

EMERALD MORTGAGES NO 5 L.TD. INVESTOR REPORT

From: EBS Limited
 Month Ending: 30th June 2011
 Interest Payment Date: 15th July 2011

INVESTOR CONTACTS

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DETAILS OF NOTES ISSUED

Class of Notes	Reference	Original Rating	Original Tranche Balance (Euro)	Original Interest Rate	Post Amendment Rating	Post Amendment Tranche Balance (Euro)	Post Amendment Interest Rate	Final Maturity
A Notes ¹	XS0352154503	N/R / Aaa	2,375,000,000.00	1 month Euribor +0.70%	AA- / A1	1,529,604,525.15	Fixed 1.75%	2050
B Notes	XS0352155146	N/R / Baa3	125,000,000.00	1 month Euribor +1.25%	N/R / N/R	125,000,000.00	Fixed 0.25%	2050

DEAL INFORMATION

Issue Date	20 March 2008
First Distribution Date	15 May 2008
Deal Amendment Date	23 February 2011
Minimum Denominations	€100,000.00
Payment Frequency	Monthly
Interest Calculation (pre amendment)	Actual / 360
Interest Calculation (post amendment)	Actual / Actual

THIS REPORT

Interest Period Start Date	15 June 2011
Interest Period End Date	15 July 2011
No of days in Interest Period	30
Next Payment Date	15 August 2011

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PRINCIPAL PAYMENT ON NOTES

Class of Notes	Original Balance Euro	% of Bonds	Opening Balance Euro	% of Bonds	Amortisation Euro	Closing Balance Euro	% of Bonds
A Notes ²	2,375,000,000.00	95.00%	1,477,197,261.40	92.20%	(12,921,281.88)	1,464,275,979.52	92.13%
B Notes	125,000,000.00	5.00%	125,000,000.00	7.80%	0.00	125,000,000.00	7.87%
Total	2,500,000,000.00	100%	1,602,197,261.40	100%	(12,921,281.88)	1,589,275,979.52	100%

INTEREST PAYMENT ON NOTES

Class of Notes~	Reference	Rate	No of days	Interest due Euro	Interest paid Euro	Unpaid Interest	Cumulative Unpaid
A Notes	XS0352154503	Fixed 1.75%	30	2,154,125.00	2,154,125.00	0	0
B Notes *	XS0352155146	Fixed 0.25%	30	26,050.00	-	26,050	183,075

* Calculations are based on denominations of 50,000 with the interest amount rounded to 2 decimal places.

* No interest will be paid on the Class B notes due the "deemed loss" feature that was introduced at deal amendment date. i.e., while Class A bonds are outstanding the new waterfall structure allows for revenue to reduce any balance on the principal deficiency ledgers prior to interest being paid on the Class B bonds.

CREDIT ENHANCEMENT AND LIQUIDITY FACILITIES

	Provider	Balance at Closing	Balance at Balance at Amendment Date	Start of Month	Repayments/Drawings in Month	Replenished in Month	Balance at Close of Month	Balance Required	Deficit
Class Z Loan ³	EBS	n/a	358,033,007.94	358,033,007.94	0	0	358,033,007.94	n/a	0
Reserve Fund ⁴	EBS	93,750,000.00	30,189,563.00	30,189,563.00	0.00	0	30,189,563.00	n/a	0
Liquidity Reserve ⁵	EBS	n/a	0	n/a	0.00	0	n/a	n/a	0
Liquidity Facility ⁶	EBS	50,000,000.00	0	n/a	0.00	0	0	n/a	0

DETAILS OF SWAP⁷

SWAP Provider	Notional Balance at Start	Movement at IPD	Notional Balance at End
EBS - Moody's Rating Baa3/P-3	n/a	EUR n/a	n/a

NOTES

1. Class A originally issued at Euribor + 0.70%, but converted to fixed rate at 1.75% on February amendment date 2011.
2. Amortisation of A Notes of €378.36m on February amendment date 2011.
3. Class Z loan of €358.03m issued on February amendment date 2011.
4. Reserve fund was reduced from €93.75m to €30.19m on February amendment date 2011.
5. Liquidity reserve was cancelled on February amendment date 2011.
6. Liquidity facility was cancelled on February amendment date 2011.
7. SWAP terminated on February amendment date 2011. Class A bonds converted to fixed rate coupon.

