

EMERALD MORTGAGES NO: 5 LIMITED INVESTOR REPORT

From: EBS Limited  
 Month Ending: 31 May 2014  
 Interest Payments Date: 16 June 2014

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 <sup>1</sup>	XS0352154503	N/R / Aaa	2,375,000,000	1 mth Euribor + 0.70%	AA- / A1	AA- (Outlook Negative) / A2	1,529,604,525.15	Fixed 1.75%	2050
B Notes	XS0352155146	N/R / Baa3	125,000,000	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 May 2014
Interest Period End Date	16 June 2014
No of days in Interest Period	32
Next Payments Date	15 July 2014

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 <sup>2</sup>	2,375,000,000	95.00%	965,385,865	88.54%	(9,857,778.05)	955,528,087	88.43%
B Notes	125,000,000	5.00%	125,000,000	11.46%	0.00	125,000,000	11.57%
<b>Total</b>	<b>2,500,000,000</b>	<b>100%</b>	<b>1,090,385,865</b>	<b>100%</b>	<b>(9,857,778.05)</b>	<b>1,080,528,087</b>	<b>100%</b>

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%	32	1,407,900.00	1,407,900.00	0	0
B Notes *	XS0352155146	Fixed 0.25%	32	26,050.00	-	26,050	1,094,725

**Credit Enhancement and Liquidity Facilities**

	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 <sup>3</sup>	EBS	n/a	358,033,008	358,033,008	0	0	358,033,008	n/a	0
Reserve Fund <sup>4</sup> *	EBS	93,750,000	30,189,563	20,126,375	0	0	20,126,375	20,126,375	0
Liquidity Reserve <sup>5</sup>	EBS	n/a	0	n/a	0	0	n/a	n/a	0
Liquidity Facility <sup>6</sup>	EBS	50,000,000	0	0	0	0	0	n/a	0

**Details of Swap**

SWAP Provider	Notional Balance at Start (Euro)	Movement at IPD (Euro)	Notional Balance at 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
MIG settlement #2	550,740
MIG settlement #3	1,818,835
MIG settlement #4*	805,805
MIG settlement #5	710,836
MIG settlement #6	688,486
MIG settlement #7	2,501,900
Less MIG Funds on loans Sold Back to EBS	(134,648)
Less applied funds	(92,372)
Net Total	7,300,859

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.

\* 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	4,844,026.22
Principal receipts on True Loss & Deemed Loss Loans	725,572.22
Interest on Bank Accounts	0.00
Drawing from Reserve Fund	0.00
Other Net Income	0.00
Available Redemption Funds to Cover Revenue Deficiency	0.00
Excess Redemption Funds	0.00
Available Revenue Funds	5,569,598.44

Allocation of Available Funds	
	Euro
Trustee Fees	0.00
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(2,800.21)
Servicer + Cash Manager Fees	(172,038.59)
Class A Notes Interest	(1,407,900.00)
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)	(3,986,859.64)
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	(5,569,598.44)
Excess Retained	0.00

Principal Deficiency Ledger - Current Period							
	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
A Notes	0	0	0	0	0.00	0.00	
B Notes	0	0	0	0	0.00	0.00	
Z Loan	72,693,814.38	7,352,748.55	0	458,723.71	7,811,472.26	3,986,859.64	76,518,427.00

Principal Deficiency Ledger - Cumulative		
	Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
A Notes	0	0.00
B Notes	0	0.00
Z Loan	300,320,814.63	223,802,387.63

Recoveries	
Principal Recovered from Mortgage Loans	
This Period	Cumulative
725,572	64,397,889

\*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	6,596,490.63
Less Principal Receipts on Deemed Loss Loans	(725,572.22)
Credit Class A, B + Z Principal Deficiency Ledger	3,986,859.64
Other Net Income *	0
Less Amount to pay a Revenue Deficiency	0
<b>Total Redemption Funds</b>	<b>9,857,778.05</b>

Allocation of Available Funds	
	EUR
Principal Class A Notes	9,857,778.05
Principal Class B Notes (Class A notes redeemed)	0
Principal Class Z Loan (Class A notes redeemed)	0
Excess as Available Revenue Receipts	0
<b>Total Allocation of Principal Receipts</b>	<b>9,857,778.05</b>

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	12,259	83.16%	1,255,552,767	78.74%
In Arrears 1 Month or More	2,483	16.84%	339,058,721	21.26%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>

Mortgage Portfolio Analysis: Properties Under Management					
Repossession Type	This Period		Cumulative (Active Loans Only)		Cumulative (Active and Redeemed Loans)
	No of Properties	Principal Balance Amount	No of Properties	Principal Balance Amount	No of Properties
Repossessions	-	-	3	652,161	6
Voluntary Handback	1	738,556	8	1,951,800	23
Abandoned	3	819,704	44	9,077,975	43
Sold	2	333,969	14	1,908,744	35

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.

