

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



Report No: 115

Reporting Date: 20/11/2019

Period of Loan Data Reported:	Starting Date	Ending Date
	1/10/2019	31/10/2019

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 on 02/11/2019	
	Start date	End Date						
5	2-Nov-19	2-Nov-20	18	Act/Act	2.75%	678,082.19	13,750,000.00	

Fixed Rate Bonds Liability WAL (in years) **100%**
1.01

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As of		At Issue ^(*)
		31/10/2019	30/9/2019	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	661,885,866.33	667,493,989.71	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	661,746,880.04	667,493,989.71	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	649,580,205.59	655,030,175.54	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,183,210,497.41	1,187,140,384.34	998,036,434.95
A.5	Average Current Principal O/S balance	44,169.89	44,404.87	54,726.18
A.6	Average Original Principal O/S balance	78,959.66	78,974.21	80,396.04
A.7	Maximum Current Principal O/S balance	907,603.50	912,208.22	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	14,985	15,032	12,414
A.10	Weighted Average Seasoning (years)	10.15	10.07	8.23
A.11	Weighted Average Remaining Maturity (years)	15.83	15.86	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	52.56	52.69	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	38.66	38.76	44.50
A.14	Weighted Average Original LTV percent (%)	57.61	57.61	60.15
A.15	Weighted Average Interest Rate - Total (%)	2.91	2.91	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1.16	1.17	2.70
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	99.21	99.26	100.00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0.61	0.62	0.00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0.16	0.12	0.00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0.02	0.00	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	17,450	4,231,130.72	17,604	4,268,593.87
B.2	Partial Prepayments	46	515,408.22	42	268,990.00
B.3	Whole Prepayments	24	626,936.85	13	343,693.63
B.4	Total Principal Receipts (B1+B2+B3)	-	5,373,475.79	-	4,881,277.50

-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	17,792	1,638,198.40	18,480	1,709,032.93
C.2	Interest From Overdues	2,766	2,132.12	2,631	2,101.82
C.3	Total Interest Receipts (C1+C2)	-	1,640,330.52	-	1,711,134.75
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As of 31/10/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,873	656,646,733.87	14,925	662,548,609.01
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	109	5,100,146.17	107	4,945,380.70
A.3	Totals (A1+ A2)	14,982	661,746,880.04	15,032	667,493,989.71
A.4	In Arrears Loans 90 Days To 360 Days	3	138,986.29	0	0.00
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	3	138,986.29	0	0.00

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As of 31/10/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	84	4,062,951.01	87	4,121,683.68
B.2	60 Days < Installment <= 89 Days	25	1,037,195.16	20	823,697.02
B.3	Total (B1+B2=A2)	109	5,100,146.17	107	4,945,380.70
B.4	90 Days < Installment <= 119 Days	3	138,986.29	0	0.00
B.5	120 Days < Installment <= 360 Days	0	0.00	0	0.00
B.6	Total (B4+B5=A4)	3	138,986.29	0	0.00

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	0.00	183,450.69
A.2	Number of Loans	0	9

III Statutory Tests as of 31/10/2019

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	13,712,328.77	
Total Bonds Amount	513,712,328.77	
Current Outstanding Balance of Loans	661,885,866.33	
A. Adjusted Outstanding Principal of Loans ²	649,580,205.59	
B. Accrued Interest on Loans	1,702,116.14	
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	2,555,555.56	
Nominal Value (A+B+C+D-Z)	648,726,766.17	
Bonds / Nominal Value Assets Percentage	642,140,410.96	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	822,818,509.96	
Net Present Value of Liabilities	529,388,860.54	
<i>Parallel shift +200bps of current interest rate curve</i>		
Net Present Value	807,481,822.60	<i>Pass</i>
Net Present Value of Liabilities	519,157,341.71	
<i>Parallel shift -200bps of current interest rate curve</i>		
Net Present Value	845,609,622.21	<i>Pass</i>
Net Present Value of Liabilities	540,041,210.66	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	16,389,260.66	
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
-----------	----------------------------------

