

EMERALD MORTGAGES NO:5 Limited INVESTOR REPORT

From: EBS Limited
 Month Ending: 31 August 2016
 Interest Payments Date: 15 September 2016

Investor Contacts			
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Details of Notes Issued									
Class of Notes	Reference	Original Rating Fitch / Moodys	Original Tranche Balance (Euro)	Interest Rate	Post Amendment Rating Fitch / Moodys	Current Rating Fitch / Moodys	Post Amendment Tranche Balance (Euro)	Post Amendment Interest rate	Final Maturity
A Notes	XS0352154503	N/R / Aa1	2,375,000,000.00	1 mth Euribor + 0.70%	AA- / A1	AAA/Aaa	1,529,604,525.15	Fixed 1.75%	2050
B Notes	XS0352155146	N/R / Baa3	125,000,000.00	1 mth Euribor + 1.25%	N/R / N/R	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
Payments Frequency	Monthly
Interest Calculation (pre amendment)	Actual / 360
Interest Calculation (post amendment)	Actual / Actual

This Report	
Interest Period Start Date	15 August 2016
Interest Period End Date	15 September 2016
No of days in Interest Period	31
Next Payments Date	17 October 2016

Principal Payments 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%	632,266,387.72	83.49%	(13,690,796.62)	618,575,591.10	83.19%
B Notes	125,000,000.00	5.00%	125,000,000.00	16.51%	0.00	125,000,000.00	16.81%
Total	2,500,000,000	100%	757,266,387.72	100%	(13,690,796.62)	743,575,591.10	100%

Interest Payments on Notes							
Class of Notes	Reference	Interest Rate	Number of Days	Interest Due (Euro)	Interest Paid (Euro)	Unpaid Interest	Cumulative Unpaid
A Notes	XS0352154503	Fixed 1.75%	31	921,975.00	921,975.00	0	0
B Notes	XS0352155146	Fixed 0.25%	31	26,050.00	0.00	26,050.00	1,798,075.00

Credit Enhancement and Liquidity Facilities									
Description	Provider	Balance at Closing (Euro)	Balance at Amendment Date (Euro)	Balance at Start of Month (Euro)	Drawings in Month (Euro)	Replenished / (Released) in Month (Euro)	Balance at Close of Month (Euro)	Balance Required (Euro)	Deficit (Euro)
Class Z Loan ³	EBS	n/a	358,033,007.94	358,033,007.94	0.00	0.00	358,033,007.94	n/a	0.00
Reserve Fund ⁴ *	EBS	93,750,000.00	30,189,563.00	20,126,375.33	0.00	0.00	20,126,375.33	20,126,375.33	0.00
Liquidity Reserve ⁵	EBS	n/a	0.00	n/a	0.00	0.00	n/a	n/a	0.00
Liquidity Facility ⁶	EBS	50,000,000.00	0.00	0.00	0.00	0.00	0.00	n/a	0.00

Swap Details			
Swap Provider	Notional Balance Start of Period (Euro)	Movement at IPD (Euro)	Notional Balance a End (Euro)
EBS - Moody's Rating Baa3/P-3 (at amendment date)	n/a	n/a	n/a

Mortgage Insurance Receipts	
MIG settlement #1	451,277.47
MIG settlement #2	550,740.10
MIG settlement #3	1,818,835.00
MIG settlement #4	805,804.75
MIG settlement #5	710,836.25
MIG settlement #6	688,485.79
MIG settlement #7	2,501,900.00
Less MIG funds on loans sold back to EBS	(1,403,239.67)
Less applied funds	(981,630.95)
Net Total	5,143,008.74

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 or the redemption of a mortgage that was covered under the settlement.

* Settlement amount was updated by the Servicer when further funds were supplied by Genworth.

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.

Revenue Analysis	
	Euro
Revenue Receipts	3,469,950.45
Principal receipts on True Loss & Deemed Loss Loans	1,524,181.59
Interest on Bank Accounts	0.00
Drawing from Reserve Fund	0.00
Other Net Income	15,305.76
Available Redemption Funds to Cover Revenue Deficiency	0.00
Excess Redemption Funds	0.00
Available Revenue Funds	5,009,437.80

Allocation of Available Funds	
	Euro
Trustee Fees	0
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(4,463.88)
Servicer + Cash Manager Fees	(138,292.41)
Class A Notes Interest	(921,975.00)
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)	(3,944,706.51)
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	(5,009,437.80)
Excess Retained	0.00

Principal Deficiency Ledger							
Class of Notes	Opening Balance	Deemed Losses Allocated this Period*	Actual Losses Allocated this Period*	Compromise Settlements Allocated this Period*	Total Losses Allocated this Period	Total Credited this Period	Closing Balance
Class A	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Class B	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Z Loan	43,763,614.24	823,182.06	0.00	0.00	823,182.06	3,944,706.51	40,642,089.79

Cumulative	
Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
0.00	0.00
0.00	0.00
379,259,427.61	338,617,337.81

Recoveries		
Class of Notes	Principal Recovered from Mortgage Loans	
	This Period	Cumulative
Class A	0.00	0.00
Class B	0.00	0.00
Z Loan	1,524,181.59	97,037,648.38

*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.