Mortgage Portfolio Analysis		
	At end of Month (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	1,609,089,778.20	2,500,000,000.00
Principal Losses		(9,099.28)
Early Redemptions	(4,041,626.72)	(505,432,566.56)
Scheduled Principal Payments	(4,425,169.25)	(310,039,353.62)
Capitalised Arrangements	382,096.76	3,035,944.87
Principal Repurchase	0.00	(86,549,846.42)
<b>Closing Mortgage Principal Balance</b>	<b>1,601,005,078.99</b>	<b>1,601,005,078.99</b>

<b>Mortgage Portfolio Analysis</b>		
	Previous Month	Current Month
Weighted average interest rate	3.90%	3.93%
Annualised CPR (current month unscheduled Repayments annualised)	2.55%	2.96%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	6.27%	6.21%

<b>Deal Participation Information</b>				
		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.

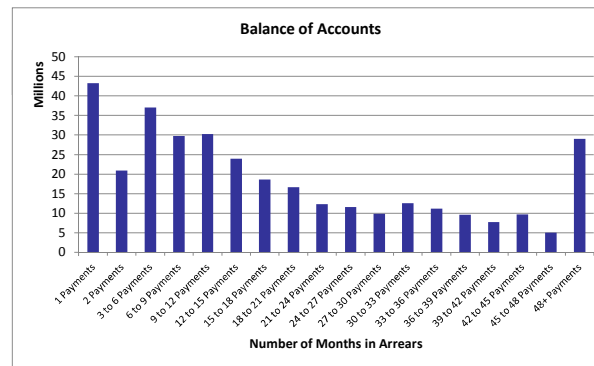
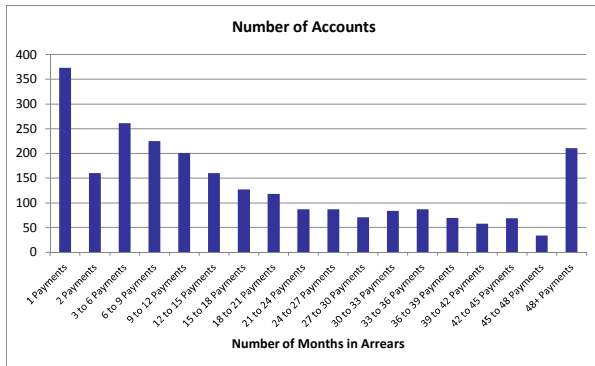
<b>Deal Participation Information</b>	
Note Trustee	Citicorp Trustee Company Ltd.
Security Trustee	Citicorp Trustee Company Ltd.
Paying Agent	Citibank
Listing	Irish Stock Exchange

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.

**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 Balance
< 1 Payment	12,259	83.16%	1,255,552,767	78.74%
1 Payments	373	2.53%	43,231,257	2.71%
2 Payments	160	1.09%	20,878,573	1.31%
3 to 6 Payments	261	1.77%	37,011,239	2.32%
6 to 9 Payments	225	1.53%	29,723,745	1.86%
9 to 12 Payments	201	1.36%	30,237,919	1.90%
12 to 15 Payments	160	1.09%	23,922,243	1.50%
15 to 18 Payments	127	0.86%	18,656,525	1.17%
18 to 21 Payments	118	0.80%	16,678,202	1.05%
21 to 24 Payments	87	0.59%	12,302,855	0.77%
24 to 27 Payments	87	0.59%	11,607,784	0.73%
27 to 30 Payments	71	0.48%	9,873,557	0.62%
30 to 33 Payments	84	0.57%	12,596,092	0.79%
33 to 36 Payments	87	0.59%	11,194,785	0.70%
36 to 39 Payments	70	0.47%	9,608,542	0.60%
39 to 42 Payments	58	0.39%	7,708,287	0.48%
42 to 45 Payments	69	0.47%	9,722,131	0.61%
45 to 48 Payments	34	0.23%	5,048,581	0.32%
48+ Payments	211	1.43%	29,056,404	1.82%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>



