

# HOW'S YOUR SOCIETY DOING?

## **EBS SUMMARY FINANCIAL STATEMENT 2007**

ANNUAL GENERAL MEETING  
14TH APRIL, 2008 AT 2PM IN CROKE PARK

**EBS**  
BUILDING SOCIETY

# NOTICE OF ANNUAL GENERAL MEETING

THE SEVENTY-THIRD ANNUAL GENERAL MEETING OF THE SOCIETY WILL BE HELD IN CROKE PARK, DUBLIN, ON MONDAY 14 APRIL 2008 AT 2.00 PM (REGISTRATION OPENS AT 12PM).

A member of the Society who is entitled to attend and vote at the meeting may appoint another person (whether a member of the Society or not) as a proxy to attend, speak and, on a poll, to vote at the meeting. A member who appoints a proxy may direct the proxy how to vote at the meeting.

Members attending the meeting should bring with them their pass book or other proof of identity. A person attending as a proxy may be required to produce evidence of identity. Please refer to the back page for details on how to appoint a representative (proxy) for the AGM.

- A** Reading of Notice convening the meeting.
- B** Reading of Minutes of last Annual General Meeting.
- C** Presentation of Report and Accounts for the year ended 31 December 2007.
- D** Reading of Auditors' Report.
- E** To consider and, if thought fit, to pass the following resolutions:

**1.** That Ernst & Young be re-appointed as auditors of the Society to hold office until the conclusion of the next Annual General Meeting.

**2.** That the Non-Executive Directors' remuneration for the year ended 31 December 2008 be approved in the following amounts:

Chairman	€109,000
Vice-Chairman	€52,000
Chairman of Board Audit & Compliance Committee	€68,000
Chairman of Board Risk Committee	€57,000
Each other Non-Executive Director	€46,000

**3.** To elect or re-elect 7 directors out of the following 8 candidates:

PLEASE NOTE THAT THERE ARE 8 CANDIDATES FOR 7 VACANCIES ON THE BOARD OF DIRECTORS. THE CANDIDATES OBTAINING THE MOST VOTES SHALL BE ELECTED. FROM THE 8 CANDIDATES BELOW, YOUR BOARD RECOMMENDS THAT YOU VOTE FOR THE 6 INDIVIDUALS LISTED AS DIRECTORS.

Finnan, Emer	(Director)
McCann, Pat	(Director)
Magee, Cathal	(Director)
Mulvihill, Liam	(Director)
O'Shea Farren, Linda	
Ruane, Jim	(Director)
Tinney, Ethna	
Williamson, Philip	(Director)

Emer Finnan, Secretary,  
28 February 2008

EBS Building Society, The EBS Building, 2 Burlington Road, Dublin 4, Ireland. Phone: 1850 654 321, Email: [info@ebs.ie](mailto:info@ebs.ie)



## CHAIRMAN'S REVIEW

### 2007 – A YEAR OF CHANGE

We, at EBS, have experienced a lot of change throughout 2007. We have seen turbulence in the markets in which we operate. This year also saw many changes within EBS, including building a new Board of Directors and, early in 2008, the appointment of a new Chief Executive.

We have made real progress over the past year, with an even greater focus on membership than ever. We established our Members Forum, improved the competitiveness of our products, launched our newly constituted broker business 'Haven', and delivered a strong underlying financial performance across the business.

### MEMBER VALUE AND ENGAGEMENT

At last year's AGM some members expressed the view that the Board of EBS was not engaging sufficiently with members. In response, we have focused more on listening; listening more to our members, our customers and our employees.

An example of this is the Members Forum, which we established in 2007. The Members Forum, chaired by Liam Mulvihill, brings together a representative group of 26 EBS members, who meet with EBS senior management on a regular basis to provide feedback on EBS products and services. I believe that this initiative will help us deliver real improvements with tangible benefits for our members into the future.