Available Principal Funds	
	EUR
Principal Receipts Received	11,270,271.70
Less Principal Receipts on Deemed Loss Loans	(1,524,181.59)
Credit Class A, B + Z Principal Deficiency Ledger	3,944,706.51
Other Net Income *	0.00
Less Amount to pay a Revenue Deficiency	0.00
Total Redemption Funds	13,690,796.62

Allocation of Available Funds	
	EUR
Principal Class A Notes	(13,690,796.62)
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	(13,690,796.62)

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	11,777	91%	1,164,985,440	88%
In Arrears One Month or More	1,175	9%	153,349,705	12%
Total	12,952	100%	1,318,335,145	100%

Mortgage Portfolio Analysis: Properties Under Management					
Description	This Period		Cumulative (Active Loans only)		Cumulative Active and Redeemed Loans
	No of Properties	Principal Balance Amount	No of Properties	Principal Balance Amount	Number of Properties
Property in Possession	2	487,263.70	72	15,103,187.43	158
Abandoned	0	0.00	32	6,659,549.27	73
Sold	3	332,647.93	146	17,405,869.22	202

Note: From July 2011 IPD onwards the 'properties under management' data is being reported on a property basis as opposed to an individual loan basis.
Note: From August 2014 IPD onwards the Voluntary Handback and Repossession data has been amalgamated under the Property in Possession heading.

Mortgage Portfolio Analysis		
	At end of Month (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	1,346,270,760.51	2,500,000,000.00
Compromise Settlements*	(243,093.82)	(15,387,337.81)
Early Redemptions	(5,289,867.74)	(595,630,205.00)
Scheduled Principal Payments	(5,980,403.96)	(462,762,440.29)
Non-cash Adjustments, including Capitalisations**	369,689.05	4,455,154.25
Principle Repurchase	0.00	(95,948,087.11)
Closing Mortgage Principal Balance	1,335,127,084.04	1,335,127,084.04

*From September 2014 "Principal Losses" are replaced with "Compromise Settlements" and September opening balance and cumulative "Early Redemptions" have been adjusted accordingly.

**In March 2016 "Capitalisation Arrangements" was replaced with "Non-cash Adjustments, including Capitalisations" due to improvements in loan level reporting.
The Opening Mortgage Principal Balance for March 2016 was restated.

Mortgage Portfolio Analysis		
	Previous Month	Current Month
Weighted average interest rate	3.07%	3.07%
Annualised CPR (current month unscheduled Repayments annualised)	2.92%	4.64%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	8.58%	9.88%

Deal Participation Information				
		Minimum Rating	Current Rating	Rating Satisfied
Bank Account Provider	BNP Paribas	Fitch F1+ and Moody's P-1	Fitch F1+ and Moody's P-1	Yes
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.	-	-	-

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

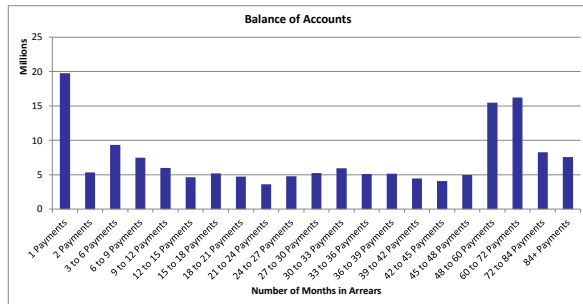
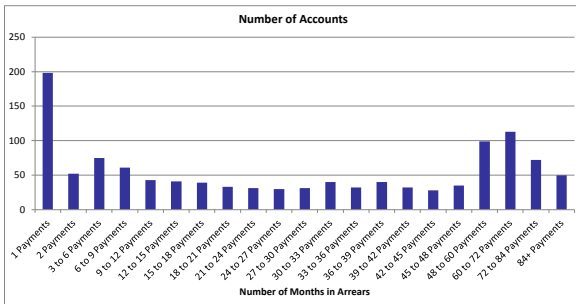
*** A back-up cash manager, Deutsche Bank, has been appointed.

