

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



Report No: 112

Reporting Date: 20/8/2019

Period of Loan Data Reported:	Starting Date	Ending Date
	17/7/2019	31/7/2019

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	Rating 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	
5	Start date	End Date		Act/Act	2,75%	10.962.328,77	-	
	2-Nov-18	2-Nov-19	291					

Fixed Rate Bonds Liability WAL (in years) **100%**
1,26

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at		At Issue (*)
		31/7/2019	30/6/2019	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	679.541.556,48	669.488.377,40	679.370.795,70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	679.315.259,31	669.040.068,57	679.370.795,70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	666.219.571,37	655.648.151,76	646.633.093,77
A.4	Aggregate Original Principal O/S balance	1.196.200.688,48	1.175.128.699,42	998.036.434,95
A.5	Average Current Principal O/S balance	44.857,19	44.983,43	54.726,18
A.6	Average Original Principal O/S balance	78.962,35	78.957,78	80.396,04
A.7	Maximum Current Principal O/S balance	921.381,87	736.164,86	808.018,69
A.8	Maximum Original Principal O/S balance	1.600.000,00	1.000.000,00	1.000.000,00
A.9	Total Number of Loans	15.149	14.883	12.414
A.10	Weighted Average Seasoning (years)	9,92	9,96	8,23
A.11	Weighted Average Remaining Maturity (years)	15,96	16,09	17,81
A.12	Weighted Average Current Indexed LTV percent (%)	52,99	53,33	64,92
A.13	Weighted Average Current Unindexed LTV percent (%)	38,96	38,96	44,50
A.14	Weighted Average Original LTV percent (%)	57,60	57,56	60,15
A.15	Weighted Average Interest Rate - Total (%)	2,95	2,95	3,16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1,22	1,23	2,70
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	99,28	99,17	100,00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0,53	0,56	0,00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0,16	0,21	0,00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0,03	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	18.429	4.353.557,21	15.512	3.837.614,78
B.2	Partial Prepayments	54	311.104,08	41	341.645,00
B.3	Whole Prepayments	21	634.011,51	14	262.581,51
B.4	Total Principal Receipts (B1+B2+B3)	-	5.298.672,80	-	4.441.841,29

-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	19.215	1.779.332,01	15.994	1.509.557,24
C.2	Interest From Overdues	2.952	2.301,52	2.504	1.870,10
C.3	Total Interest Receipts (C1+C2)	-	1.781.633,53	-	1.511.427,34
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 31/7/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	15.045	674.679.486,57	14.776	663.910.604,92
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	100	4.635.772,74	103	5.129.463,65
A.3	Totals (A1+ A2)	15.145	679.315.259,31	14.879	669.040.068,57
A.4	In Arrears Loans 90 Days To 360 Days	4	226.297,17	4	448.308,83
A.5	Denounced Loans	0	0,00	0	0,00
A.6	Totals (A4+ A5)	4	226.297,17	4	448.308,83

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 31/7/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	73	3.571.645,48	70	3.752.779,73
B.2	60 Days < Installment <= 89 Days	27	1.064.127,26	33	1.376.683,92
B.3	Total (B1+B2=A2)	100	4.635.772,74	103	5.129.463,65
B.4	90 Days < Installment <= 119 Days	4	226.297,17	4	448.308,83
B.5	120 Days < Installment <= 360 Days	0	0,00	0	0,00
B.6	Total (B4+B5=A4)	4	226.297,17	4	448.308,83

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	20.309.085,25	4.866.701,17
A.2	Number of Loans	349	50