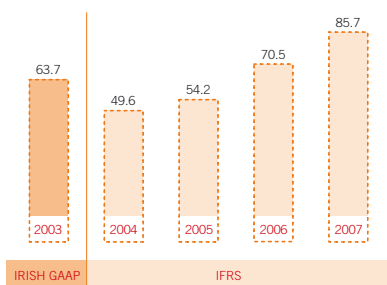
We continue to provide competitive products to our members. For example:

- » **Savings:** The EBS Regular Savings Product pays a rate of 7% and over 16,000 members have opened this account since it launched in the second half of 2007. We have also recently introduced a very competitive one year fixed rate savings product at 5.1% which is the best rate in the market.
- » **Mortgages:** Our standard variable rate is second best in the Irish market. Our fixed rate products offer great value and are consistently ranked in the top three in the market.
- » **Bancassurance/Insurance:** We have extended the range of products available to our members and now offer more choice and improved value across our suite of products.
- » **Other Products:** Our personal loan product now priced from 7.99% offers the best rate in the market for amounts greater than €25,000. The EBS Credit Card rate of 10.9% is 2.8% cheaper than the average rate available in the market.

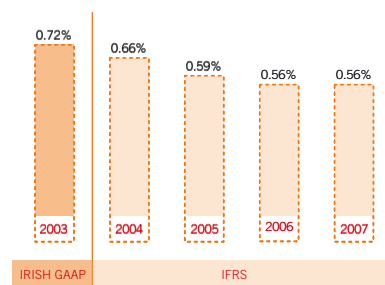
In summary, EBS provides consistent value to members through competitive products. We will continue to do so into the future, remaining committed to providing long term benefits for members.

As a member of EBS you are entitled to reflect your views at the AGM by voting on resolutions proposed by the Board. This year, EBS will donate 50 cent to the Simon Community for every vote returned, in order to encourage people to use their vote. These initiatives reflect our promise to engage with members, to treat members fairly and to put their interests at the heart of everything that we do.

### INCOME BEFORE IMPAIRMENT LOSSES AND TAXATION



### RATIO OF OPERATING EXPENSES TO ASSETS UNDER MANAGEMENT



## MARKET OVERVIEW & EBS PERFORMANCE

In 2007, the environment and markets in which we operate changed considerably. The Irish housing market finally experienced its long-forecasted slowdown. International financial and credit markets experienced turbulence, particularly in the second half of the year.

In spite of this, EBS performed well and made good progress on many fronts. Highlights include:

- » 16,414 new members;
- » Income before Impairment Losses and Taxation was up a very positive 22%, to €85.7m;
- » Operating Profit Before Tax was €66.6m, up 1%. This includes an exceptional charge of €15m relating to well publicised solicitor cases identified during the year;
- » €3.7bn in gross new lending;
- » Capital Ratios remain strong following a successful Tier 1 capital transaction with Total Capital at 11.9% and Tier 1 at 9.0%;
- » Cost to Mean Assets ratio maintained at 0.56%;
- » The quality of our lending book is strong and repeat business with long established and experienced members is the key driver of our success here, and
- » Nearly 7,000 members availed of our free financial review.

Notwithstanding developments in 2007, the Irish economy is performing well, with growth remaining ahead of the Eurozone average. GDP and GNP are both expected to grow in the order of 2% respectively in 2008, still above the EU-25 average. Overall employment continues to grow, driven by natural increases in population and strong migration. We anticipate that any increase in unemployment in 2008 will be moderate.

Following periods of demand driven growth, the supply of housing is slowing to more sustainable levels. The value of new mortgage lending in 2008 is set to reach €29.8bn, down from €33.8bn in 2007. The building sector has responded well to changing market conditions and, therefore, the level of new house completions in 2008 will be below 2007 levels. However, demographics still remain strong and the medium term outlook for the housing market is to return to positive growth levels following this period of adjustment.

We are well diversified to respond to these changing market conditions in mortgages. We continue to perform ahead of the market in the first time buyer segment and we are making real progress in the mortgage switching market as more members move their mortgage to EBS. Our other product lines such as Insurance, Bancassurance and Savings are all set to have a good year in 2008.

