loans	OS Principal	% of OS Principal
Owner occupied	13,865	93.08%	605,690,591.52	92.80%
Second home/Holiday houses	967	6.49%	44,059,926.19	6.75%
Buy-to-let/Non-Owner occupied	23	0.15%	1,103,234.16	0.17%
Other	40	0.27%	1,841,930.90	0.28%
Grand Total	14,895	100.00%	652,695,682.77	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS Principal	% of OS Principal
Other Professions	4,255	28.57%	210,243,967.50	32.21%
Pensioner	2,543	17.07%	83,464,197.70	12.79%
Other Private Employees	2,246	15.08%	94,913,028.78	14.54%
Civil Servant	1,414	9.49%	63,162,447.94	9.68%
Other Self Employed	766	5.14%	40,093,546.30	6.14%
Unemployed	586	3.93%	20,200,230.96	3.09%
Civil Servant - Policeman	572	3.84%	28,684,543.10	4.39%
Teacher	506	3.40%	21,403,987.05	3.28%
Military Personnel	426	2.86%	21,160,916.36	3.24%
Salesman	364	2.44%	15,124,602.31	2.32%
Housewife	321	2.16%	14,134,267.85	2.17%
Civil Servant - Primary School Teachers	317	2.13%	12,022,385.83	1.84%
Accountant	227	1.52%	10,578,124.79	1.62%
Civil Servant - Bank Employee	179	1.20%	7,553,607.01	1.16%
Lawyers-Jurists	173	1.16%	9,955,829.29	1.53%
Grand Total	14,895	100.00%	652,695,682.77	100.00%