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REVENUE ANALYSIS

	EUR
Revenue Receipts	6,086,673.96
Interest on Bank Accounts	139,968.68
Drawing from Reserve Fund	-
Other Net Income	-
Available Redemption Funds to Cover Revenue Deficiency	-
Excess Redemption Funds	-
Available Revenue Funds	6,206,642.64

ALLOCATION OF AVAILABLE FUNDS

	EUR
Trustee Fees	0.00
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(3,195.09)
Servicer + Cash Manager Fees	(196,213.53)
Class A Notes Interest	(2,154,125.00)
Class A Principal Deficiency Ledgers	0.00
Reserve Fund up to Required Amount	0.00
Class B Principal Deficiency Ledgers (Class A notes outstanding)	0.00
Class Z Principal Deficiency Sub-Ledger (Class A notes outstanding)	(3,853,109.02)
Class B Note Interest	0.00
Class B Principal Deficiency Ledgers (Class A notes redeemed)	0.00
Class Z Loan Interest	0.00
Class Z Principal Deficiency Ledger (Class A notes redeemed)	0.00
Subordinated Loan Interest	0.00
Deferred Consideration	0.00
Total Allocation	(6,206,642.64)
Excess Retained	-

PRINCIPAL DEFICIENCY LEDGER

	Opening Balance	Deemed Losses* Allocated this Period	Total Credited this Period	Closing Balance	Cumulative Losses/ Revenue Deficiency Allocated	Cumulative Losses/ Revenue Deficiency Paid
A Notes	0	0	0	-	0	0
B Notes	0	0	0	-	0	0
Z Loan	(43,545,644.69)	(135,971.02)	3,853,109.02	(39,828,506.69)	57,799,829.71	17,971,323.02

*Deemed Loss means in respect of a Mortgage Loan (without double counting): (i) the principal balance outstanding of such Mortgage Loan where the ratio between amounts due and unpaid by the scheduled interest and principal instalments for such Mortgage Loan exceeds an amount equal to the aggregate of 12 months of scheduled interest and principal instalments for such loan; (ii) if enforcement proceedings are completed, the principal balance of such Mortgage Loan prior to the application of realisation proceeds; and (iii) any principal loss arising as a result of the exercise of set-off by a Mortgage Borrower against the Seller in respect of any Mortgage Loan which has not been repurchased by the Seller.

Principal Recovered from Mortgage Loans Debited to the Principal Deficiency Ledger This Period	Cumulative
0	5,738.87
1,415.38	

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AVAILABLE PRINCIPAL FUNDS

	EUR
Principal Receipts Received	9,068,172.86
Credit Class A, B + Z Principal Deficiency Ledger	3,853,109.02
Other Net Income	0
Less Amount to pay a Revenue Deficiency	0
Total Redemption Funds	12,921,281.88

ALLOCATION OF AVAILABLE FUNDS

	EUR
Principal Class A Notes	(12,921,281.88)
Principal Class B Notes (Class A notes redeemed)	0.00
Principal Class Z Loan (Class A notes redeemed)	0.00
Excess as Available Revenue Receipts	0.00
Total Allocation of Principal Receipts	(12,921,281.88)

POOL PERFORMANCE: Arrears Calculations

June M/E

	Principal Balance Amount	% Principal Balance	MOM Change %	Number	% Number	MOM Change
A. < 1 Payment	1,734,639,372	88.25%	-0.08%	15,568	90.07%	-0.04%
B. 1 - 3 Payments in Arrears	71,779,278	3.65%	1.39%	572	3.31%	0.91%
C. 3 - 6 Payments in Arrears	52,414,562	2.67%	0.38%	370	2.14%	-0.93%
D. 6 - 9 Payments in Arrears	31,645,488	1.61%	1.90%	226	1.31%	0.00%
E. 9 - 12 Payments in Arrears	25,474,332	1.30%	2.36%	174	1.01%	4.12%
F. 12 - 15 Payments in Arrears	12,322,347	0.63%	1.61%	89	0.51%	2.00%
G. 15 - 18 Payments in Arrears	9,634,272	0.49%	-7.55%	77	0.45%	0.00%
H. 18+ Payments in Arrears	27,622,044	1.41%	-0.70%	208	1.20%	-1.64%
Total	1,965,531,695	100.01%	0.00%	17,284	100.00%	0.00%