## HAVEN MORTGAGES LIMITED

In 2007, EBS launched Haven Mortgages Limited ('Haven'), a wholly owned subsidiary, which is focused exclusively on the broker market. EBS has been in the broker market for three years now, reflecting the increasing importance of this channel in the overall mortgage market. In that time, we have built up a very healthy market share of 6.3% of new business through the introduction of new technology and innovative products and services. Our strategy is to operate Haven as a separate business from our member business, to serve the specific needs of the broker market. We expect Haven to grow ahead of the market in coming years and to deliver a positive financial return to EBS and the member business.

## BOARD CHANGES

Your Board has seen a lot of changes in the last year. Michael Moroney retired in April after many years as a Non-Executive member of the Board. In September, Ted McGovern retired from the post of Chief Executive after six years in the post. On your behalf, I would like to thank Ted and Michael for their contributions to EBS.

Early last year, I stated to you, the members, that one of my priorities for 2007 was to oversee the appointment of high calibre individuals to your Board, filling the vacancies that had arisen. I am pleased with the progress we have made in this regard. Early in the year, Jim Ruane and Philip Williamson joined the Board. Both Jim and Philip bring extensive experience of building societies and successful track records in banking to your Board. Emer Finnan was appointed an Executive Director in July having spent the previous two years in the role of Secretary to the Society and in her executive role with responsibility for strategy. In the autumn, Pat McCann and Liam Mulvihill were appointed. Pat brings a wealth of business success and corporate experience to your Board, while Liam brings a record of high achievement at the GAA, one of Ireland's largest member organisations.

I am happy to be able to tell you that the new Board is working positively and collectively, on behalf of members, to build an even brighter future for EBS.

In January 2008, Fergus Murphy took up the post of Chief Executive of the Society. Fergus has an excellent track record of leadership in the industry and is well placed to lead EBS from strength to strength into the future.

## OUR COMMUNITY

EBS continues to invest in the communities where our offices are located and our members live. Over 400 local causes and charities benefited in 2007 from the EBS Community Investment Group Initiative and I would like to thank those members who have participated in the groups locally. We have also continued to work with the [Simon Community](#) and the [National Adult Literacy Agency](#) ('NALA'). Through our work with [NALA](#) and the [EBS 'ACE' Awards](#), we have been able to facilitate further critical research work being carried out in the area of adult literacy.

The EBS/[Simon 'Independent Living' Initiative](#) has also made good progress over the last twelve months. The programme offers a direct route out of homelessness by providing people with quality accommodation. We hope to reach our 100th home for the initiative in 2008. EBS employees also volunteered much of their own time with a number of causes in 2007. A number of employees volunteered with [Habitat for Humanity](#) on projects in both Romania and Los Angeles and they also lent their support locally to [People in Need](#) and the [Simon Community](#).

## OUTLOOK

The current environment and immediate outlook suggest a more challenging year ahead. In particular, the global credit crunch is persisting. The cost of funding and access to wholesale funding has become more challenging for all financial institutions.

Notwithstanding these difficulties EBS is well placed to deal with the competitive and market challenges ahead. We are well capitalised and remain committed to providing excellent value to our members.

A critical part of the success of EBS is the people who work here. Throughout the past year, many of our people told me how much EBS and its members genuinely means to them. On your behalf, I would like to thank the management and employees of EBS for their commitment to making membership of EBS even better, and for delivering a strong set of results in challenging circumstances in 2007. We also value the contribution of our agents, their workforce, and our other partners who play an important role in delivering quality service and products to our members.

Finally, I would like to thank you, the members, for your support throughout 2007. I trust that you will continue to enjoy the benefits of your relationship with EBS into the future.



**Mark Moran**  
Chairman

# SUMMARY FINANCIAL STATEMENT 2007

THE DIRECTORS HAVE THE PLEASURE OF SUBMITTING THE SUMMARY FINANCIAL STATEMENT OF THE SOCIETY FOR THE YEAR ENDED 31 DECEMBER 2007.

