

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



Report No: **109**

Reporting Date: **20/5/2019**

Period of Loan Data Reported:	Starting Date	Ending Date
	1/4/2019	30/4/2019

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-		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-18	2-Nov-19	199	Act/Act	2,75%	7.496.575,34	-

Fixed Rate Bonds **100%**
Liability WAL (in years) **1,51**

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

Part 1 - Mortgage Asset Portfolio

-A-	MORTGAGE POOL SUMMARY INFO	As at		At Issue ^(*)
		30/4/2019	31/3/2019	As at 31/10/2017
A.1	Aggregate Current Principal O/S balance	685.929.201,66	663.643.454,78	679.370.795,70
A.2	Aggregate Current Principal O/S balance (Bucket<=3)	685.615.177,83	663.643.454,78	679.370.795,70
A.3	Aggregate Current Principal O/S balance (trimmed to 80% Index, LTV limit & Bucket<=3)	663.651.007,08	641.118.752,35	646.633.093,77
A.4	Aggregate Original Principal O/S balance	1.192.717.122,09	1.153.090.933,22	998.036.434,95
A.5	Average Current Principal O/S balance	45.628,23	45.296,80	54.726,18
A.6	Average Original Principal O/S balance	79.339,93	78.703,91	80.396,04
A.7	Maximum Current Principal O/S balance	790.009,75	792.033,12	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	15.033	14.651	12.414
A.10	Weighted Average Seasoning (years)	9,83	9,80	8,23
A.11	Weighted Average Remaining Maturity (years)	16,18	16,30	17,81
A.12	Weighted Average Current Indexed LTV percent (%)	57,21	57,14	64,92
A.13	Weighted Average Current Unindexed LTV percent (%)	39,12	39,25	44,50
A.14	Weighted Average Original LTV percent (%)	57,51	57,45	60,15
A.15	Weighted Average Interest Rate - Total (%)	2,96	3,01	3,16
A.16	Weighted Average Interest Rate - (%) - Preferential Rate	1,24	1,23	2,70
A.17	OS Principal of Performing Loans - 0-29 dpd (%)	99,13	99,02	100,00
A.18	OS Principal of In Arrears Loans - 30-59 dpd (%)	0,64	0,83	0,00
A.19	OS Principal of In Arrears Loans - 60-89 dpd (%)	0,18	0,15	0,00
A.20	OS Principal of In Arrears Loans - 90+ dpd (%)	0,05	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	17.572	4.181.451,36	16.259	3.891.052,97
B.2	Partial Prepayments	45	464.193,96	35	247.700,00
B.3	Whole Prepayments	13	381.129,71	25	618.955,85
B.4	Total Principal Receipts (B1+B2+B3)	-	5.026.775,03	-	4.757.708,82

-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	1.761.533,86	16.643	1.591.025,85
C.2	Interest From Overdues	2.574	2.113,91	3.008	2.443,71
C.3	Total Interest Receipts (C1+C2)	-	1.763.647,77	-	1.593.469,56
C.4	Levy 128 To Be Paid To Servicer (in case of an Event)	-	-	-	-

Part 2 - Portfolio Status

-A-	Portfolio Status	As at 30/4/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
A.1	Performing Loans	14.899	679.953.610,37	14.514	657.149.957,72
A.2	Delinquent/In Arrears Loans 30 Day To 89 Days	128	5.661.567,46	137	6.493.497,06
A.3	Totals (A1+ A2)	15.027	685.615.177,83	14.651	663.643.454,78
A.4	In Arrears Loans 90 Days To 360 Days	6	314.023,83	0	0,00
A.5	Denounced Loans	0	0,00	0	0,00
A.6	Totals (A4+ A5)	6	314.023,83	0	0,00

-B-	Breakdown of In Arrears Loans Number Of Days Past Due	As at 30/4/2019		As at Previous Period	
		No Of Loans	Amount (Eur)	No Of Loans	Amount (Eur)
B.1	30 Days < Installment <= 59 Days	100	4.406.488,96	115	5.512.588,44
B.2	60 Days < Installment <= 89 Days	28	1.255.078,50	22	980.908,62
B.3	Total (B1+B2=A2)	128	5.661.567,46	137	6.493.497,06
B.4	90 Days < Installment <= 119 Days	6	314.023,83	0	0,00
B.5	120 Days < Installment <= 360 Days	0	0,00	0	0,00
B.6	Total (B4+B5=A4)	6	314.023,83	0	0,00

Part 3 - Replenished Loans - Removed Loans

-A-	Loan Amounts During The Period	Replenishment Loans	Removed Loans
A.1	Total Outstanding Balance	32.083.629,94	4.903.631,23
A.2	Number of Loans	493	89

