

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

From: EBS Limited
Month Ending: 31 May 2012
Interest Payment Date: 15 June 2012

INVESTOR CONTACTS

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DETAILS OF NOTES ISSUED

Class of Notes	Reference	Original Rating Fitch / Moodys	Original Tranche Balance (Euro)	Original Interest Rate	Post Amendment Rating Fitch / Moodys	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 May 2012
Interest Period End Date	15 June 2012
No of days in Interest Period	31
Next Payment Date	13 July 2012

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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 Notes²	2,375,000,000.00	95.00%	1,329,637,445.44	91.41%	(10,552,423.05)	1,319,085,022.39	91.34%
B Notes	125,000,000.00	5.00%	125,000,000.00	8.59%	0.00	125,000,000.00	8.66%
Total	2,500,000,000.00	100%	1,454,637,445.44	100%	(10,552,423.05)	1,444,085,022.39	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%	31	1,938,950.00	1,938,950.00	0	0
B Notes *	XS0352155146	Fixed 0.25%	31	-	-	0	567,230

~ 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 Amendment Date	Balance at Start of Month	Repayments/Drawings in Month	Replenished in Month	Balance at Close of Month	Balance Required	Deficit
Class Z Loan³	EBS	n/a	358,033,007.94	358,033,007.94	0.00	0	358,033,007.94	n/a	0
Reserve Fund⁴ *	EBS	93,750,000.00	30,189,563.00	20,126,375.33	0.00	0	20,126,375.33	20,126,375.33	0
Liquidity Reserve⁵	EBS	n/a	0	n/a	0.00	0	n/a	n/a	0
Liquidity Facility⁶	EBS	50,000,000.00	0	-	0.00	0	0	n/a	0

*In February 2012, following a change in the Clearing Account provider, the Reserve Fund has been reduced to 1% of the Principal Amount Outstanding of the Bonds and the principal balance of the Class Z loan at the Amendment Date

DETAILS OF SWAP⁷

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

MORTGAGE INSURANCE RECEIPTS

MIG settlement #1	451,277
MIG settlement #2	550,740
MIG settlement #3	1,818,835
Less applied funds	0
Net Total	2,820,853

Monies received from an agreed settlement of mortgage indemnity insurance. These monies reside in the reserve account and will only be applied upon sale of a property that was covered under the settlement.

NOTES

- Class A originally issued at Euribor + 0.70% but converted to fixed rate at 1.75% on February amendment date 2011.
- Amortisation of A Notes of €378,36m on February amendment date 2011.
- Class Z loan of €358.03m issued on February amendment date 2011.
- Reserve fund was reduced from €93.75m to €30.19m on February amendment date 2011. It was further reduced to €20.13m in February 2012 on transfer of the clearing account.
- Liquidity reserve was cancelled on February amendment date 2011.
- Liquidity facility was cancelled on February amendment date 2011.
- SWAP terminated on February amendment date 2011. Class A bonds converted to fixed rate coupon.

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REVENUE ANALYSIS

	EUR
Revenue Receipts	5,400,928.60
Principal receipts on Deemed Loss Loans	91,487.36
Interest on Bank Accounts	-
Drawing from Reserve Fund	-
Other Net Income	-
Available Redemption Funds to Cover Revenue Deficiency	-
Excess Redemption Funds	-
Available Revenue Funds	5,492,415.96

ALLOCATION OF AVAILABLE FUNDS

	EUR
Trustee Fees	
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(5,448.01)
Servicer + Cash Manager Fees	(194,772.58)
Class A Notes Interest	(1,938,950.00)
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)	(3,353,245.37)
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
Subordinated Loan Principal	0.00
Deferred Consideration	0.00
Total Allocation	(5,492,415.96)
Excess Retained	-

PRINCIPAL DEFICIENCY LEDGER

	Opening Balance	Deemed Losses*	Total Credited	Closing	Cumulative Losses/ Revenue Deficiency Allocated	Cumulative Losses/ Revenue Deficiency Paid
		Allocated this Period	this Period	Balance		
A Notes	0	0	0	-	0	0
B Notes	0	0	0	-	0	0
Z Loan	71,740,581.73	5,016,870.90	3,353,245.37	73,404,207.27	142,569,817.05	69,165,609.79