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

Stratification Tables

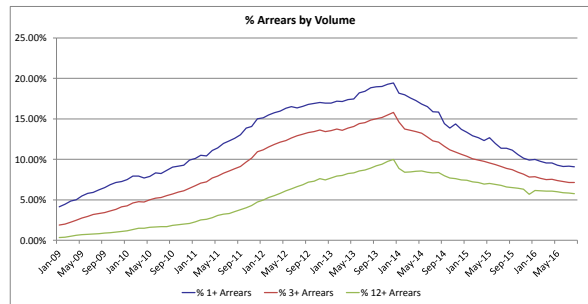
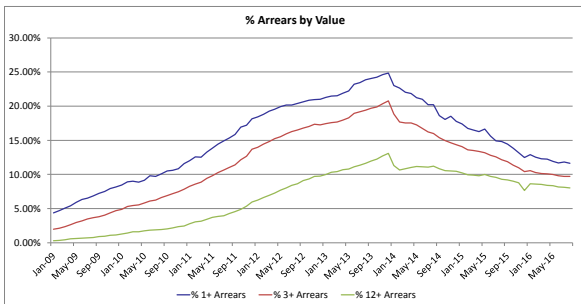
Note: The losses recognised have not yet been reflected in the following stratification tables.

Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 1 Payment	11,777	90.93%	1,164,985,440	88.37%
1 Payments	198	1.53%	19,750,725	1.50%
2 Payments	52	0.40%	5,339,920	0.41%
3 to 6 Payments	75	0.58%	9,333,613	0.71%
6 to 9 Payments	61	0.47%	7,458,905	0.57%
9 to 12 Payments	43	0.33%	5,992,410	0.45%
12 to 15 Payments	41	0.32%	4,620,859	0.35%
15 to 18 Payments	39	0.30%	5,184,170	0.39%
18 to 21 Payments	33	0.25%	4,734,045	0.36%
21 to 24 Payments	31	0.24%	3,621,191	0.27%
24 to 27 Payments	30	0.23%	4,776,599	0.36%
27 to 30 Payments	31	0.24%	5,269,746	0.40%
30 to 33 Payments	40	0.31%	5,934,042	0.45%
33 to 36 Payments	32	0.25%	5,097,859	0.39%
36 to 39 Payments	40	0.31%	5,156,758	0.39%
39 to 42 Payments	32	0.25%	4,477,292	0.34%
42 to 45 Payments	28	0.22%	4,071,724	0.31%
45 to 48 Payments	35	0.27%	4,980,589	0.38%
48 to 60 Payments	99	0.76%	15,463,547	1.17%
60 to 72 Payments	113	0.87%	16,232,916	1.23%
72 to 84 Payments	72	0.56%	8,257,551	0.63%
84+ Payments	50	0.39%	7,595,243	0.58%
Total	12,952	100.00%	1,318,335,145	100.00%



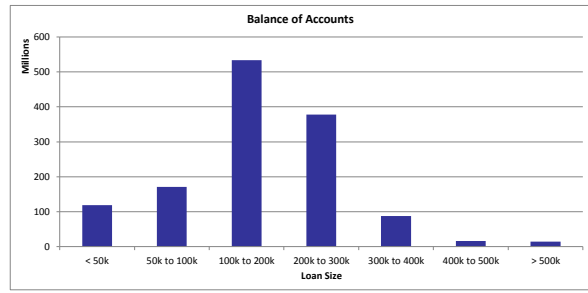
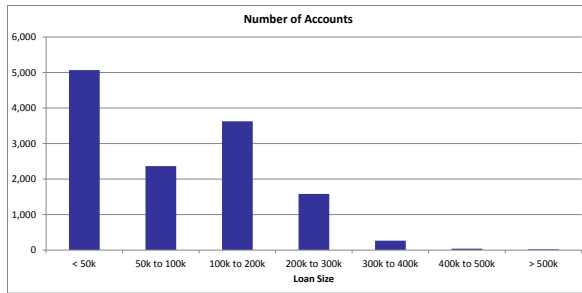
Repayments in Arrears - Last 6 Months						
Months in Arrears	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16
Value of Accounts (€m)						
12+ Arrears	116.99	114.62	113.00	109.72	107.70	105.47
3+ Arrears**	138.97	137.35	134.98	131.76	128.79	128.26
1+ Arrears*	168.49	166.93	161.25	156.94	157.05	153.35
Total Arrears	168.49	166.93	161.25	156.94	157.05	153.35
Total Portfolio	1,370.55	1,362.24	1,352.51	1,341.78	1,329.54	1,318.34
Months in Arrears	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16
Number of Accounts						
12+ Arrears	809	803	792	773	758	746
3+ Arrears**	997	997	975	951	932	925
1+ Arrears*	1,270	1,266	1,224	1,195	1,193	1,175
Total Arrears	1,270	1,266	1,224	1,195	1,193	1,175
Total Portfolio	13,310	13,265	13,198	13,123	13,030	12,952

* 1+ Arrears includes loans in 3+ and 12+ Arrears
 ** 3+ Arrears includes loans in 12+ Arrears