Statutory Tests as of 30/4/2019

Outstanding Bonds Principal	500.000.000,00	
Outstanding Accrued Interest on Bonds ¹	6.780.821,92	
Total Bonds Amount	506.780.821,92	
Current Outstanding Balance of Loans	685.929.201,66	
A. Adjusted Outstanding Principal of Loans ²	663.651.007,08	
B. Accrued Interest on Loans	1.818.251,78	
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	3.833.333,33	
Nominal Value (A+B+C+D-Z)	661.635.925,53	
Bonds / Nominal Value Assets Percentage	633.476.027,40	
Nominal Value Test Result		Pass
Net Present Value Test		Pass
Net Present Value	842.539.468,32	
Net Present Value of Liabilities	529.269.463,92	
<i>Parallel shift +200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	826.258.436,67	
Net Present Value of Liabilities	513.887.268,77	
<i>Parallel shift -200bps of current interest rate curve</i>		<i>Pass</i>
Net Present Value	861.990.073,39	
Net Present Value of Liabilities	545.443.311,02	
Interest Rate Coverage Test		Pass
Interest expected to be received in respect of assets comprised in the Cover Pool during the 1st year	17.774.250,20	
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)

ORIGINAL LOAN AMOUNT				
	Num of loans	% of loans	Disbursed Amount	% of Disbursed
0 - 37.500	1.801	11,98%	52.883.597,10	4,43%
37.501 - 75.000	6.975	46,40%	394.376.045,46	33,07%
75.001 - 100.000	3.168	21,07%	282.757.413,06	23,71%
100.001 - 150.000	2.246	14,94%	278.394.498,73	23,34%
150.001 - 250.000	702	4,67%	132.852.977,91	11,14%
250.001 - 500.000	130	0,86%	43.534.342,83	3,65%
500.001 +	11	0,07%	7.918.247,00	0,66%
Grand Total	15.033	100,00%	1.192.717.122,09	100,00%

OUTSTANDING LOAN AMOUNT				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 37.500	7.789	51,81%	166.617.552,93	24,29%
37.501 - 75.000	4.966	33,03%	261.016.906,36	38,05%
75.001 - 100.000	1.180	7,85%	101.289.528,36	14,77%
100.001 - 150.000	795	5,29%	94.782.028,18	13,82%
150.001 - 250.000	256	1,70%	46.698.309,44	6,81%
250.001 - 500.000	45	0,30%	13.991.337,27	2,04%
500.001 +	2	0,01%	1.533.539,12	0,22%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

ORIGINATION DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
1995-2004	2.911	19,36%	89.506.595,05	13,05%
2005	2.061	13,71%	71.144.750,93	10,37%
2006	1.867	12,42%	64.550.636,89	9,41%
2007	833	5,54%	33.831.908,84	4,93%
2008	497	3,31%	23.695.309,09	3,45%
2009	765	5,09%	41.325.942,33	6,02%
2010	1.662	11,06%	105.910.081,38	15,44%
2011	1.627	10,82%	94.515.342,67	13,78%
2012	739	4,92%	39.301.511,50	5,73%
2013	470	3,13%	25.296.739,02	3,69%
2014	383	2,55%	22.884.011,10	3,34%
2015	454	3,02%	26.198.338,61	3,82%
2016	473	3,15%	29.353.668,52	4,28%
2017	274	1,82%	17.734.207,56	2,59%
2018	17	0,11%	680.158,17	0,10%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

MATURITY DATE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
2016 - 2020	661	4,40%	4.506.103,47	0,66%
2021 - 2025	3.190	21,22%	68.349.611,13	9,96%
2026 - 2030	3.662	24,36%	139.440.052,92	20,33%
2031 - 2035	3.162	21,03%	162.878.162,52	23,75%
2036 - 2040	2.140	14,24%	136.539.275,05	19,91%
2041 - 2045	1.397	9,29%	107.967.613,90	15,74%
2046 +	821	5,46%	66.248.382,67	9,66%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

REMAIN. TIME TO MATURITY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 40 months	1.792	11,92%	20.376.645,42	2,97%
40.01 - 60 months	734	4,88%	15.237.928,99	2,22%
60.01 - 90 months	1.944	12,93%	56.386.852,38	8,22%
90.01 - 120 months	1.345	8,95%	46.968.302,06	6,85%
120.01 - 150 months	2.314	15,39%	101.862.668,96	14,85%
150.01 - 180 months	1.220	8,12%	57.991.977,50	8,45%
over 180 months	5.684	37,81%	387.104.826,35	56,44%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