The Summary Financial Statement, which is only a summary of the information contained in the Annual Report and Accounts, has been prepared in accordance with Section 79 of the Building Societies Act, 1989.

Insofar as this Summary Financial Statement summarises the information in the Annual Accounts, the Auditors have reported without qualification on these accounts. The Report and Accounts will be available to members and depositors at every office of the Society from 24th March 2008 and at the Annual General Meeting. These accounts will be filed with the Financial Regulator.

## SUMMARY INCOME STATEMENT

for the year ended 31 December 2007

SOCIETY			GROUP	
2007 €m	2006 €m		2007 €m	2006 €m
172.8	148.2	Net interest income	173.6	150.1
16.0	13.3	Non interest income	16.1	16.3
<b>188.8</b>	<b>161.5</b>		<b>189.7</b>	<b>166.4</b>
20.1	15.6	Other operating income	4.1	3.4
<b>208.9</b>	<b>177.1</b>	<b>Total income</b>	<b>193.8</b>	<b>169.8</b>
(106.1)	(98.6)	Total operating expenses	(108.1)	(99.3)
<b>102.8</b>	<b>78.5</b>	<b>Income before impairment losses and taxation</b>	<b>85.7</b>	<b>70.5</b>
(19.1)	(4.6)	Impairment losses on loans and advances	(19.1)	(4.6)
<b>83.7</b>	<b>73.9</b>	<b>Income before taxation</b>	<b>66.6</b>	<b>65.9</b>
(10.1)	(8.9)	Taxation	(10.7)	(8.2)
<b>73.6</b>	<b>65.0</b>	<b>Income after taxation</b>	<b>55.9</b>	<b>57.7</b>

Mark Moran, Chairman  
Fergus Murphy, Chief Executive  
Alan Merriman, Finance Director

28 February 2008

# STATEMENT OF THE AUDITORS

## STATEMENT OF THE AUDITORS TO THE MEMBERS OF EBS BUILDING SOCIETY.

This auditors' statement is made solely to the members of EBS Building Society, as a body, in accordance with Section 79(5) of the Building Societies Act, 1989. Our examination has been undertaken so that we might state to the Society's members those matters we are required to state in an auditors' statement and for no other purpose. To the fullest extent permitted by law, we do not accept responsibility to anyone other than the Society and the Society's members, as a body, for our examination, for this statement, or for the opinions we have formed.

### Respective responsibilities of directors and auditors

The Summary Financial Statement is the responsibility of the directors. Our responsibility is to report to you our opinion on the consistency of the Summary Financial Statement, within the 'EBS Summary Financial Statement 2007' document, with the Annual Accounts and Directors' Report and its conformity with the requirements of Section 79 of the Building Societies Act, 1989. We also read the other information in the 'EBS Summary Financial Statement 2007' document and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the Summary Financial Statement.

### Basis of opinion

We conducted our examination of the Summary Financial Statement in accordance with Bulletin 1999/6 'The auditors' statement on the Summary Financial Statement' adopted by the Auditing Practices Board for use in the United Kingdom and Ireland.

### Opinion

In our opinion the Summary Financial Statement is consistent with the Annual Accounts and Directors' Report of EBS Building Society for the year ended 31 December 2007 and conforms with the requirements of Section 79 of the Building Societies Act, 1989.