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	1,872	12.49%	55,130,909.04	4.66%
37.501 - 75.000	6,948	46.37%	392,239,815.36	33.15%
75.001 - 100.000	3,137	20.93%	280,136,112.96	23.68%
100.001 - 150.000	2,200	14.68%	272,714,175.32	23.05%
150.001 - 250.000	688	4.59%	129,634,684.43	10.96%
250.001 - 500.000	126	0.84%	42,262,535.00	3.57%
500.001 +	14	0.09%	11,092,265.30	0.94%
Grand Total	14,985	100.00%	1,183,210,497.41	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	8,050	53.72%	168,290,306.87	25.43%
37.501 - 75.000	4,787	31.95%	251,032,787.82	37.93%
75.001 - 100.000	1,129	7.53%	96,695,841.48	14.61%
100.001 - 150.000	744	4.96%	88,763,669.79	13.41%
150.001 - 250.000	233	1.55%	42,617,668.78	6.44%
250.001 - 500.000	39	0.26%	12,216,963.48	1.85%
500.001 +	3	0.02%	2,268,628.11	0.34%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	2,782	18.57%	83,422,483.18	12.60%
2005	2,026	13.52%	65,873,231.16	9.95%
2006	1,851	12.35%	60,785,118.05	9.18%
2007	826	5.51%	31,960,598.78	4.83%
2008	484	3.23%	21,202,286.41	3.20%
2009	749	5.00%	39,703,609.76	6.00%
2010	1,643	10.96%	101,426,043.57	15.32%
2011	1,604	10.70%	90,640,971.43	13.69%
2012	726	4.84%	37,527,339.07	5.67%
2013	465	3.10%	24,295,113.45	3.67%
2014	387	2.58%	22,252,747.38	3.36%
2015	507	3.38%	28,058,922.34	4.24%
2016	519	3.46%	30,606,960.33	4.62%
2017	309	2.06%	18,782,009.99	2.84%
2018	105	0.70%	5,267,030.33	0.80%
2019	2	0.01%	81,401.10	0.01%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	535	3.57%	2,488,827.47	0.38%
2021 - 2025	3,152	21.03%	60,789,677.31	9.18%
2026 - 2030	3,665	24.46%	132,782,524.83	20.06%
2031 - 2035	3,217	21.47%	160,481,812.04	24.25%
2036 - 2040	2,208	14.73%	136,678,035.39	20.65%
2041 - 2045	1,419	9.47%	107,821,206.45	16.29%
2046 +	789	5.27%	60,843,782.84	9.19%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,876	12.52%	18,556,793.13	2.80%
40.01 - 60 months	846	5.65%	18,570,401.63	2.81%
60.01 - 90 months	1,891	12.62%	53,328,971.82	8.06%
90.01 - 120 months	1,338	8.93%	47,717,997.98	7.21%
120.01 - 150 months	2,399	16.01%	101,143,591.78	15.28%
150.01 - 180 months	1,124	7.50%	55,657,214.30	8.41%
over 180 months	5,511	36.78%	366,910,895.69	55.43%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	184	1.23%	10,256,853.72	1.55%
1.01% - 2.00%	4,278	28.55%	171,687,579.42	25.94%
2.01% - 3.00%	4,006	26.73%	184,157,430.63	27.82%
3.01% - 4.00%	2,969	19.81%	166,337,234.13	25.13%
4.01% - 5.00%	2,421	16.16%	97,043,797.28	14.66%
5.01% - 6.00%	876	5.85%	27,100,492.30	4.09%
6.01% - 7.00%	234	1.56%	5,007,900.90	0.76%
7.01% +	17	0.11%	294,577.95	0.04%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	3,354	22.38%	54,378,046.91	8.22%
20.01% - 30.00%	2,217	14.79%	71,478,927.21	10.80%
30.01% - 40.00%	2,112	14.09%	89,052,549.84	13.45%
40.01% - 50.00%	2,011	13.42%	102,059,287.77	15.42%
50.01% - 60.00%	1,783	11.90%	104,340,842.14	15.76%
60.01% - 70.00%	1,436	9.58%	95,317,297.77	14.40%
70.01% - 80.00%	922	6.15%	62,010,660.81	9.37%
80.01% - 90.00%	567	3.78%	39,948,884.11	6.04%
90.01% - 100.00%	372	2.48%	25,994,117.12	3.93%
100.00% +	211	1.41%	17,305,252.65	2.61%
Grand Total	14,985	100.00%	661,885,866.33	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%	5,023	33.52%	104,955,774.91	15.86%
20.01% - 30.00%	2,783	18.57%	116,559,337.12	17.61%
30.01% - 40.00%	2,715	18.12%	138,879,741.40	20.98%
40.01% - 50.00%	2,130	14.21%	130,390,596.03	19.70%
50.01% - 60.00%	1,429	9.54%	96,730,767.19	14.61%
60.01% - 70.00%	759	5.07%	61,414,805.69	9.28%
70.01% - 80.00%	138	0.92%	12,312,104.92	1.86%
80.01% - 90.00%	8	0.05%	642,739.07	0.10%
90.01% - 100.00%	0	0.00%	0.00	0.00%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