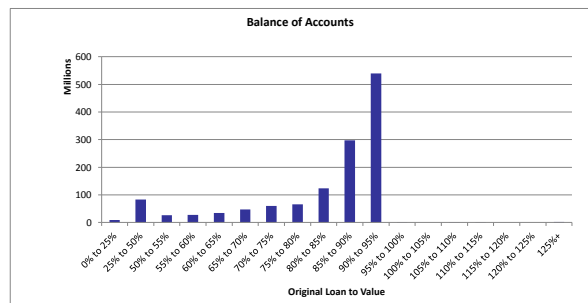
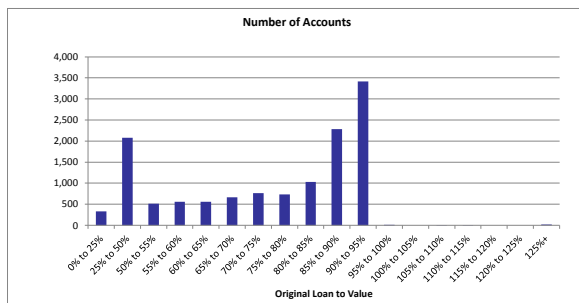


Cure Rates - Last 6 Months						
	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16
Total Cases Any Arrears	1,524	1,551	1,481	1,480	1,483	1,417
Total Cured to 0 Arrears	246	205	255	205	237	258
% Cure Rate to 0 Arrears	16.14%	13.22%	17.22%	13.85%	15.98%	18.21%

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 50k	5,064	39.10%	119,009,576	9.03%
50k to 100k	2,365	18.26%	170,983,840	12.97%
100k to 200k	3,620	27.95%	533,352,428	40.46%
200k to 300k	1,580	12.20%	377,378,929	28.63%
300k to 400k	265	2.05%	87,867,032	6.66%
400k to 500k	36	0.28%	15,805,515	1.20%
> 500k	22	0.17%	13,937,826	1.06%
Total	12,952	100.00%	1,318,335,145	100.00%
Weighted Average Loan Size			101,786.22	

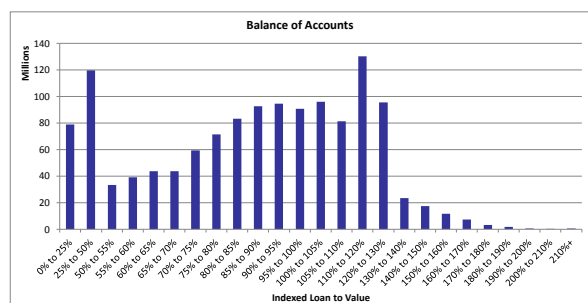
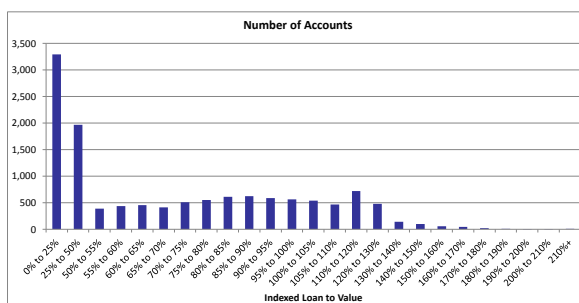


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0% to 25%	332	2.56%	8,880,711	0.67%
25% to 50%	2,076	16.03%	83,875,881	6.36%
50% to 55%	510	3.94%	26,096,601	1.98%
55% to 60%	557	4.30%	28,216,923	2.14%
60% to 65%	560	4.32%	34,210,313	2.59%
65% to 70%	663	5.12%	47,647,984	3.61%
70% to 75%	761	5.88%	59,795,295	4.54%
75% to 80%	732	5.65%	65,468,222	4.97%
80% to 85%	1,033	7.98%	124,432,054	9.44%
85% to 90%	2,285	17.64%	297,139,721	22.54%
90% to 95%	3,413	26.35%	540,057,615	40.97%
95% to 100%	8	0.06%	407,666	0.03%
100% to 105%	0	0.00%	0	0.00%
105% to 110%	1	0.01%	97,158	0.01%
110% to 115%	2	0.02%	135,633	0.01%
115% to 120%	0	0.00%	0	0.00%
120% to 125%	0	0.00%	0	0.00%
125%+	19	0.15%	1,873,367	0.14%
Total	12,952	100.00%	1,318,335,145	100.00%
Weighted Average Original LTV		82.20%		

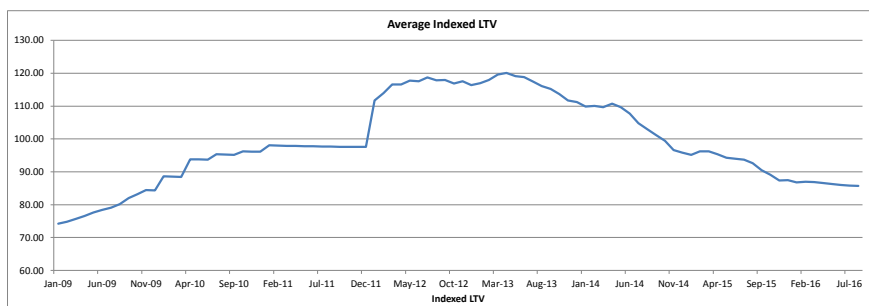


*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure at the time the top-up was approved. The true exposure on all loans, including top-ups, was 100% or less at loan approval.