Ernst & Young  
Registered Auditors  
Dublin  
28 February 2008

# BALANCE SHEET

at 31 December 2007

SOCIETY			GROUP	
2007 €m	2006 €m		2007 €m	2006 €m
		<b>Assets</b>		
281.0	310.3	Cash and balances with central banks	281.0	310.3
-	24.0	Central government bills and other eligible bills	-	24.0
2,677.4	2,993.4	Available-for-sale and held-to-maturity financial assets	2,677.4	2,993.4
262.7	1,000.3	Loans and advances to credit institutions	273.5	1,011.8
15,882.2	14,634.4	Loans and advances to customers	15,882.2	14,634.4
398.7	345.5	Other assets	361.7	332.1
<b>19,502.0</b>	<b>19,307.9</b>	<b>Total assets</b>	<b>19,475.8</b>	<b>19,306.0</b>
		<b>Liabilities and Reserves</b>		
2,907.2	1,233.2	Deposits by credit institutions	2,657.2	1,108.2
11,352.8	12,236.7	Customer accounts	9,543.6	10,071.0
3,859.4	4,643.6	Debt securities in issue	5,676.5	6,820.5
789.6	666.7	Other liabilities	769.0	646.6
-	-	Minority interest	245.2	122.8
593.0	527.7	Reserves	584.3	536.9
<b>19,502.0</b>	<b>19,307.9</b>	<b>Total liabilities and reserves</b>	<b>19,475.8</b>	<b>19,306.0</b>

Mark Moran, Chairman  
Fergus Murphy, Chief Executive  
Alan Merriman, Finance Director

28 February 2008





MARK MORAN, PHILIP WILLIAMSON, EMER FINNAN.



FERGUS MURPHY, PAT MCCANN, BARBARA PATTON.

## BOARD OF DIRECTORS

### MARK MORAN

**BE, MBA**

**Non-Executive Chairman (Age 45)**

Appointed Non-Executive Director in 2002 and Chairman in 2007. Mark is a former Chairman and Chief Executive of the Mater Private Hospital. Before joining the Mater Private Hospital, Mark held senior positions in international pharmaceutical and financial services firms.

Principal other directorships: Common Purpose (Ireland) Ltd., Irish Blood Transfusion Service.

### PHILIP WILLIAMSON

**BA (Econ) Hons, ACIB (FCIB), PMD, Hon Doctorate Business Admin**

**Non-Executive Vice-Chairman (Age 60)**

Appointed Non-Executive Director in 2007, after retiring from the Board of the UK Building Society, Nationwide, the world's largest Building Society. Philip joined Nationwide in 1991 and went on to become Corporate Development Director, Marketing and Commercial Director and Retail Operations Director, before being appointed CEO in 2002. Prior to Nationwide he held a variety of senior executive roles at Lloyds Bank plc and was a Director of UK Land plc. Philip is currently Chairman of Investors in People (UK). He is a past President of the European Mortgage Federation and also held the position of Chairman of the UK Building Societies Association.

Principal other directorships: None

### EMER FINNAN

**BComm, FCA**

**Executive Director, Secretary (Age 39)**

Appointed Secretary to the Board in 2005 and appointed Executive Director in July 2007. Emer has over 18 years experience in financial services. Prior to joining EBS, Emer worked as a Director with NCB Corporate Finance with responsibility for financial services and advised on a large number of financial services transactions. Prior to that Emer worked with ABN AMRO, Citibank and KPMG. Emer has executive responsibility for strategy and investment businesses.

Principal other directorships: RTÉ, Haven Mortgages Ltd.

### FERGUS MURPHY

**BSc (Mgmt), MA, DABS, AMCT**

**Chief Executive (Age 44)**

Appointed Chief Executive in January 2008. Fergus is a career banker having spent considerable time in wholesale and international banking. In 2007 he spent a short amount of time with Shelbourne Developments. Before this he was Chief Executive of ACCBank plc a company within the Rabobank Group. Fergus joined the Rabobank Group in 1993 and fulfilled a number of positions, including Head of Asia Region of Rabobank International and Managing Director of Rabobank's Wholesale Bank in Ireland. Fergus commenced his career in Irish Intercontinental Bank and spent five years with Banque Nationale de Paris (BNP) as a Derivatives trader. He is past Chairman of the Federation of International Banks in Ireland (FIBI).

Principal other directorships: Haven Mortgages Ltd.

### PAT MCCANN

**H.N.D Business Studies, FIHI**

**Non-Executive Director (Age 56)**

Appointed Non-Executive Director in 2007. Pat was Chief Executive of Jurys Doyle Hotel Group plc until his retirement from that position in June 2006. He had worked for the Group since 1989 in various roles. He is Chief Executive of Quality/Comfort Hotel Group and is a non-executive director on a number of other boards.