ORIGINAL LTV (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	416	2.78%	11,691,387.73	1.77%
20.01% - 30.00%	1,175	7.84%	36,514,591.02	5.52%
30.01% - 40.00%	2,014	13.44%	74,678,440.86	11.28%
40.01% - 50.00%	2,616	17.46%	110,076,258.43	16.63%
50.01% - 60.00%	2,882	19.23%	138,715,835.22	20.96%
60.01% - 70.00%	2,586	17.26%	126,150,983.16	19.06%
70.01% - 80.00%	2,303	15.37%	111,338,638.75	16.82%
80.01% - 90.00%	699	4.66%	37,282,680.78	5.63%
90.01% - 100.00%	254	1.70%	13,976,536.62	2.11%
100.00% +	40	0.27%	1,460,513.76	0.22%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,132	40.92%	299,465,611.34	45.24%
Thessaloniki	2,067	13.79%	84,388,743.76	12.75%
Macedonia	1,749	11.67%	65,565,268.81	9.91%
Peloponnese	1,049	7.00%	42,877,166.91	6.48%
Thessaly	1,055	7.04%	40,612,479.33	6.14%
Sterea Ellada	818	5.46%	32,778,788.01	4.95%
Creta Island	523	3.49%	25,164,623.32	3.80%
Ionian Islands	245	1.63%	11,298,731.68	1.71%
Thrace	520	3.47%	20,151,916.24	3.04%
Epirus	391	2.61%	15,935,513.93	2.41%
Aegean Islands	436	2.91%	23,647,023.00	3.57%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	15	0.10%	642,915.34	0.10%
12 - 24	100	0.67%	5,842,096.81	0.88%
24 - 36	378	2.52%	22,680,093.65	3.43%
36 - 60	1,000	6.67%	57,240,136.50	8.65%
60 - 96	1,575	10.51%	82,559,954.94	12.47%
over 96	11,917	79.53%	492,920,669.09	74.47%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	14	0.09%	230,503.53	0.03%
5 - 10 years	409	2.73%	6,869,993.63	1.04%
10 - 15 years	2,520	16.82%	56,245,755.78	8.50%
15 - 20 years	3,806	25.40%	130,151,437.19	19.66%
20 - 25 years	3,176	21.19%	155,227,659.06	23.45%
25 - 30 years	3,674	24.52%	220,623,665.55	33.33%
30 - 35 years	692	4.62%	47,805,140.61	7.22%
35 years +	694	4.63%	44,731,710.98	6.76%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,611	77.48%	483,785,008.55	73.09%
Houses	3,374	22.52%	178,100,857.78	26.91%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,437	22.94%	156,694,508.33	23.67%
Purchase	9,211	61.47%	423,756,441.05	64.02%
Repair	2,153	14.37%	73,363,430.44	11.08%
Construction (re-mortgage)	19	0.13%	687,373.90	0.10%
Purchase (re-mortgage)	124	0.83%	5,720,165.72	0.86%
Repair (re-mortgage)	41	0.27%	1,663,946.89	0.25%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,940	99.70%	658,601,609.66	99.50%
Balloon	45	0.30%	3,284,256.67	0.50%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,512	96.84%	645,817,718.07	97.57%
Fixed Converting to Floating	362	2.42%	14,146,608.42	2.14%
Fixed to Maturity	111	0.74%	1,921,539.84	0.29%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