Indexed LTV				
Indexed LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0% to 25%	3,290	25.40%	78,744,115	5.97%
25% to 50%	1,968	15.19%	119,494,914	9.06%
50% to 55%	388	3.00%	33,306,139	2.53%
55% to 60%	433	3.34%	38,988,635	2.96%
60% to 65%	453	3.50%	43,647,481	3.31%
65% to 70%	412	3.18%	43,763,701	3.32%
70% to 75%	510	3.94%	59,430,040	4.51%
75% to 80%	549	4.24%	71,298,025	5.41%
80% to 85%	611	4.72%	83,203,763	6.31%
85% to 90%	619	4.78%	92,563,171	7.02%
90% to 95%	586	4.52%	94,639,920	7.18%
95% to 100%	561	4.33%	90,570,342	6.87%
100% to 105%	538	4.15%	95,859,614	7.27%
105% to 110%	464	3.58%	81,393,599	6.17%
110% to 120%	718	5.54%	130,277,617	9.88%
120% to 130%	478	3.69%	95,433,891	7.24%
130% to 140%	141	1.09%	23,371,882	1.77%
140% to 150%	98	0.76%	17,391,457	1.32%
150% to 160%	57	0.44%	11,663,626	0.88%
160% to 170%	44	0.34%	7,222,745	0.55%
170% to 180%	17	0.13%	3,197,506	0.24%
180% to 190%	9	0.07%	1,657,611	0.13%
190% to 200%	2	0.02%	518,961	0.04%
200% to 210%	1	0.01%	256,484	0.02%
210%+	5	0.04%	439,909	0.03%
Total	12,952	100.00%	1,318,335,145	100.00%
Weighted Average Indexed LTV		85.71%		

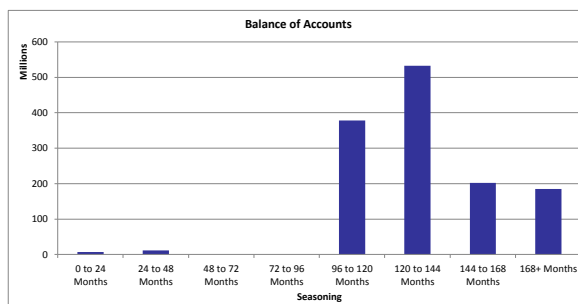
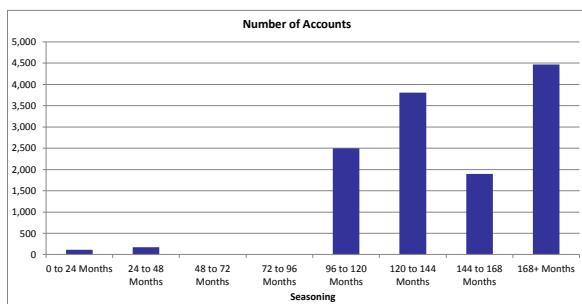


Average Indexed LTV - Last 6 Months						
	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16
Indexed LTV	86.84	86.58	86.32	86.04	85.82	85.71



In December 2011 the PTSB Index was replaced with the CSO Index

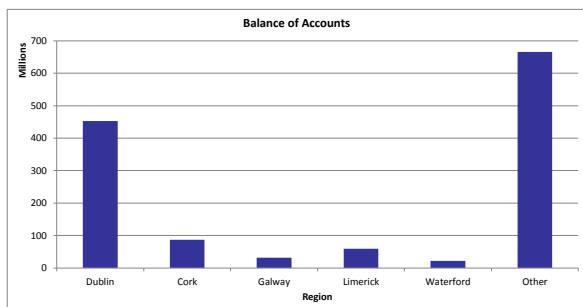
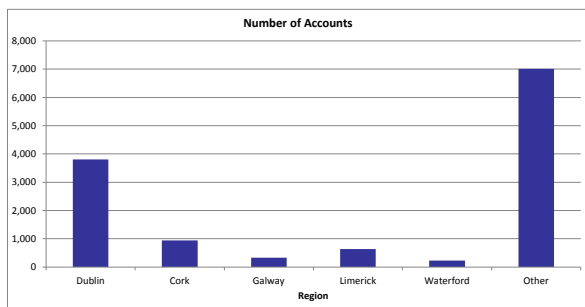
Seasoning	Seasoning		Outstanding Balance	% of Total Outstanding
	Number of Accounts	% Number of Accounts		
0 to 24 Months	113	0.87%	7,221,597	0.55%
24 to 48 Months	174	1.34%	11,816,994	0.90%
48 to 72 Months	0	0.00%	0	0.00%
72 to 96 Months	0	0.00%	0	0.00%
96 to 120 Months	2,494	19.26%	378,656,312	28.72%
120 to 144 Months	3,810	29.42%	532,590,499	40.40%
144 to 168 Months	1,892	14.61%	202,634,961	15.37%
168+ Months	4,469	34.50%	185,414,782	14.06%
Total	12,952	100.00%	1,318,335,145	100.00%
Weighted Average Seasoning			136.07	



