

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



Report No: **116**

Reporting Date: **20/12/2019**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/11/2019	30/11/2019

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						
5	2-Nov-19	2-Nov-20	48	Act/Act	2.75%	1,808,219.18	-	

Fixed Rate Bonds Liability WAL (in years) **100%**
0.93

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As of		At Issue ^(*)
		30/11/2019	31/10/2019	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	660,092,644.66	661,885,866.33	679,370,795.70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	659,899,753.34	661,746,880.04	679,370,795.70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	652,349,518.06	649,580,205.59	646,633,093.77
A.4	Aggregate Original Principal O/S balance	1,183,268,776.50	1,183,210,497.41	998,036,434.95
A.5	Average Current Principal O/S balance	44,053.17	44,169.89	54,726.18
A.6	Average Original Principal O/S balance	78,968.82	78,959.66	80,396.04
A.7	Maximum Current Principal O/S balance	902,986.81	907,603.50	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	14,984	14,985	12,414
A.10	Weighted Average Seasoning (years)	10.19	10.15	8.23
A.11	Weighted Average Remaining Maturity (years)	15.79	15.83	17.81
A.12	Weighted Average Current Indexed LTV percent (%)	49.52	52.56	64.92
A.13	Weighted Average Current Unindexed LTV percent (%)	38.70	38.66	44.50
A.14	Weighted Average Original LTV percent (%)	57.72	57.61	60.15
A.15	Weighted Average Interest Rate - Total (%)	2.93	2.91	3.16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1.18	1.16	2.70
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	99.29	99.21	100.00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0.48	0.61	0.00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0.20	0.16	0.00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0.03	0.02	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	15,980	3,961,643.76	17,450	4,231,130.72
B.2	Partial Prepayments	38	265,058.00	46	515,408.22
B.3	Whole Prepayments	4	200,154.68	24	626,936.85
B.4	Total Principal Receipts (B1+B2+B3)	-	4,426,856.44	-	5,373,475.79

-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	16,343	1,485,318.04	17,792	1,638,198.40
C.2	Interest From Overdues	2,602	2,027.18	2,766	2,132.12
C.3	Total Interest Receipts (C1+C2)	-	1,487,345.22	-	1,640,330.52
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As of 30/11/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14,881	655,383,607.55	14,873	656,646,733.87
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	96	4,516,145.79	109	5,100,146.17
A.3	Totals (A1+ A2)	14,977	659,899,753.34	14,982	661,746,880.04
A.4	In Arrears Loans 90 Days To 360 Days	7	192,891.32	3	138,986.29
A.5	Denounced Loans	0	0.00	0	0.00
A.6	Totals (A4+ A5)	7	192,891.32	3	138,986.29

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As of 30/11/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	71	3,194,082.58	84	4,062,951.01
B.2	60 Days < Installment <= 89 Days	25	1,322,063.21	25	1,037,195.16
B.3	Total (B1+B2=A2)	96	4,516,145.79	109	5,100,146.17
B.4	90 Days < Installment <= 119 Days	6	161,964.20	3	138,986.29
B.5	120 Days < Installment <= 360 Days	1	30,927.12	0	0.00
B.6	Total (B4+B5=A4)	7	192,891.32	3	138,986.29

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	5,973,342.07	705,764.31
A.2	Number of Loans	95	70

III Statutory Tests as of 30/11/2019

Outstanding Bonds Principal	500,000,000.00	
Outstanding Accrued Interest on Bonds ¹	1,092,465.75	
Total Bonds Amount	501,092,465.75	
Current Outstanding Balance of Loans	660,092,644.66	
A. Adjusted Outstanding Principal of Loans ²	652,349,518.06	
B. Accrued Interest on Loans	1,677,926.68	
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	2,347,222.22	
Nominal Value (A+B+C+D-Z)	651,680,222.52	
Bonds / Nominal Value Assets Percentage	626,365,582.19	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	825,878,115.58	
Net Present Value of Liabilities	515,430,525.02	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	810,507,730.56	
Net Present Value of Liabilities	506,033,080.84	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	848,494,881.55	
Net Present Value of Liabilities	525,198,375.47	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	16,433,531.48	
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)