*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	
0	
91,487.36	569,256.08

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

AVAILABLE PRINCIPAL FUNDS

	EUR
Principal Receipts Received	7,290,665.04
Less Principal Receipts on Deemed Loss Loans	(91,487.36)
Credit Class A, B + Z Principal Deficiency Ledger	3,353,245.37
Other Net Income	0
Less Amount to pay a Revenue Deficiency	0
Total Redemption Funds	10,552,423.05

ALLOCATION OF AVAILABLE FUNDS

	EUR
Principal Class A Notes	10,552,423.05
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	10,552,423.05

POOL PERFORMANCE: Arrears Calculations

May M/E

	Principal Balance Amount	% Principal Balance	MOM Change %	Number	% Number	MOM Change
A. < 1 Payment	1,504,497,811	80.41%	-0.29%	13,935	83.94%	-0.21%
B. 1 - 3 Payments in Arrears	85,200,534	4.55%	-0.44%	683	4.11%	-1.67%
C. 3 - 6 Payments in Arrears	66,980,998	3.58%	-1.10%	489	2.95%	0.34%
D. 6 - 9 Payments in Arrears	44,505,954	2.38%	-2.86%	298	1.79%	-3.76%
E. 9 - 12 Payments in Arrears	32,636,770	1.74%	-4.92%	237	1.43%	-0.69%
F. 12 - 15 Payments in Arrears	28,387,974	1.52%	12.59%	187	1.13%	5.61%
G. 15 - 18 Payments in Arrears	23,504,921	1.26%	-0.79%	158	0.95%	4.40%
H. 18+ Payments in Arrears	85,427,357	4.57%	6.78%	615	3.70%	5.71%
Total	1,871,142,318	100.00%	0.00%	16,602	100.00%	0.00%

April M/E

	Principal Balance Amount	% Principal Balance	Number	% Number
A. < 1 Payment	1,514,919,129	80.64%	14,001	84.12%
B. 1 - 3 Payments in Arrears	85,897,655	4.57%	695	4.18%
C. 3 - 6 Payments in Arrears	67,913,823	3.62%	489	2.94%
D. 6 - 9 Payments in Arrears	45,953,332	2.45%	309	1.86%
E. 9 - 12 Payments in Arrears	34,414,423	1.83%	239	1.44%
F. 12 - 15 Payments in Arrears	25,283,141	1.35%	178	1.07%
G. 15 - 18 Payments in Arrears	23,785,655	1.27%	151	0.91%
H. 18+ Payments in Arrears	80,392,112	4.28%	583	3.50%
Total	1,878,559,270	100.00%	16,645	100.00%

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MORTGAGE PORTFOLIO ANALYSIS

	At end of Month (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	1,878,472,152.26	2,500,000,000.00
Principal Losses		(9,099.28)
Early Redemptions	(1,447,825.66)	(455,880,115.54)
Scheduled Principal Payments	(5,842,839.38)	(167,138,813.19)
Capitalised Arrangements	36,109.33	499,399.57
Principal Repurchase		(6,253,775.01)
Closing Mortgage Principal Balance	1,871,217,597	1,871,217,597

	Previous Month	Current Month
Weighted average interest rate	3.99%	3.98%
Annualised CPR*	0.71%	0.91%

* Annualised CPR is based on current month unscheduled repayments annualised. Taking scheduled repayments into account, the amortisation rate for the current month is 4.58%.

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-2	No*
Clearing Account Provider	BNP Paribas	Fitch F1+ and Moody's P-1	Fitch F1+ and Moody's P-1	Yes
Servicer	EBS Limited	Fitch BBB- and Moody's Baa3	Fitch BBB- and Moody's Ba2	No**
Cash Manager	EBS Limited	Fitch BBB- and Moody's Baa3	Fitch BBB- and Moody's Ba2	No***
Corporate Servicer	EBS Limited	~	~	~
Back Up Cash Manager	Deutsche Bank	~	Moody's Aa3	~
Back Up Mortgage Servicer	Crown Mortgage Services Ltd.	~	~	~