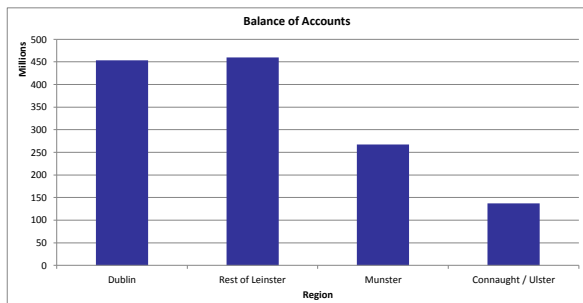
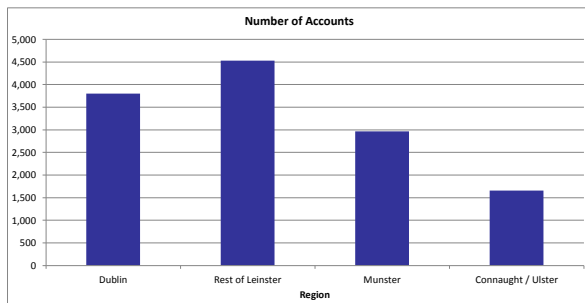
Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Carlow	238	1.84%	22,146,404	1.68%
Cavan	163	1.26%	13,692,387	1.04%
Clare	382	2.95%	32,048,752	2.43%
Cork	945	7.30%	86,929,576	6.59%
Donegal	537	4.15%	41,363,705	3.14%
Dublin	3,803	29.36%	453,184,018	34.38%
Galway	328	2.53%	31,900,528	2.42%
Kerry	455	3.51%	39,787,330	3.02%
Kildare	956	7.38%	102,057,867	7.74%
Kilkenny	220	1.70%	19,815,652	1.50%
Laois	194	1.50%	18,552,067	1.41%
Leitrim	67	0.52%	5,278,502	0.40%
Limerick	636	4.91%	59,064,702	4.48%
Longford	79	0.61%	6,151,042	0.47%
Louth	646	4.99%	58,449,380	4.43%
Mayo	214	1.65%	17,493,307	1.33%
Meath	1,148	8.86%	134,322,959	10.19%
Monaghan	83	0.64%	6,751,391	0.51%
Offaly	122	0.94%	9,868,550	0.75%
Roscommon	111	0.86%	8,451,837	0.64%
Sligo	156	1.20%	12,428,714	0.94%
Tipperary	314	2.42%	27,979,962	2.12%
Waterford	230	1.78%	21,915,836	1.66%
Westmeath	231	1.78%	18,970,802	1.44%
Wexford	240	1.85%	22,796,574	1.73%
Wicklow	454	3.51%	46,933,303	3.56%
Total	12,952	100.00%	1,318,335,145	100.00%

Property Area (County)								
County	PDH				BTL			
	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Carlow	236	1.84%	22,005,412	1.68%	2	1.80%	140,992	1.25%
Cavan	162	1.26%	13,563,076	1.04%	1	0.90%	129,311	1.15%
Clare	375	2.92%	31,561,890	2.41%	7	6.31%	486,863	4.32%
Cork	941	7.33%	86,681,520	6.63%	4	3.60%	248,056	2.20%
Donegal	532	4.14%	40,930,862	3.13%	5	4.50%	432,842	3.84%
Dublin	3,770	29.36%	449,068,919	34.36%	33	29.73%	4,115,099	36.49%
Galway	328	2.55%	31,900,528	2.44%	0	0.00%	0	0.00%
Kerry	453	3.53%	39,532,533	3.02%	2	1.80%	254,796	2.26%
Kildare	946	7.37%	100,846,010	7.72%	10	9.01%	1,211,857	10.75%
Kilkenny	220	1.71%	19,815,652	1.52%	0	0.00%	0	0.00%
Laois	193	1.50%	18,551,416	1.42%	1	0.90%	651	0.01%
Leitrim	67	0.52%	5,278,502	0.40%	0	0.00%	0	0.00%
Limerick	626	4.88%	58,224,966	4.45%	10	9.01%	839,736	7.45%
Longford	79	0.62%	6,151,042	0.47%	0	0.00%	0	0.00%
Louth	642	5.00%	58,050,624	4.44%	4	3.60%	398,756	3.54%
Mayo	210	1.64%	17,026,778	1.30%	4	3.60%	466,530	4.14%
Meath	1,138	8.86%	133,434,094	10.21%	10	9.01%	888,865	7.88%
Monaghan	83	0.65%	6,751,391	0.52%	0	0.00%	0	0.00%
Offaly	121	0.94%	9,814,883	0.75%	1	0.90%	53,667	0.48%
Roscommon	108	0.84%	8,279,436	0.63%	3	2.70%	172,401	1.53%
Sligo	155	1.21%	12,391,577	0.95%	1	0.90%	37,136	0.33%
Tipperary	310	2.41%	27,629,263	2.11%	4	3.60%	350,699	3.11%
Waterford	229	1.78%	21,728,650	1.66%	1	0.90%	187,186	1.66%
Westmeath	227	1.77%	18,584,221	1.42%	4	3.60%	386,582	3.43%
Wexford	237	1.85%	22,409,468	1.71%	3	2.70%	387,106	3.43%
Wicklow	453	3.53%	46,844,121	3.58%	1	0.90%	89,182	0.79%
Total	12,841	100%	1,307,056,833	100%	111	100%	11,278,312	100%