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	1,871	12.49%	55,085,530.74	4.66%
37.501 - 75.000	6,959	46.44%	392,885,001.13	33.20%
75.001 - 100.000	3,130	20.89%	279,512,639.29	23.62%
100.001 - 150.000	2,191	14.62%	271,551,120.61	22.95%
150.001 - 250.000	692	4.62%	130,429,684.43	11.02%
250.001 - 500.000	126	0.84%	42,112,535.00	3.56%
500.001 +	15	0.10%	11,692,265.30	0.99%
Grand Total	14,984	100.00%	1,183,268,776.50	100.00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	8,069	53.85%	168,264,191.28	25.49%
37.501 - 75.000	4,777	31.88%	250,065,514.63	37.88%
75.001 - 100.000	1,122	7.49%	95,984,277.17	14.54%
100.001 - 150.000	741	4.95%	88,211,099.60	13.36%
150.001 - 250.000	232	1.55%	42,515,902.70	6.44%
250.001 - 500.000	39	0.26%	12,210,327.63	1.85%
500.001 +	4	0.03%	2,841,331.65	0.43%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	2,774	18.51%	83,532,759.00	12.65%
2005	2,025	13.51%	65,383,659.37	9.91%
2006	1,843	12.30%	59,944,350.56	9.08%
2007	826	5.51%	31,716,604.01	4.80%
2008	483	3.22%	21,024,694.98	3.19%
2009	748	4.99%	39,554,435.03	5.99%
2010	1,637	10.92%	100,477,109.96	15.22%
2011	1,594	10.64%	89,552,985.68	13.57%
2012	720	4.81%	36,946,131.65	5.60%
2013	458	3.06%	23,767,953.34	3.60%
2014	385	2.57%	22,032,569.28	3.34%
2015	510	3.40%	28,091,657.25	4.26%
2016	518	3.46%	30,501,665.72	4.62%
2017	311	2.08%	18,743,963.76	2.84%
2018	117	0.78%	6,536,004.90	0.99%
2019	35	0.23%	2,286,100.17	0.35%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	504	3.36%	2,211,408.28	0.34%
2021 - 2025	3,146	21.00%	59,504,449.35	9.01%
2026 - 2030	3,667	24.47%	131,751,852.23	19.96%
2031 - 2035	3,232	21.57%	160,721,062.21	24.35%
2036 - 2040	2,224	14.84%	137,851,673.81	20.88%
2041 - 2045	1,423	9.50%	107,578,239.35	16.30%
2046 +	788	5.26%	60,473,959.43	9.16%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1,873	12.50%	18,208,966.44	2.76%
40.01 - 60 months	858	5.73%	18,723,978.44	2.84%
60.01 - 90 months	1,876	12.52%	52,449,494.08	7.95%
90.01 - 120 months	1,363	9.10%	48,971,058.04	7.42%
120.01 - 150 months	2,386	15.92%	99,963,893.20	15.14%
150.01 - 180 months	1,121	7.48%	56,234,926.33	8.52%
over 180 months	5,507	36.75%	365,540,328.13	55.38%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	183	1.22%	10,151,582.82	1.54%
1.01% - 2.00%	4,253	28.38%	169,335,842.75	25.65%
2.01% - 3.00%	3,993	26.65%	182,649,391.64	27.67%
3.01% - 4.00%	2,999	20.01%	168,453,641.46	25.52%
4.01% - 5.00%	2,444	16.31%	97,444,755.90	14.76%
5.01% - 6.00%	863	5.76%	26,826,272.50	4.06%
6.01% - 7.00%	232	1.55%	4,941,362.27	0.75%
7.01% +	17	0.11%	289,795.32	0.04%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	3,651	24.37%	62,052,232.48	9.40%
20.01% - 30.00%	2,336	15.59%	79,930,802.87	12.11%
30.01% - 40.00%	2,206	14.72%	96,471,946.73	14.61%
40.01% - 50.00%	2,122	14.16%	111,179,095.74	16.84%
50.01% - 60.00%	1,731	11.55%	106,931,593.38	16.20%
60.01% - 70.00%	1,373	9.16%	92,771,972.51	14.05%
70.01% - 80.00%	744	4.97%	50,881,317.84	7.71%
80.01% - 90.00%	469	3.13%	33,219,946.92	5.03%
90.01% - 100.00%	299	2.00%	22,129,285.70	3.35%
100.00% +	53	0.35%	4,524,450.49	0.69%
Grand Total	14,984	100.00%	660,092,644.66	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%	5,034	33.60%	104,919,587.89	15.89%
20.01% - 30.00%	2,776	18.53%	116,002,747.57	17.57%
30.01% - 40.00%	2,699	18.01%	137,533,413.06	20.84%
40.01% - 50.00%	2,140	14.28%	130,502,592.77	19.77%
50.01% - 60.00%	1,414	9.44%	95,928,079.78	14.53%
60.01% - 70.00%	758	5.06%	60,612,988.00	9.18%
70.01% - 80.00%	154	1.03%	13,739,690.84	2.08%
80.01% - 90.00%	8	0.05%	643,291.88	0.10%
90.01% - 100.00%	1	0.01%	210,252.87	0.03%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