*Transfer of Bank Account in progress

** A back-up servicer, Crown Mortgage Services has been appointed.

*** A back -up cash manager, Deutsche Bank, has been appointed.

**** EBS currently engaged with Trustee regarding transfer of bank accounts from Ulster Bank to a suitably rated party

Note Trustee	Citicorp Trustee Company Ltd.
Security Trustee	Citicorp Trustee Company Ltd.
Paying Agent	Citibank
Listing	Irish Stock Exchange

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

EMERALD 5 STRATIFICATION TABLES

1. Loan Size

Principal Balance Amount Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. <= 100k	403,122,194	21.54%	9,235	55.63%
B. 100 - 200k	632,018,457	33.78%	4,260	25.66%
C. 200 - 300k	576,563,707	30.81%	2,398	14.44%
D. 300 - 400k	193,090,748	10.32%	579	3.49%
E. 400 - 500k	35,484,491	1.90%	81	0.49%
F. > 500k	30,862,722	1.65%	49	0.30%
Total	1,871,142,318	100.00%	16,602	100.00%

Weighted Average Loan Size:

193,590.79

2. Original LTV

Original LTV Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0% < OLV <= 25%	18,218,729	0.97%	574	3.46%
B. 25% < OLV <= 50%	149,750,234	8.00%	3,058	18.42%
C. 50% < OLV <= 55%	43,668,609	2.33%	702	4.23%
D. 55% < OLV <= 60%	49,375,918	2.64%	761	4.58%
E. 60% < OLV <= 65%	55,491,481	2.97%	765	4.61%
F. 65% < OLV <= 70%	69,021,028	3.69%	828	4.99%
G. 70% < OLV <= 75%	85,414,211	4.56%	949	5.72%
H. 75% < OLV <= 80%	92,475,667	4.94%	935	5.63%
I. 80% < OLV <= 85%	169,638,340	9.07%	1,259	7.58%
J. 85% < OLV <= 90%	410,817,149	21.96%	2,757	16.61%
K. 90% < OLV <= 95%	723,021,293	38.64%	3,973	23.93%
L. 95% < OLV <= 100%	1,020,254	0.05%	13	0.08%
M. 100% < OLV <= 105%	12,697	0.00%	1	0.01%
N. 105% < OLV <= 110%	139,801	0.01%	2	0.01%
O. OLV > 110%	3,076,907	0.16%	25	0.15%
Total	1,871,142,318	100.00%	16,602	100.00%

Weighted Average Original LTV:

80.69%

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3. Loan to Indexed Value*

Pool LTV Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0% < LTV <= 25%	87,407,131	4.67%	3,273	19.71%
B. 25% < LTV <= 50%	162,077,957	8.66%	2,846	17.14%
C. 50% < LTV <= 55%	29,752,604	1.59%	389	2.34%
D. 55% < LTV <= 60%	27,043,404	1.45%	336	2.02%
E. 60% < LTV <= 65%	32,114,012	1.72%	383	2.31%
F. 65% < LTV <= 70%	33,225,636	1.78%	373	2.25%
G. 70% < LTV <= 75%	38,259,250	2.04%	396	2.39%
H. 75% < LTV <= 80%	34,987,840	1.87%	348	2.10%
I. 80% < LTV <= 85%	44,255,773	2.37%	418	2.52%
J. 85% < LTV <= 90%	43,582,886	2.33%	394	2.37%
K. 90% < LTV <= 95%	52,936,756	2.83%	440	2.65%
L. 95% < LTV <= 100%	54,098,542	2.89%	444	2.67%
M. 100% < LTV <= 105%	56,752,213	3.03%	446	2.69%
N. 105% < LTV <= 110%	61,902,704	3.31%	442	2.66%
O. 110% < LTV <= 120%	153,409,383	8.20%	989	5.96%
P. 120% < LTV <= 130%	176,657,252	9.44%	1,004	6.05%
Q. LTV > 130%	782,678,975	41.83%	3,681	22.17%
Total	1,871,142,318	100.00%	16,602	100.00%