May M/E

	Principal Balance Amount	% Principal Balance	Number	% Number
A. < 1 Payment	1,744,051,153	88.32%	15,630	90.11%
B. 1 - 3 Payments in Arrears	71,054,837	3.60%	569	3.28%
C. 3 - 6 Payments in Arrears	52,536,089	2.66%	375	2.16%
D. 6 - 9 Payments in Arrears	31,291,964	1.58%	228	1.31%
E. 9 - 12 Payments in Arrears	25,026,791	1.27%	168	0.97%
F. 12 - 15 Payments in Arrears	12,159,900	0.62%	87	0.50%
G. 15 - 18 Payments in Arrears	10,457,288	0.53%	78	0.45%
H. 18+ Payments in Arrears	28,023,263	1.42%	211	1.22%
Total	1,974,601,233	100.00%	17,346	100.00%

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MORTGAGE PORTFOLIO ANALYSIS

	At end of Month (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	1,974,601,283.00	2,500,000,000.00
Principal Losses	0.00	(9,089.28)
Early Redemptions	(3,158,700.20)	(429,920,632.74)
Scheduled Principal Payments	(5,910,888.04)	(103,323,519.22)
Capitalised Arrangements	0.00	253,310.48
Principal Repurchase	0.00	(1,468,364.25)
Closing Mortgage Principal Balance	1,965,531,695	1,965,531,695

	Previous Month	Current Month
Weighted average interest rate	4.12%	4.12%
Annualised CPR*	1.85%	1.95%

* Annualised CPR is based on current month scheduled and unscheduled repayments annualised.

DEAL PARTICIPATION INFORMATION

		Minimum Rating per documentation	Current Rating	Rating Satisfied
Bank Account Provider	Ulster Bank	Fitch F1 and Moody's P-1	Fitch F1+ and Moody's P-1	Yes
Service	EBS Limited	Fitch BBB- and Moody's Baa3	Fitch BBB- and Moody's Baa2	No*
Cash Manager	EBS Limited	Fitch BBB- and Moody's Baa3	Fitch BBB- and Moody's Baa2	No**
Corporate Servicer	EBS Limited	~	~	~

* A replacement facilitator is appointed and EBS is currently in the process of appointing a back-up servicer.

** A back -up cash manager, Deutsche Bank, is appointed. Deutsche Bank AG London current Moody's rating is Aa3

Note Trustee	Clitcorp Trustee Company Ltd.
Security Trustee	Clitcorp Trustee Company Ltd.
Paying Agent	Clitbank
Listing	Irish Stock Exchange

EMERALD 5 STRATIFICATION TABLES

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

1. Loan Size

Principal Balance Amount Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. <= 100k	429,449,097	21.85%	9,623	55.67%
B. 100 - 200k	650,119,809	33.08%	4,387	25.38%
C. 200 - 300k	601,701,491	30.61%	2,499	14.46%
D. 300 - 400k	211,392,629	10.75%	632	3.66%
E. 400 - 500k	39,811,262	2.03%	91	0.53%
F. > 500k	33,057,407	1.68%	52	0.30%
Total	1,965,531,695	100.00%	17,284	100.00%

Weighted Average Loan Size:

194,810.89

2. Original LTV

Original LTV Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0% < OLTV <= 25%	20,827,659	1.06%	635	3.67%
B. 25% < OLTV <= 50%	165,764,840	8.43%	3,278	18.98%
C. 50% < OLTV <= 55%	48,715,429	2.48%	764	4.42%
D. 55% < OLTV <= 60%	53,408,750	2.72%	796	4.61%
E. 60% < OLTV <= 65%	60,389,265	3.07%	808	4.67%
F. 65% < OLTV <= 70%	73,602,678	3.74%	864	5.00%
G. 70% < OLTV <= 75%	90,864,615	4.62%	985	5.70%
H. 75% < OLTV <= 80%	97,691,118	4.97%	968	5.60%
I. 80% < OLTV <= 85%	176,730,079	8.99%	1,297	7.50%
J. 85% < OLTV <= 90%	427,405,949	21.75%	2,818	16.30%
K. 90% < OLTV <= 95%	745,888,679	37.95%	4,034	23.34%
L. 95% < OLTV <= 100%	728,155	0.04%	9	0.05%
M. 100% < OLTV <= 105%	136,000	0.01%	2	0.01%
N. 105% < OLTV <= 110%	285,867	0.01%	3	0.02%
O. OLTV > 110%	3,092,612	0.16%	23	0.13%
Total	1,965,531,695	100.00%	17,284	100.00%

Weighted Average Original LTV:

80.25%

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3. Loan to Indexed Value*

Pool LTV Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0% < LTV <= 25%	134,614,934	6.85%	4,177	24.18%
B. 25% < LTV <= 50%	207,682,565	10.57%	3,124	18.07%
C. 50% < LTV <= 55%	38,005,221	1.93%	445	2.57%
D. 55% < LTV <= 60%	40,360,010	2.05%	433	2.51%
E. 60% < LTV <= 65%	45,580,174	2.32%	458	2.65%
F. 65% < LTV <= 70%	50,497,951	2.57%	475	2.75%
G. 70% < LTV <= 75%	57,379,367	2.92%	527	3.05%
H. 75% < LTV <= 80%	62,299,521	3.17%	515	2.98%
I. 80% < LTV <= 85%	62,394,512	3.17%	498	2.89%
J. 85% < LTV <= 90%	67,117,611	3.41%	503	2.91%
K. 90% < LTV <= 95%	78,888,942	4.01%	540	3.12%
L. 95% < LTV <= 100%	83,167,425	4.23%	525	3.04%
M. 100% < LTV <= 105%	94,891,192	4.83%	562	3.25%
N. 105% < LTV <= 110%	100,889,850	5.13%	572	3.31%
O. 110% < LTV <= 120%	232,162,927	11.81%	1,246	7.21%
P. 120% < LTV <= 130%	222,040,380	11.30%	1,088	6.29%
Q. LTV > 130%	387,559,113	19.73%	1,596	9.23%
Total	1,965,531,695	100.00%	17,284	100.00%

Weighted Average Loan to Indexed Value 95.06%

*Previously based on ERSI/PTSB price index. The ERSI/PTSB ceased to be applied monthly from December 2009, from which time a quarterly update was applied up to December 2010. From December 2010 the ERSI/PTSB index ceased to be released. A new CSO index commenced in March 2011, which is being applied from June end 2011 onwards.

4. Seasoning

Seasoning Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0 < Months Old <= 24	-	0.00%	-	0.00%
B. 24 < Months Old <= 48	195,876,384	9.97%	1,168	6.76%
C. 48 < Months Old <= 72	851,994,892	43.35%	5,125	29.65%
D. 72 < Months Old <= 96	416,041,663	21.17%	2,872	16.62%
E. 96 < Months Old <= 120	223,044,009	11.35%	2,533	14.66%
F. Months Old > 120	278,574,747	14.16%	5,586	32.31%
Total	1,965,531,695	100.00%	17,284	100.00%