III Statutory Tests as of 31/7/2019

Outstanding Bonds Principal	500.000.000,00	
Outstanding Accrued Interest on Bonds ¹	10.246.575,34	
Total Bonds Amount	510.246.575,34	
Current Outstanding Balance of Loans	679.541.556,48	
A. Adjusted Outstanding Principal of Loans ²	666.219.571,37	
B. Accrued Interest on Loans	1.773.149,38	
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	3.194.444,44	
Nominal Value (A+B+C+D-Z)	664.798.276,31	
Bonds / Nominal Value Assets Percentage	637.808.219,18	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	848.469.220,69	
Net Present Value of Liabilities	530.395.647,08	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	832.269.471,52	
Net Present Value of Liabilities	517.535.323,38	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	870.402.819,13	
Net Present Value of Liabilities	543.851.935,93	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	16.888.048,36	
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	1.885	12,44%	55.497.430,38	4,64%
37.501 - 75.000	7.036	46,45%	397.259.127,23	33,21%
75.001 - 100.000	3.164	20,89%	282.508.368,89	23,62%
100.001 - 150.000	2.226	14,69%	275.951.277,25	23,07%
150.001 - 250.000	698	4,61%	131.629.684,43	11,00%
250.001 - 500.000	126	0,83%	42.262.535,00	3,53%
500.001 +	14	0,09%	11.092.265,30	0,93%
Grand Total	15.149	100,00%	1.196.200.688,48	11/1900

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7.988	52,73%	169.116.327,78	24,89%
37.501 - 75.000	4.937	32,59%	258.924.460,18	38,10%
75.001 - 100.000	1.173	7,74%	100.617.058,65	14,81%
100.001 - 150.000	763	5,04%	91.142.531,51	13,41%
150.001 - 250.000	244	1,61%	44.562.380,81	6,56%
250.001 - 500.000	41	0,27%	12.861.512,98	1,89%
500.001 +	3	0,02%	2.317.284,57	0,34%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	2.864	18,91%	86.706.084,23	12,76%
2005	2.040	13,47%	68.093.022,19	10,02%
2006	1.858	12,26%	62.632.187,21	9,22%
2007	832	5,49%	32.978.190,55	4,85%
2008	488	3,22%	21.753.617,57	3,20%
2009	756	4,99%	40.776.890,80	6,00%
2010	1.652	10,91%	103.620.704,99	15,25%
2011	1.615	10,66%	92.514.234,91	13,61%
2012	733	4,84%	38.292.862,57	5,64%
2013	469	3,10%	24.905.653,52	3,67%
2014	389	2,57%	22.694.728,90	3,34%
2015	511	3,37%	28.594.510,62	4,21%
2016	520	3,43%	31.155.469,54	4,58%
2017	311	2,05%	19.160.150,94	2,82%
2018	109	0,72%	5.580.792,57	0,82%
2019	2	0,01%	82.455,37	0,01%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	610	4,03%	3.455.397,87	0,51%
2021 - 2025	3.174	20,95%	65.085.622,69	9,58%
2026 - 2030	3.686	24,33%	137.045.860,14	20,17%
2031 - 2035	3.235	21,35%	163.787.822,70	24,10%
2036 - 2040	2.222	14,67%	139.269.476,05	20,49%
2041 - 2045	1.432	9,45%	109.461.915,93	16,11%
2046 +	790	5,21%	61.435.461,10	9,04%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1.848	12,20%	19.631.304,64	2,89%
40.01 - 60 months	772	5,10%	16.123.080,52	2,37%
60.01 - 90 months	1.971	13,01%	57.272.239,63	8,43%
90.01 - 120 months	1.301	8,59%	46.274.144,13	6,81%
120.01 - 150 months	2.401	15,85%	102.993.509,00	15,16%
150.01 - 180 months	1.191	7,86%	58.093.585,25	8,55%
over 180 months	5.665	37,40%	379.153.693,31	55,80%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	165	1,09%	9.500.101,03	1,40%
1.01% - 2.00%	4.232	27,94%	172.177.020,59	25,34%
2.01% - 3.00%	4.108	27,12%	191.886.472,52	28,24%
3.01% - 4.00%	2.980	19,67%	171.176.187,26	25,19%
4.01% - 5.00%	2.493	16,46%	100.973.559,79	14,86%
5.01% - 6.00%	914	6,03%	28.270.489,95	4,16%
6.01% - 7.00%	239	1,58%	5.244.164,18	0,77%
7.01% +	18	0,12%	313.561,16	0,05%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	3.256	21,49%	54.048.177,31	7,95%
20.01% - 30.00%	2.226	14,69%	72.911.507,20	10,73%
30.01% - 40.00%	2.143	14,15%	89.257.834,93	13,14%
40.01% - 50.00%	2.014	13,29%	103.560.667,16	15,24%
50.01% - 60.00%	1.860	12,28%	108.552.639,19	15,97%
60.01% - 70.00%	1.462	9,65%	96.997.176,36	14,27%
70.01% - 80.00%	969	6,40%	66.043.055,68	9,72%
80.01% - 90.00%	599	3,95%	41.484.988,07	6,10%
90.01% - 100.00%	378	2,50%	27.643.926,05	4,07%
100.00% +	242	1,60%	19.041.584,53	2,80%
Grand Total	15.149	100,00%	679.541.556,48	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%	4.959	32,73%	106.393.857,31	15,66%
20.01% - 30.00%	2.822	18,63%	118.691.370,43	17,47%
30.01% - 40.00%	2.735	18,05%	139.994.929,11	20,60%
40.01% - 50.00%	2.191	14,46%	135.472.710,07	19,94%
50.01% - 60.00%	1.454	9,60%	98.390.731,09	14,48%
60.01% - 70.00%	827	5,46%	66.102.696,44	9,73%
70.01% - 80.00%	154	1,02%	13.876.524,92	2,04%
80.01% - 90.00%	7	0,05%	618.737,11	0,09%
90.01% - 100.00%	0	0,00%	0,00	0,00%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