Repayments in Arrears - Last 6 Months

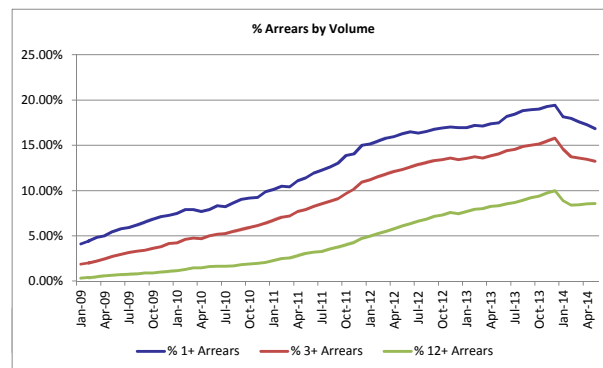
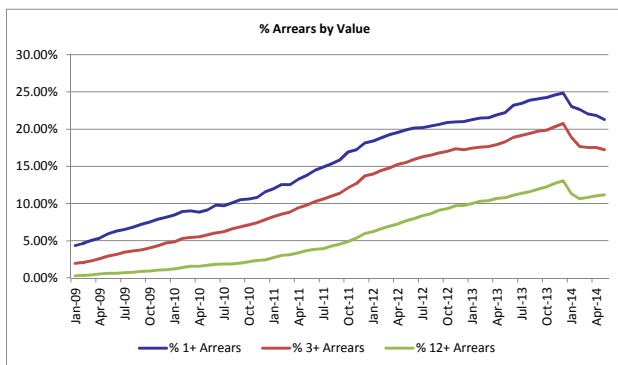
Months in Arrears Value of Accounts (€m)	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
12+ Arrears	223.02	187.33	173.33	174.43	177.03	177.98
3+ Arrears**	353.86	312.06	287.89	282.87	281.48	274.95
1+ Arrears*	423.84	381.15	368.55	355.77	350.06	339.06
Total Arrears	423.84	381.15	368.55	355.77	350.06	339.06
Total Portfolio	1,704.93	1,654.17	1,628.20	1,612.37	1,602.98	1,594.61

Months in Arrears Number of Accounts	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
12+ Arrears	1,540	1,345	1,256	1,253	1,261	1,263
3+ Arrears**	2,432	2,210	2,055	2,015	1,987	1,950
1+ Arrears*	2,995	2,750	2,692	2,609	2,552	2,483
Total Arrears	2,995	2,750	2,692	2,609	2,552	2,483
Total Portfolio	15,412	15,137	14,967	14,838	14,783	14,742

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

\*\* 3+ Arrears includes loans in 12+ Arrears



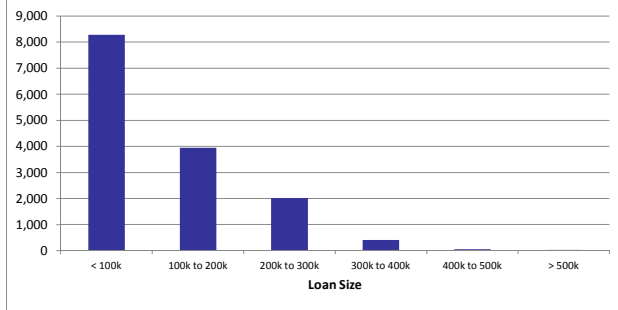
**Cure Rates - Last 6 Months**

	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
Total Cases Any Arrears	3,401	3,132	2,992	2,925	2,842	2,771
Total Cured to 0 Arrears	224	439	366	293	288	298
% Cure Rate to 0 Arrears	6.56%	12.91%	11.69%	9.79%	9.85%	10.49%

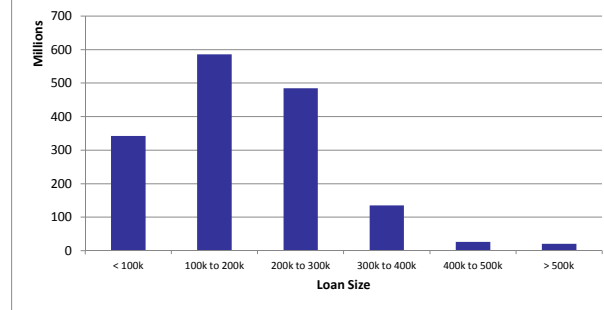
**Loan Size**

Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 100k	8,278	56.15%	342,412,511	21.47%
100k to 200k	3,947	26.77%	585,742,012	36.73%
200k to 300k	2,017	13.68%	484,395,160	30.38%
300k to 400k	407	2.76%	135,070,546	8.47%
400k to 500k	60	0.41%	26,358,518	1.65%
> 500k	33	0.22%	20,632,741	1.29%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>
<b>Weighted Average Loan Size</b>			<b>108,167.92</b>	