Weighted Average Seasoning: 80.75 Months

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

5. Geographical Location

Property Area	Principal Balance Amount	Principal Balance %	Number	Number %
CARLOW	31,024,390	1.58%	301	1.74%
CAVAN	19,930,404	1.01%	199	1.15%
CLARE	52,053,461	2.65%	531	3.07%
CORK	131,820,847	6.71%	1,294	7.49%
DONEGAL	62,256,262	3.17%	673	3.89%
DUBLIN	673,777,692	34.28%	5,172	29.92%
GALWAY	48,255,221	2.46%	452	2.62%
KERRY	57,904,305	2.95%	584	3.38%
KILDARE	152,913,376	7.78%	1,271	7.35%
KILKENNY	30,080,625	1.53%	297	1.72%
LAOS	29,284,546	1.49%	258	1.49%
LEITRIM	8,677,935	0.44%	86	0.50%
LIMERICK	87,347,436	4.44%	844	4.89%
LONGFORD	10,296,608	0.52%	120	0.69%
LOUTH	86,478,950	4.40%	847	4.90%
MAYO	25,633,098	1.30%	275	1.59%
MEATH	194,313,576	9.89%	1,489	8.61%
MONAGHAN	9,302,850	0.47%	98	0.57%
OFFALY	15,054,887	0.77%	152	0.88%
ROSCOMMON	13,555,872	0.69%	155	0.90%
SLIGO	19,084,246	0.97%	211	1.22%
TIPPERARY	38,715,805	2.02%	410	2.37%
WATERFORD	33,387,241	1.70%	311	1.80%
WESTMEATH	27,579,732	1.40%	310	1.79%
WEXFORD	33,460,677	1.70%	322	1.86%
WICKLOW	72,361,653	3.68%	622	3.60%
Total	1,965,531,695	100.00%	17,284	100.00%

6a. Interest Rate Description

Interest Rate Description	Principal Balance Amount	Principal Balance %	Number	Number %
Fixed	348,452,868	17.73%	2,399	13.88%
Tracker	395,924,003	20.14%	2,433	14.09%
Variable	1,221,154,824	62.13%	12,452	72.04%
Total	1,965,531,695	100.00%	17,284	100.00%

6b. Weighted Average Interest Rates

Interest Rate Description	Number	Mean
Fixed	2,399	5.02%
Tracker	2,433	2.26%
Variable	12,452	4.45%

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7. Occupancy Status

Occupancy Status	Principal Balance Amount	Principal Balance %	Number	Number %
Buy to Let	17,844,282	0.91%	158	0.91%
Home loan	1,947,687,413	99.09%	17,126	99.09%
Total	1,965,531,695	100.00%	17,284	100.00%

8. Repayment Status

Principal Repayment Holiday	Principal Balance Amount	Principal Balance %	Number	Number %
No	1,843,839,725	93.81%	16,437	95.10%
Yes	121,691,970	6.19%	847	4.90%
Total	1,965,531,695	100.00%	17,284	100.00%

ADDITIONAL EMERALD 5 INFORMATION

Term Extensions*

	No of Loans
This Period	31
Since Amendment Period	140

* May also include extensions at the borrower request as opposed to a specific modification put in place by Credit Management Department.

Capitalisation of Arrears

	No of Loans	Amount Capitalised
This Period	-	-
Since Amendment Period	2	3,900

Properties Under Management

This Period	No of Properties	Principal Balance Amount
Repossession	1	243,734
Voluntary Handback	-	-
Abandoned	4	893,612
Sold	-	-

Since Closing	No of Properties	Principal Balance Amount
Repossession	1	243,734
Voluntary Handback	2	302,780
Abandoned	16	3,006,896
Sold	3	139,563

Note: From July '11 IPD onwards the 'properties under management' data is being reported on a property basis as opposed to an individual loan basis.

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

The Servicer hereby represents and warrants that the information provided herein is true, accurate and complete in all material respects and that as of the date of this report, The Servicer is not aware of the occurrence of an Issuer Event of Default or Potential Issuer Event of Default or Relevant Event or Potential Relevant Event.


Authorised for and on behalf of
Emerald Mortgages No 5 Ltd.


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Emerald Mortgages No 5 Ltd.

NOTES:

1. LIQUIDITY AND CREDIT SUPPORT

- (a) Reserve Fund 1.5% of the principal outstanding of the Notes as of Feb 2011
- (b) Available Revenue Receipts
- (c) Subordination of the Class B Note + Class Z Loan

2. PRIORITY OF PAYMENTS

Revenue and principal payments on Emerald Mortgages No5 Ltd follow through separate payment waterfalls.