Weighted Average Loan to Indexed Value 113.32%

*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	0.00%	0	0.00%
B. 24 < Months Old <= 48	0	0.00%	0	0.00%
C. 48 < Months Old <= 72	641,959,225	34.31%	3,805	22.92%
D. 72 < Months Old <= 96	640,493,343	34.23%	4,206	25.33%
E. 96 < Months Old <= 120	269,510,795	14.40%	2,412	14.53%
F. Months Old > 120	319,178,956	17.06%	6,179	37.22%
Total	1,871,142,318	100.00%	16,602	100.00%

Weighted Average Seasoning: 90.72 Months

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

5. Geographical Location

Property Area	Principal Balance Amount	Principal Balance %	Number	Number %
CARLOW	29,792,330	1.59%	287	1.73%
CAVAN	19,251,826	1.03%	193	1.16%
CLARE	49,222,026	2.63%	515	3.10%
CORK	124,272,846	6.64%	1,245	7.50%
DONEGAL	59,856,481	3.20%	657	3.96%
DUBLIN	640,102,037	34.21%	4,933	29.71%
GALWAY	45,975,001	2.46%	435	2.62%
KERRY	55,237,746	2.95%	564	3.40%
KILDARE	144,915,909	7.74%	1,216	7.32%
KILKENNY	28,367,588	1.52%	280	1.69%
LAOIS	28,017,555	1.50%	254	1.53%
LEITRIM	8,207,310	0.44%	83	0.50%
LIMERICK	82,722,806	4.42%	810	4.88%
LONGFORD	9,484,377	0.51%	116	0.70%
LOUTH	82,216,678	4.39%	811	4.88%
MAYO	24,117,948	1.29%	263	1.58%
MEATH	187,647,099	10.03%	1,446	8.71%
MONAGHAN	8,941,594	0.48%	97	0.58%
OFFALY	14,416,477	0.77%	145	0.87%
ROSCOMMON	12,785,679	0.68%	145	0.87%
SLIGO	17,938,321	0.96%	200	1.20%
TIPPERARY	38,344,139	2.05%	400	2.41%
WATERFORD	32,070,824	1.71%	303	1.83%
WESTMEATH	26,370,893	1.41%	295	1.78%
WEXFORD	32,096,407	1.72%	311	1.87%
WICKLOW	68,770,422	3.68%	598	3.60%
Total	1,871,142,318	100.00%	16,602	100.00%

6a. Interest Rate Description

Interest Rate Description	Principal Balance Amount	Principal Balance %	Number	Number %
Fixed	246,139,803	13.15%	1,771	10.67%
Tracker	379,122,613	20.26%	2,393	14.41%
Variable	1,245,879,901	66.58%	12,438	74.92%
Total	1,871,142,318	100.00%	16,602	100.00%

6b. Weighted Average Interest Rates

Interest Rate Description	Number	Mean
Fixed	1,771	5.04%
Tracker	2,393	2.01%
Variable	12,438	4.35%

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

7. Occupancy Status

Occupancy Status	Principal Balance Amount	Principal Balance %	Number	Number %
BUY TO LET	16,437,150	0.88%	149	0.90%
HOMELOAN	1,854,705,168	99.12%	16453	99.10%
Total	1,871,142,318	100.00%	16,602	100.00%

8. Repayment Status

Principal Repayment Holiday	Principal Balance Amount	Principal Balance %	Number	Number %
No	1,741,767,405	93.09%	15,715	94.66%
Yes	129,374,913	6.91%	887	5.34%
Total	1,871,142,318	100.00%	16,602	100.00%

ADDITIONAL EMERALD 5 INFORMATION

Term Extensions*

	No of Loans
This Period	24
Since Amendment Period	377

* 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	1	36,109
Since Amendment Period	42	232,271

Properties Under Management

This Period	No of Properties	Principal Balance Amount
Repossessions	-	-
Voluntary Handback	-	-
Abandoned	-	-
Sold	1	163,078

Current Status (Active Loans Only)	No of Properties	Principal Balance Amount
Repossessions	3	625,771
Voluntary Handback	7	1,332,266
Abandoned	24	4,674,862

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

Since Closing (Active and Redeemed Loans)	No of Properties
Repossession	5
Voluntary Handback	7
Abandoned	27
Sold	3

Note: Includes double counting of properties that progress from one category to another

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
- (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 (for 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].