Fixed rate assets 2.43%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,708	32.44%	147,419,681.63	22.83%
Euribor 1 Month	342	2.36%	13,454,183.72	2.08%
Euribor 3 Months	6,887	47.46%	392,011,600.32	60.70%
Libor 1 Month (Euro)	37	0.25%	941,874.51	0.15%
Originator Rate	2,534	17.46%	91,922,624.85	14.23%
Euribor 6 Months	4	0.03%	67,753.04	0.01%
Grand Total	14,512	100.00%	645,817,718.07	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	119	32.87%	4,607,599.78	32.57%
Euribor 1 Month	55	15.19%	1,670,943.70	11.81%
Euribor 3 Months	64	17.68%	2,215,426.99	15.66%
Originator Rate	124	34.25%	5,652,637.95	39.96%
Grand Total	362	100.00%	14,146,608.42	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	19	5.25%	437,202.16	3.09%
1 Jan 2021 +	343	94.75%	13,709,406.26	96.91%
Grand Total	362	100.00%	14,146,608.42	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,985	100.00%	661,885,866.33	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,985	100.00%	661,885,866.33	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	14,471	96.57%	642,655,423.98	97.09%
Y	514	3.43%	19,230,442.35	2.91%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,830	98.97%	655,159,715.97	98.98%
Y	155	1.03%	6,726,150.36	1.02%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,985	100.00%	661,885,866.33	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,591	97.37%	649,832,746.28	98.18%
Y	394	2.63%	12,053,120.05	1.82%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

OCCUPANCY TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Owner occupied	13,950	93.09%	614,164,789.34	92.79%
Second home/Holiday houses	973	6.49%	44,766,197.80	6.76%
Buy-to-let/Non-Owner occupied	22	0.15%	1,095,570.18	0.17%
Other	40	0.27%	1,859,309.01	0.28%
Grand Total	14,985	100.00%	661,885,866.33	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,284	28.59%	212,760,812.21	32.14%
Pensioner	2,546	16.99%	84,883,268.67	12.82%
Other Private Employees	2,254	15.04%	95,669,504.46	14.45%
Civil Servant	1,431	9.55%	64,568,681.89	9.76%
Other Self Employed	783	5.23%	41,276,676.49	6.24%
Unemployed	587	3.92%	20,376,925.14	3.08%
Civil Servant - Policeman	571	3.81%	28,821,657.78	4.35%
Teacher	504	3.36%	21,428,516.24	3.24%
Military Personnel	427	2.85%	21,357,707.85	3.23%
Salesman	367	2.45%	15,426,413.89	2.33%
Housewife	327	2.18%	12,534,859.99	1.89%
Civil Servant - Primary School Teachers	318	2.12%	14,252,550.82	2.15%
Accountant	231	1.54%	10,760,906.69	1.63%
Civil Servant - Bank Employee	181	1.21%	7,648,142.13	1.16%
Lawyers-Jurists	174	1.16%	10,119,242.08	1.53%
Grand Total	14,985	100.00%	661,885,866.33	100.00%