ORIGINAL LTV (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	421	2,78%	12.130.242,14	1,79%
20.01% - 30.00%	1.185	7,82%	37.684.828,31	5,55%
30.01% - 40.00%	2.032	13,41%	76.809.877,99	11,30%
40.01% - 50.00%	2.638	17,41%	112.696.975,98	16,58%
50.01% - 60.00%	2.906	19,18%	141.989.617,23	20,89%
60.01% - 70.00%	2.624	17,32%	129.496.321,70	19,06%
70.01% - 80.00%	2.340	15,45%	114.523.394,08	16,85%
80.01% - 90.00%	708	4,67%	38.499.001,81	5,67%
90.01% - 100.00%	255	1,68%	14.199.934,01	2,09%
100.00% +	40	0,26%	1.511.363,23	0,22%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6.197	40,91%	307.356.633,38	45,23%
Thessaloniki	2.086	13,77%	86.659.452,91	12,75%
Macedonia	1.769	11,68%	67.389.124,89	9,92%
Peloponnese	1.063	7,02%	44.079.966,97	6,49%
Thessaly	1.066	7,04%	41.802.231,30	6,15%
Stereia Ellada	824	5,44%	33.447.250,32	4,92%
Creta Island	532	3,51%	25.789.957,97	3,80%
Ionian Islands	247	1,63%	11.593.552,78	1,71%
Thrace	528	3,49%	20.600.171,68	3,03%
Epirus	393	2,59%	16.264.263,79	2,39%
Aegean Islands	444	2,93%	24.558.950,49	3,61%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	39	0,26%	1.972.298,34	0,29%
12 - 24	137	0,90%	8.060.466,84	1,19%
24 - 36	464	3,06%	28.516.305,84	4,20%
36 - 60	991	6,54%	56.659.896,24	8,34%
60 - 96	1.798	11,87%	94.163.488,23	13,86%
over 96	11.720	77,36%	490.169.100,99	72,13%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	16	0,11%	274.986,93	0,04%
5 - 10 years	418	2,76%	7.386.524,84	1,09%
10 - 15 years	2.591	17,10%	60.175.997,08	8,86%
15 - 20 years	3.841	25,35%	134.828.140,03	19,84%
20 - 25 years	3.188	21,04%	158.493.380,23	23,32%
25 - 30 years	3.701	24,43%	224.798.176,02	33,08%
30 - 35 years	697	4,60%	48.368.543,01	7,12%
35 years +	697	4,60%	45.215.808,34	6,65%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11.732	77,44%	496.437.037,45	73,05%
Houses	3.417	22,56%	183.104.519,03	26,95%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3.477	22,95%	160.989.468,33	23,69%
Purchase	9.309	61,45%	434.674.287,32	63,97%
Repair	2.177	14,37%	75.550.906,44	11,12%
Construction (re-mortgage)	19	0,13%	709.292,71	0,10%
Purchase (re-mortgage)	125	0,83%	5.890.556,72	0,87%
Repair (re-mortgage)	42	0,28%	1.727.044,96	0,25%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	15.103	99,70%	676.227.299,81	99,51%
Balloon	46	0,30%	3.314.256,67	0,49%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14.673	96,86%	662.845.263,25	97,54%
Fixed Converting to Floating	369	2,44%	14.614.468,05	2,15%
Fixed to Maturity	107	0,71%	2.081.825,18	0,31%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