Principal other directorships: Greencore Group plc, The Irish Heart Foundation.

### BARBARA PATTON

**MBS, FMII**

**Non-Executive and Senior Independent Director (Age 47)**

Appointed Non-Executive Director in 2002. Barbara worked in the financial services industry for 13 years, firstly with AIB Capital Markets and then with Irish Permanent plc. Barbara is now an independent marketing consultant specialising in Services Marketing in the SME sector.

Principal other directorships: Social Innovations Ireland, An Post National Lottery Company.





YVONNE SCANNELL, TONY MORONEY, LIAM MULVIHILL.



CATHAL MAGEE, ALAN MERRIMAN, JIM RUANE.

## YVONNE SCANNELL

**PhD, LLD (h.c), Barrister  
Non-Executive Director (Age 59)**

Appointed Non-Executive Director in 1995. Yvonne is a Professor of Law at Trinity College Dublin and specialises in Environmental and Planning Law. She works with Arthur Cox Solicitors as a consultant in planning and environmental law. She has written six books on Environmental Law. She retires from the Board this year.

Principal other directorships: Tara Mines Ltd., ClÉ, Coillte.

## TONY MORONEY

**MBA, FMII, FIB  
Executive Director (Age 43)**

Appointed Executive Director in 2005, Tony has 27 years experience in financial services. Before joining EBS, he was a senior executive with Bank of Ireland Group and an Executive Director of ICS Building Society. Tony was appointed Managing Director of Haven Mortgages Limited, a subsidiary of EBS, in November 2007. Prior to that Tony had executive responsibility for the EBS Membership Business which encompassed all the main businesses in EBS including products, channels, sales and marketing. Tony is Vice President, Ireland, for the European Mortgage Federation and a past Chairman of the Irish Mortgage Council.

Principal other directorships: Haven Mortgages Ltd.

## LIAM MULVIHILL

**BA, H Dip. (Hons), M ED. History  
Non-Executive Director (Age 61)**

Appointed Non-Executive Director in 2007. Liam was Director General of the GAA from 1979 to 2008. He worked as a primary school teacher and later as a School's Inspector before accepting the post of Director General. He also filled various roles with State Bodies throughout his career including the RTÉ Authority, Bord na Gaeilge, the Irish Sports Council and was a member of the Board of the Sports Campus Ireland project at Abbottstown. Liam oversaw the era of live television sponsorship and the commercial mobilisation of the GAA and was a central figure in bringing the new Croke Park concept from genesis to fruition.

Principal other directorships: None

## CATHAL MAGEE

**BA (Mgt), MSc  
Non-Executive Director (Age 54)**

Appointed Non-Executive Director in 2002. Cathal is Managing Director of eircom Retail, the eircom voice, data and internet communications business. Prior to joining eircom, Cathal worked for the National Australia Banking Group in the United Kingdom and Ireland.

Principal other directorships: eircom Ltd., eircom ESOP Trustee Ltd., VHI Healthcare, Tetra Ireland Communications Ltd.

## ALAN MERRIMAN

**BCOMM, FCA  
Executive Director (Age 40)**

Appointed Executive Director in 2005, Alan joined the Society in July 2005 from PricewaterhouseCoopers, where he was a partner. He has extensive experience in financial services having led PricewaterhouseCoopers Audit and Advisory Banking business and their Financial Services Regulatory Services practice. Alan has executive responsibility for finance, treasury, risk, and regulatory compliance.

Principal other directorships: Haven Mortgages Ltd.

## JIM RUANE

**PhD, M.Agr.SC, B.Agr.SC, FIB  
Non-Executive Director (Age 63)**

Appointed Non-Executive Director in 2007. Jim has over 28 years experience in financial services. He began his working career as an economist and has held senior management positions in a number of financial and accounting services firms and manufacturing companies, including KPMG, Bank of Ireland Group and John Deere & Co. He was appointed by the Government to the Higher Education Authority in 2007.