ORIGINAL LTV (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	414	2.76%	11,553,084.01	1.75%
20.01% - 30.00%	1,167	7.79%	35,916,189.51	5.44%
30.01% - 40.00%	2,004	13.37%	73,761,167.88	11.17%
40.01% - 50.00%	2,610	17.42%	109,688,705.56	16.62%
50.01% - 60.00%	2,878	19.21%	137,904,590.77	20.89%
60.01% - 70.00%	2,590	17.29%	126,024,926.25	19.09%
70.01% - 80.00%	2,323	15.50%	112,532,239.75	17.05%
80.01% - 90.00%	702	4.68%	37,112,654.62	5.62%
90.01% - 100.00%	255	1.70%	14,034,538.88	2.13%
100.00% +	41	0.27%	1,564,547.43	0.24%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6,131	40.92%	299,532,030.14	45.38%
Thessaloniki	2,063	13.77%	83,664,054.80	12.67%
Macedonia	1,752	11.69%	65,471,580.10	9.92%
Peloponnese	1,051	7.01%	42,577,138.13	6.45%
Thessaly	1,055	7.04%	40,477,539.73	6.13%
Stereia Ellada	823	5.49%	32,866,026.07	4.98%
Creta Island	523	3.49%	25,046,835.72	3.79%
Ionian Islands	245	1.64%	11,272,459.09	1.71%
Thrace	521	3.48%	20,111,200.74	3.05%
Epirus	387	2.58%	15,729,358.82	2.38%
Aegean Islands	433	2.89%	23,344,421.32	3.54%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	45	0.30%	2,718,990.65	0.41%
12 - 24	111	0.74%	7,105,144.45	1.08%
24 - 36	336	2.24%	19,969,166.56	3.03%
36 - 60	1,010	6.74%	57,447,068.86	8.70%
60 - 96	1,527	10.19%	80,399,936.53	12.18%
over 96	11,955	79.79%	492,452,337.61	74.60%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	14	0.09%	218,496.24	0.03%
5 - 10 years	407	2.72%	6,853,962.16	1.04%
10 - 15 years	2,505	16.72%	56,053,398.40	8.49%
15 - 20 years	3,813	25.45%	130,338,364.23	19.75%
20 - 25 years	3,182	21.24%	154,610,103.65	23.42%
25 - 30 years	3,667	24.47%	219,405,094.48	33.24%
30 - 35 years	696	4.64%	47,893,238.72	7.26%
35 years +	700	4.67%	44,719,986.78	6.77%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11,613	77.50%	482,844,127.25	73.15%
Houses	3,371	22.50%	177,248,517.41	26.85%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3,426	22.86%	155,627,047.85	23.58%
Purchase	9,225	61.57%	423,497,142.21	64.16%
Repair	2,148	14.34%	72,815,938.29	11.03%
Construction (re-mortgage)	20	0.13%	714,493.06	0.11%
Purchase (re-mortgage)	124	0.83%	5,787,456.00	0.88%
Repair (re-mortgage)	41	0.27%	1,650,567.25	0.25%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14,940	99.71%	656,928,387.99	99.52%
Balloon	44	0.29%	3,164,256.67	0.48%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14,511	96.84%	644,152,120.61	97.59%
Fixed Converting to Floating	361	2.41%	14,037,530.04	2.13%
Fixed to Maturity	112	0.75%	1,902,994.01	0.29%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