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Dublin	3,803	29.36%	453,184,018	34.38%
Cork	945	7.30%	86,929,576	6.59%
Galway	328	2.53%	31,900,528	2.42%
Limerick	636	4.91%	59,064,702	4.48%
Waterford	230	1.78%	21,915,836	1.66%
Other	7,010	54.12%	665,340,487	50.47%
Total	12,952	100.00%	1,318,335,145	100.00%



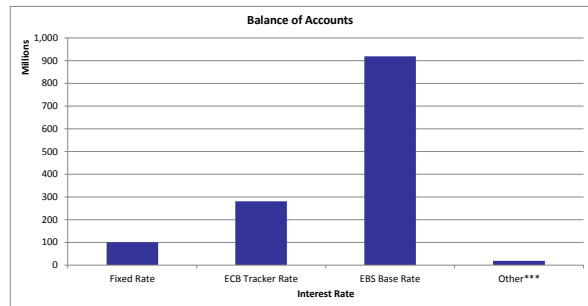
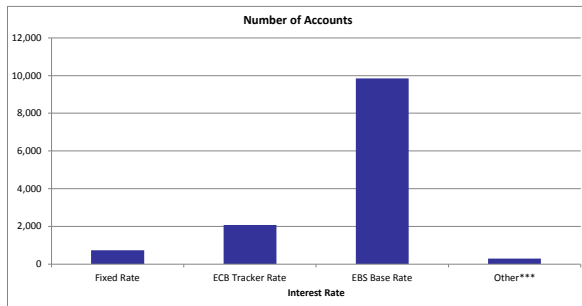
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Dublin	3,803	29.36%	453,184,018	34.38%
Rest of Leinster	4,528	34.96%	460,064,600	34.90%
Munster	2,962	22.87%	267,726,157	20.31%
Connaught / Ulster	1,659	12.81%	137,360,370	10.42%
Total	12,952	100.00%	1,318,335,145	100.00%



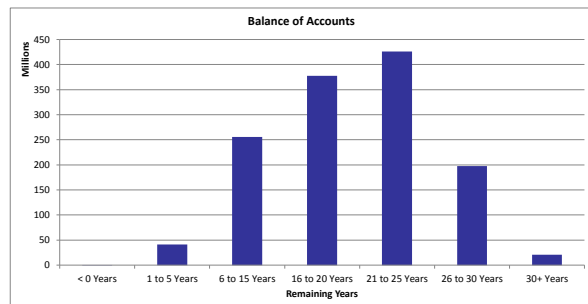
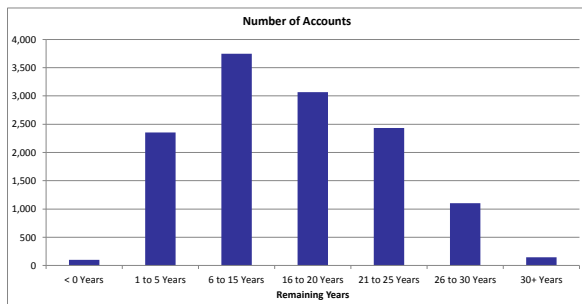
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Fixed Rate	740	5.71%	99,782,222	7.57%
ECB Tracker Rate	2,077	16.04%	280,207,033	21.25%
EBS Base Rate	9,849	76.04%	919,357,664	69.74%
Other***	286	2.21%	18,988,227	1.44%
Total	12,952	100.00%	1,318,335,145	100.00%

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	740	3.45
ECB Tracker Rate	2,077	1.03
EBS Base Rate	9,849	3.72
Other***	286	0.00