INTEREST RATE - EURO DENOMINATED LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 1.00%	156	1,04%	9.825.591,75	1,43%
1.01% - 2.00%	4.127	27,45%	168.470.170,38	24,56%
2.01% - 3.00%	4.240	28,20%	202.421.955,27	29,51%
3.01% - 4.00%	2.665	17,73%	159.742.587,80	23,29%
4.01% - 5.00%	2.646	17,60%	110.158.294,36	16,06%
5.01% - 6.00%	938	6,24%	29.528.301,07	4,30%
6.01% - 7.00%	243	1,62%	5.487.917,66	0,80%
7.01% +	18	0,12%	294.383,37	0,04%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

CURRENT LTV_Indexed (Euro by Daily FX Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	2.838	18,88%	45.435.362,80	6,62%
20.01% - 30.00%	2.040	13,57%	63.507.098,12	9,26%
30.01% - 40.00%	2.018	13,42%	81.371.700,54	11,86%
40.01% - 50.00%	1.859	12,37%	91.595.533,43	13,35%
50.01% - 60.00%	1.893	12,59%	108.066.495,99	15,75%
60.01% - 70.00%	1.487	9,89%	93.812.756,59	13,68%
70.01% - 80.00%	1.142	7,60%	79.063.572,69	11,53%
80.01% - 90.00%	701	4,66%	47.502.156,19	6,93%
90.01% - 100.00%	503	3,35%	35.792.134,13	5,22%
100.00% +	552	3,67%	39.782.391,18	5,80%
Grand Total	15.033	100,00%	685.929.201,66	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%	4.822	32,08%	105.303.216,86	15,35%
20.01% - 30.00%	2.830	18,83%	119.834.817,28	17,47%
30.01% - 40.00%	2.739	18,22%	143.399.947,09	20,91%
40.01% - 50.00%	2.162	14,38%	134.500.248,48	19,61%
50.01% - 60.00%	1.473	9,80%	100.404.207,82	14,64%
60.01% - 70.00%	838	5,57%	67.417.074,81	9,83%
70.01% - 80.00%	162	1,08%	14.431.781,70	2,10%
80.01% - 90.00%	7	0,05%	637.907,62	0,09%
90.01% - 100.00%	0	0,00%	0,00	0,00%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

ORIGINAL LTV (Euro by Daily F/X Rate)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0.00% - 20.00%	408	2,71%	11.902.819,50	1,74%
20.01% - 30.00%	1.177	7,83%	38.527.092,13	5,62%
30.01% - 40.00%	2.014	13,40%	77.925.462,93	11,36%
40.01% - 50.00%	2.633	17,51%	115.458.944,19	16,83%
50.01% - 60.00%	2.889	19,22%	144.372.090,13	21,05%
60.01% - 70.00%	2.597	17,28%	128.483.897,87	18,73%
70.01% - 80.00%	2.313	15,39%	113.874.373,76	16,60%
80.01% - 90.00%	711	4,73%	39.789.518,45	5,80%
90.01% - 100.00%	253	1,68%	14.114.284,35	2,06%
100.00% +	38	0,25%	1.480.718,35	0,22%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

LOCATION OF PROPERTY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Attica	6.172	41,06%	312.056.504,35	45,49%
Thessaloniki	2.078	13,82%	87.954.799,03	12,82%
Macedonia	1.756	11,68%	67.921.714,75	9,90%
Peloponnese	1.056	7,02%	44.493.636,55	6,49%
Thessaly	1.041	6,92%	41.523.068,72	6,05%
Stereia Ellada	820	5,45%	33.553.894,30	4,89%
Creta Island	518	3,45%	25.490.434,49	3,72%
Ionian Islands	245	1,63%	11.575.875,80	1,69%
Thrace	522	3,47%	20.765.719,81	3,03%
Epirus	385	2,56%	16.311.920,38	2,38%
Aegean Islands	440	2,93%	24.281.633,48	3,54%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

SEASONING				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 12	0	0,00%	0,00	0,00%
12 - 24	126	0,84%	7.457.346,51	1,09%
24 - 36	535	3,56%	33.954.040,41	4,95%
36 - 60	852	5,67%	49.911.304,68	7,28%
60 - 96	2.024	13,46%	110.145.163,50	16,06%
over 96	11.496	76,47%	484.461.346,56	70,63%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

LEGAL LOAN TERM				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
0 - 5 years	16	0,11%	311.867,34	0,05%
5 - 10 years	400	2,66%	7.051.645,04	1,03%
10 - 15 years	2.558	17,02%	58.708.821,83	8,56%
15 - 20 years	3.788	25,20%	135.450.640,25	19,75%
20 - 25 years	3.134	20,85%	156.885.447,09	22,87%
25 - 30 years	3.727	24,79%	230.321.263,89	33,58%
30 - 35 years	699	4,65%	49.137.760,17	7,16%
35 years +	711	4,73%	48.061.756,05	7,01%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