Fixed rate assets 2.41%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4,693	32.34%	146,283,306.03	22.71%
Euribor 1 Month	343	2.36%	13,379,416.78	2.08%
Euribor 3 Months	6,909	47.61%	392,163,651.87	60.88%
Libor 1 Month (Euro)	36	0.25%	927,165.37	0.14%
Originator Rate	2,526	17.41%	91,332,268.84	14.18%
Euribor 6 Months	4	0.03%	66,311.72	0.01%
Grand Total	14,511	100.00%	644,152,120.61	100.00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	119	32.96%	4,568,650.38	32.55%
Euribor 1 Month	55	15.24%	1,654,975.99	11.79%
Euribor 3 Months	64	17.73%	2,194,254.90	15.63%
Originator Rate	123	34.07%	5,619,648.77	40.03%
Grand Total	361	100.00%	14,037,530.04	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	18	4.99%	425,314.59	3.03%
1 Jan 2021 +	343	95.01%	13,612,215.45	96.97%
Grand Total	361	100.00%	14,037,530.04	100.00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,984	100.00%	660,092,644.66	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,984	100.00%	660,092,644.66	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	14,470	96.57%	640,944,955.80	97.10%
Y	514	3.43%	19,147,688.86	2.90%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,830	98.97%	653,423,211.51	98.99%
Y	154	1.03%	6,669,433.15	1.01%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,984	100.00%	660,092,644.66	100.00%
Y	0	0.00%	0.00	0.00%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14,596	97.41%	648,336,277.75	98.22%
Y	388	2.59%	11,756,366.91	1.78%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

OCCUPANCY TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Owner occupied	13,948	93.09%	612,798,894.59	92.84%
Second home/Holiday houses	973	6.49%	44,329,419.52	6.72%
Buy-to-let/Non-Owner occupied	23	0.15%	1,111,760.85	0.17%
Other	40	0.27%	1,852,569.70	0.28%
Grand Total	14,984	100.00%	660,092,644.66	100.00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4,286	28.60%	212,886,554.15	32.25%
Pensioner	2,539	16.94%	84,155,478.96	12.75%
Other Private Employees	2,262	15.10%	95,727,652.25	14.50%
Civil Servant	1,428	9.53%	64,015,149.86	9.70%
Other Self Employed	774	5.17%	40,737,389.32	6.17%
Unemployed	587	3.92%	20,435,942.20	3.10%
Civil Servant - Policeman	575	3.84%	29,000,669.30	4.39%
Teacher	509	3.40%	21,601,643.92	3.27%
Military Personnel	428	2.86%	21,289,072.06	3.23%
Salesman	364	2.43%	15,133,443.94	2.29%
Housewife	324	2.16%	12,368,495.85	1.87%
Civil Servant - Primary School Teachers	323	2.16%	14,352,753.89	2.17%
Accountant	229	1.53%	10,640,501.20	1.61%
Civil Servant - Bank Employee	182	1.21%	7,684,881.09	1.16%
Lawyers-Jurists	174	1.16%	10,063,016.67	1.52%
Grand Total	14,984	100.00%	660,092,644.66	100.00%