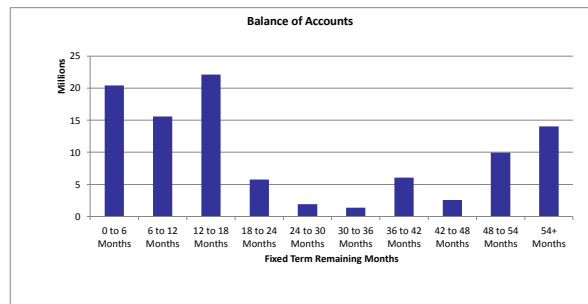
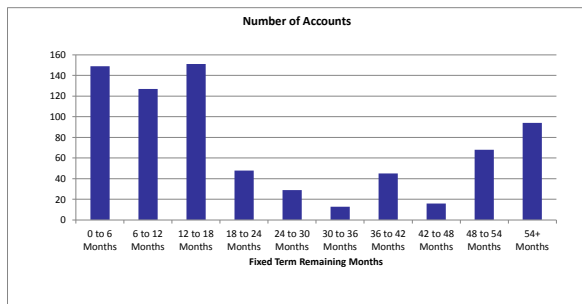
*** Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal Deficiency Ledger.



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 0 Years	102	0.79%	327,625	0.02%
1 to 5 Years	2,357	18.20%	41,282,081	3.13%
6 to 15 Years	3,746	28.92%	255,509,085	19.38%
16 to 20 Years	3,067	23.68%	377,437,036	28.63%
21 to 25 Years	2,431	18.77%	425,658,693	32.29%
26 to 30 Years	1,105	8.53%	197,397,360	14.97%
30+ Years	144	1.11%	20,723,265	1.57%
Total	12,952	100.00%	1,318,335,145	100.00%
Weighted Average Remaining Years			19.68	

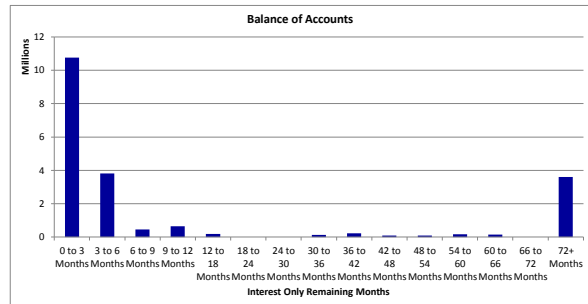
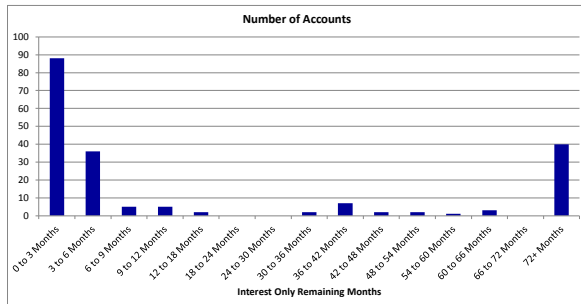


Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0 to 6 Months	149	20.14%	20,425,317	20.47%
6 to 12 Months	127	17.16%	15,568,582	15.60%
12 to 18 Months	151	20.41%	22,137,653	22.19%
18 to 24 Months	48	6.49%	5,763,951	5.78%
24 to 30 Months	29	3.92%	1,946,299	1.95%
30 to 36 Months	13	1.76%	1,378,511	1.38%
36 to 42 Months	45	6.08%	6,056,483	6.07%
42 to 48 Months	16	2.16%	2,553,776	2.56%
48 to 54 Months	68	9.19%	9,929,875	9.95%
54+ Months	94	12.70%	14,021,775	14.05%
Total	740	100.00%	99,782,222	100.00%
Weighted Fixed Term Remaining Months			25.52	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Y	193	1.49%	20,316,623	1.54%
N	12,759	98.51%	1,298,018,522	98.46%
Total	12,952	100.00%	1,318,335,145	100.00%

Principal Repayments Holiday Remaining Term				
Principal Repayments Holiday Remaining Term	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0 to 3 Months	88	45.60%	10,764,848	52.99%
3 to 6 Months	36	18.65%	3,812,727	18.77%
6 to 9 Months	5	2.59%	452,994	2.23%
9 to 12 Months	5	2.59%	642,784	3.16%
12 to 18 Months	2	1.04%	187,833	0.92%
18 to 24 Months	0	0.00%	0	0.00%
24 to 30 Months	0	0.00%	0	0.00%
30 to 36 Months	2	1.04%	123,303	0.61%
36 to 42 Months	7	3.63%	222,422	1.09%
42 to 48 Months	2	1.04%	101,637	0.50%
48 to 54 Months	2	1.04%	84,973	0.42%
54 to 60 Months	1	0.52%	163,535	0.80%
60 to 66 Months	3	1.55%	148,525	0.73%
66 to 72 Months	0	0.00%	0	0.00%
72+ Months	40	20.73%	3,611,042	17.77%
Total	193	100.00%	20,316,623	100.00%
Weighted Principal Repayments Holiday Remaining Term			33.60	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Homeloan	12,841	99.14%	1,307,056,833	99.14%
Retail BTL	111	0.86%	11,278,312	0.86%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Total	12,952	100.00%	1,318,335,145	100.00%

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

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].