Principal other directorships: Royal Victoria Eye & Ear Hospital, nSpire Re Ltd., DIT Foundation, Scottish Re (Dublin) Ltd., Haven Mortgages Ltd.

# EBS GROUP MANAGEMENT TEAM

## GROUP MANAGEMENT BOARD

**FERGUS MURPHY**, BSC (MGMT), MA, DABS, AMCT  
**CHIEF EXECUTIVE**  
fergus.murphy@mail.ebs.ie

**NORMAN BURNS**  
**DIRECTOR, EBS DISTRIBUTION**  
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**DARA DEERING**, BSC (MGMT), MBA  
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**EMER FINNAN**, BCOMM, FCA,  
**DIRECTOR, STRATEGY, INVESTMENT BUSINESS & SECRETARY**  
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**JOHN FLANAGAN**, MCIPD, FIB  
**DIRECTOR, OPERATIONS & I.T.**  
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**DAVE KEENAN**, BA, MBA, FIB, FCIPD  
**DIRECTOR, PEOPLE, COMMUNICATIONS & CHANGE**  
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**ALAN MERRIMAN**, BCOMM, FCA  
**FINANCE DIRECTOR**  
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**TONY MORONEY**, MBA, FMII, FIB  
**MANAGING DIRECTOR, HAVEN MORTGAGES LIMITED**  
tony.moroney@havenmortgages.ie

## EXECUTIVE FORUM

**FIDELMA CLARKE**, BA (ECON) HONS, M LITT (ECON)  
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**TOM DOHERTY**, BSC  
**INFORMATION TECHNOLOGY**  
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**HELEN DOOLEY**, LLB  
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**CIARAN MORGAN**, MBS, FCIPD, BED (HONS)  
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**GERRY MURRAY**, BCOMM  
**TREASURY**  
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**BRIAN NUGENT**, BAAF, ACA  
**OPERATIONS**  
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**AIDAN POWER**, BCOMM  
**MARKETING & MEMBER ENGAGEMENT**  
aidan.power@mail.ebs.ie

**OWEN PURCELL**, BCOMM, FIB  
**RETAIL PRODUCTS**  
owen.purcell@mail.ebs.ie

## NOTES ON APPOINTING A REPRESENTATIVE (PROXY)

1. If you do not plan to attend the Annual General Meeting (AGM) on 14 April 2008, you may exercise your vote by appointing a representative (proxy) to vote on your behalf. To appoint a representative, complete the enclosed voting form and return it to the Society's Head Office no later than 9am on 14 April 2008.
2. The voting form is addressed only to the first named account holder, who is the person entitled to vote under the legislation governing building societies.
3. EBS Building Society is a mutual society owned by its members. You may vote at the AGM if you are 18 years of age or over, with a continuous savings balance of at least €125 (from 1 July 2007 to the date of the AGM), or if you have a housing loan with a current balance of at least €625 (from 31 December 2007 to the date of the AGM).
4. If you wish to appoint someone other than the chairman of the meeting as your representative, please insert the name and address of the representative in the spaces provided on the voting form.
5. If you want to vote FOR or AGAINST resolution 1 or 2, place 'X' in the relevant boxes on the voting form. If you want to vote FOR any candidate(s) for election as director, place 'X' in the relevant box(es).
6. A representative must be 18 years of age or over but need not be a member of the Society. A representative attending the AGM may be requested to produce evidence of identity.
7. To be valid, the voting form must be signed by the first named account holder.
8. A member is entitled to appoint only one representative, regardless of the number or type of accounts held. If subsequent signed voting forms are received by the Society from any member, the latest in time will have precedence.
9. If a member has returned a signed voting form but attends the AGM in person, you will be permitted to vote in person at the AGM and your voting form will be withdrawn.



EBS Building Society is regulated by the Financial Regulator.  
Registered Office: The EBS Building, 2 Burlington Road, Dublin 4, Ireland.  
Registered No.139