(a) Revenue funds flow to noteholders according to the following pre-acceleration priority of payments:

- 1. Satisfaction of Note & Security Trustee fees and expenses
- 2. Satisfaction of certain senior fees and expenses (Agent Bank, Corp. Services Provider + Account Bank etc.)
- 3. Satisfaction of Servicer + Cash Manager fees
- 4. Pay Interest due on Class A Notes
- 5. Credit Class A Principal Deficiency Ledger to eliminate any debit thereon
- 6. Credit General Reserve Ledger to required amount
- 7. Credit Class B Principal Deficiency Ledger (if Class A notes outstanding) to eliminate any debit thereon
- 8. Credit Class Z Principal Deficiency Ledger (if Class A notes outstanding) to clear the debt thereon
- 9. Pay Interest due on Class B Notes
- 10. Credit Class B Principal Deficiency Ledger (if Class A notes redeemed) to eliminate any debit thereon
- 11. Pay Interest due on Class Z Loan
- 12. Credit Class Z Principal Deficiency Ledger (if Class A notes redeemed) to clear the debt thereon
- 13. Pay Interest due on Subordinated Loans
- 14. Pay Subordinated Loan Principal
- 15. Pay Deferred Consideration due to Sellers
- 16. Excess (if any) back to issuer

(b) Pre-Acceleration Payments of Principal

- 1. Payment of Principal on Class A Notes
- 2. Payment of Principal on Class B Notes
- 3. Payment of Principal on Class Z Loan
- 4. Excess (if any) applied as Available Revenue Receipts

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

3. CONVERSION OF MORTGAGES

The Seller (or itself and on behalf of the Issuer and Issuer Security Trustee) may (but shall not be obliged to) agree to any request by any relevant Mortgage Borrower(s) to convert a Mortgage forming part of the Mortgage Portfolio (or, in the case of a default by a Mortgage Borrower, may (for itself and on behalf of the Issuer and the Issuer Security Trustee) elect to convert such Mortgage) to any other type (or combination of types) of Mortgage (the relevant Mortgage after such Conversion being herein referred to as a Converted Mortgage Loan) provided that the following conditions are satisfied:

- (a) the Conversion of such Mortgage is effected by such means as would be adopted at the relevant time by EBS were such Conversion in respect of a mortgage advanced by it which is not a Mortgage for the purpose of ensuring the validity and priority of the Converted Mortgage Loan;
- (b) prior to each type or combination of types of Conversion being made available to Mortgage Borrower(s), the Rating Agencies having been notified of the inclusion of such Converted Mortgage Loans in the Mortgage Portfolio and such notification not having resulted in a downgrade of the then current rating of the Class A Bonds, provided that such notification is not required where the Converted Mortgage Loan is of a type or combination of types included in the Mortgage Portfolio at the Amendment Date or which has been notified to the Rating Agencies after the Amendment Date;
- (c) no Relevant Event has occurred which has not been cured within the permitted grace periods and which is continuing and no Issuer Enforcement Notice has been served;
- (d) no Issuer Event of Default is continuing;
- (e) the Cash Manager is not aware that the current ratings of the Bonds then outstanding would be downgraded, withdrawn or qualified as a result of the relevant Conversion remaining in or forming part of the Mortgage Portfolio;
- (f) each Mortgage Loan and its Related Security which is the subject of a Conversion complies at the date of such Conversion with the Mortgage Warranties (as if references in the Mortgage Warranties to the "Mortgage Loan" are to the "Converted Mortgage Loan");
- (g) the yield on the Conversion is greater than 2.50 per cent. per annum and subject to all applicable laws, rules and guidelines relating to the Mortgages and to EBS;
- (h) the current principal balance of Buy-to-Let Loans divided by the current principal balance of the Mortgage Loans in the Mortgage Portfolio (considering such Conversion) is not more than 1% above the current principal balance of Buy-to-Let Loans divided by the current principal balance of the Mortgage Loans in the Mortgage Portfolio as of the Amendment Date; and
- (i) the current principal balance of Mortgage Loans with an interest-only part divided by the current principal balance of the Mortgage Loans in the Mortgage Portfolio (considering such Conversion) is not more than 3% above the current principal balance of loans with an interest-only part divided by the current principal balance of the Mortgage Loans in the Mortgage Portfolio as of the Amendment Date].