REAL ESTATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Flats	11.632	77,38%	500.810.536,28	73,01%
Houses	3.401	22,62%	185.118.665,38	26,99%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

LOAN PURPOSE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Construction	3.462	23,03%	162.910.474,27	23,75%
Purchase	9.213	61,29%	437.817.464,03	63,83%
Repair	2.172	14,45%	76.627.539,20	11,17%
Construction (re-mortgage)	19	0,13%	806.071,53	0,12%
Purchase (re-mortgage)	126	0,84%	6.022.878,49	0,88%
Repair (re-mortgage)	41	0,27%	1.744.774,14	0,25%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

INTEREST PAYMENT FREQUENCY				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
FA	14.987	99,69%	682.614.944,99	99,52%
Balloon	46	0,31%	3.314.256,67	0,48%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

INTEREST RATE TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Floating	14.557	96,83%	668.572.683,55	97,47%
Fixed Converting to Floating	376	2,50%	15.108.553,43	2,20%
Fixed to Maturity	100	0,67%	2.247.964,68	0,33%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

Fixed rate assets 2,53%

INDEX TYPE (FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	4.797	32,95%	158.845.745,71	23,76%
Euribor 1 Month	352	2,42%	14.558.527,20	2,18%
Euribor 3 Months	6.738	46,29%	396.630.658,07	59,32%
Libor 1 Month (Euro)	38	0,26%	997.527,33	0,15%
Originator Rate	2.628	18,05%	97.462.460,40	14,58%
Euribor 6 Months	4	0,03%	77.764,84	0,01%
Grand Total	14.557	100,00%	668.572.683,55	100,00%

INDEX TYPE (FIXED CONVERTING TO FLOATING)				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
ECB Tracker	120	31,91%	4.875.969,29	32,27%
Euribor 1 Month	55	14,63%	1.766.531,82	11,69%
Euribor 3 Months	65	17,29%	2.505.715,67	16,58%
Originator Rate	136	36,17%	5.960.336,65	39,45%
Grand Total	376	100,00%	15.108.553,43	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	33	8,78%	722.452,00	4,78%
1 Jan 2021 +	343	91,22%	14.386.101,43	95,22%
Grand Total	376	100,00%	15.108.553,43	100,00%

SUBSIDISED VS. NON-SUBSIDISED LOANS				
Subsidised_flag	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	15.033	100,00%	685.929.201,66	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	15.033	100,00%	685.929.201,66	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	14.513	96,54%	665.584.724,61	97,03%
Y	520	3,46%	20.344.477,05	2,97%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

PREFERENTIAL RATE EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.878	98,97%	678.870.697,90	98,97%
Y	155	1,03%	7.058.503,76	1,03%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

STAFF LOANS EUR				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	15.033	100,00%	685.929.201,66	100,00%
Y	0	0,00%	0,00	0,00%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

ADD-ON LOANS				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
N	14.628	97,31%	673.159.690,52	98,14%
Y	405	2,69%	12.769.511,14	1,86%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

OCCUPANCY TYPE				
	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Owner occupied	13.997	93,11%	635.755.355,90	92,69%
Second home/Holiday houses	974	6,48%	47.116.663,81	6,87%
Buy-to-let/Non-Owner occupied	22	0,15%	1.145.003,23	0,17%
Other	40	0,27%	1.912.178,72	0,28%
Grand Total	15.033	100,00%	685.929.201,66	100,00%

Top 15 Profession Euro				
Professions	Num of Loans	% of loans	OS_Principal	% of OS_Principal
Other Professions	4.330	28,80%	221.055.612,87	32,23%
Pensioner	2.526	16,80%	87.502.039,80	12,76%
Other Private Employees	2.277	15,15%	100.266.800,88	14,62%
Civil Servant	1.435	9,55%	67.044.280,48	9,77%
Other Self Employed	810	5,39%	43.725.696,20	6,37%
Unemployed	580	3,86%	20.907.245,35	3,05%
Civil Servant - Policeman	552	3,67%	28.527.350,74	4,16%
Teacher	494	3,29%	21.481.488,06	3,13%
Military Personnel	429	2,85%	22.010.701,92	3,21%
Salesman	364	2,42%	15.780.390,03	2,30%
Housewife	334	2,22%	13.420.083,64	1,96%
Civil Servant - Primary School Teachers	309	2,06%	14.144.215,84	2,06%
Accountant	224	1,49%	10.682.773,21	1,56%
Student	190	1,26%	8.628.730,23	1,26%
Lawyers - Jurists	179	1,19%	10.751.792,41	1,57%
Grand Total	15.033	100,00%	685.929.201,66	100,00%