Fixed rate assets 2,46%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4.759	32,43%	152.956.983,54	23,08%
Euribor 1 Month	345	2,35%	13.873.357,29	2,09%
Euribor 3 Months	6.941	47,30%	400.520.443,75	60,42%
Labor 1 Month (Euro)	37	0,25%	968.636,27	0,15%
Originator Rate	2.587	17,63%	94.453.229,86	14,25%
Euribor 6 Months	4	0,03%	72.612,54	0,01%
Grand Total	14.673	100,00%	662.845.263,25	100,00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	119	32,25%	4.724.452,11	32,33%
Euribor 1 Month	55	14,91%	1.718.592,50	11,76%
Euribor 3 Months	64	17,34%	2.279.054,76	15,59%
Originator Rate	131	35,50%	5.892.368,68	40,32%
Grand Total	369	100,00%	14.614.468,05	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	26	7,05%	611.496,25	4,18%
1 Jan 2021 +	343	92,95%	14.002.971,80	95,82%
Grand Total	369	100,00%	14.614.468,05	100,00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	15.149	100,00%	679.541.556,48	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	15.149	100,00%	679.541.556,48	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	14.635	96,61%	660.033.722,76	97,13%
Y	514	3,39%	19.507.833,72	2,87%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.993	98,97%	672.635.720,34	98,98%
Y	156	1,03%	6.905.836,14	1,02%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	15.149	100,00%	679.541.556,48	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.752	97,38%	667.277.957,41	98,20%
Y	397	2,62%	12.263.599,07	1,80%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

OCCUPANCY TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Owner occupied	14.106	93,12%	630.518.725,49	92,79%
Second home/Holiday houses	981	6,48%	46.012.591,29	6,77%
Buy-to-let/Non-Owner occupied	22	0,15%	1.120.425,03	0,16%
Other	40	0,26%	1.889.814,67	0,28%
Grand Total	15.149	100,00%	679.541.556,48	100,00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4.368	28,83%	221.923.622,73	32,66%
Pensioner	2.571	16,97%	87.321.424,09	12,85%
Other Private Employees	2.277	15,03%	98.176.172,43	14,45%
Civil Servant	1.440	9,51%	66.376.302,37	9,77%
Other Self Employed	792	5,23%	42.493.647,03	6,25%
Unemployed	578	3,82%	20.084.588,34	2,96%
Civil Servant - Policeman	572	3,78%	29.269.750,07	4,31%
Teacher	506	3,34%	21.707.711,77	3,19%
Military Personnel	437	2,88%	22.122.225,98	3,26%
Salesman	374	2,47%	15.917.996,05	2,34%
Housewife	325	2,15%	12.803.794,20	1,88%
Civil Servant - Primary School Teachers	318	2,10%	14.544.675,10	2,14%
Accountant	234	1,54%	11.010.111,47	1,62%
Civil Servant - Bank Employee	181	1,19%	7.745.788,98	1,14%
Student	176	1,16%	8.043.745,87	1,18%
Grand Total	15.149	100,00%	679.541.556,48	100,00%