**Number of Accounts**

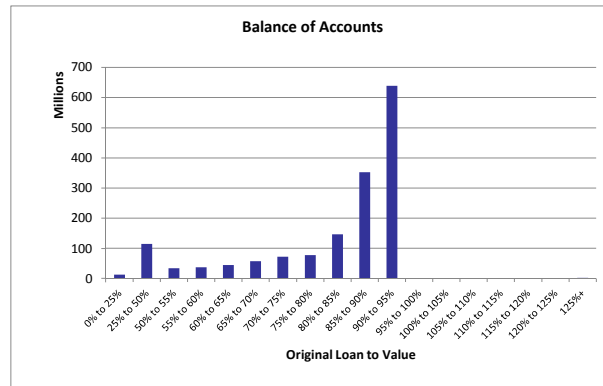
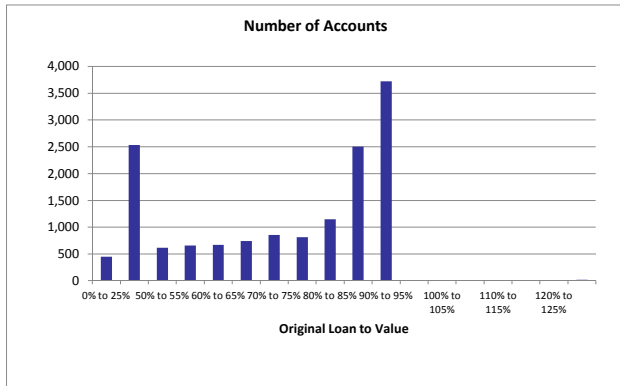


**Balance of Accounts**



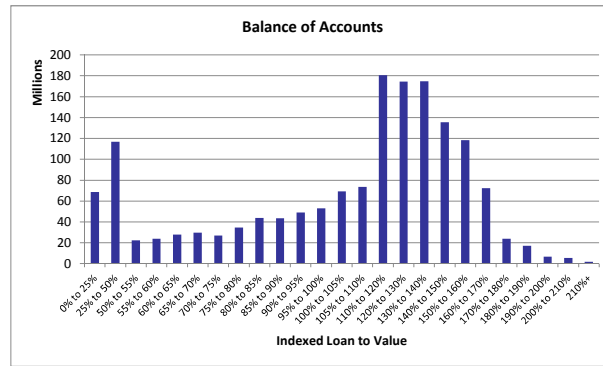
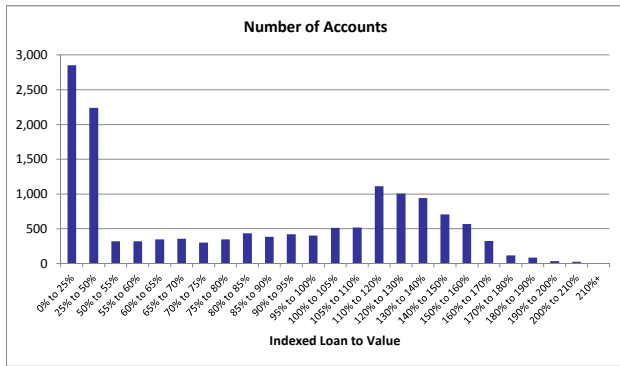


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	448	3.04%	13,533,777	0.85%
25% to 50%	2,532	17.18%	114,773,362	7.20%
50% to 55%	614	4.16%	34,878,773	2.19%
55% to 60%	657	4.46%	37,860,581	2.37%
60% to 65%	670	4.54%	44,746,812	2.81%
65% to 70%	744	5.05%	57,333,141	3.60%
70% to 75%	857	5.81%	72,432,003	4.54%
75% to 80%	814	5.52%	77,899,058	4.89%
80% to 85%	1,147	7.78%	146,695,290	9.20%
85% to 90%	2,503	16.98%	352,413,595	22.10%
90% to 95%	3,721	25.24%	638,729,406	40.06%
95% to 100%	12	0.08%	870,600	0.05%
100% to 105%	0	0.00%	0	0.00%
105% to 110%	1	0.01%	106,151	0.01%
110% to 115%	2	0.01%	145,922	0.01%
115% to 120%	0	0.00%	0	0.00%
120% to 125%	0	0.00%	0	0.00%
125%+	20	0.14%	2,193,019	0.14%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>
<b>Weighted Average Original LTV</b>			<b>81.46%</b>	



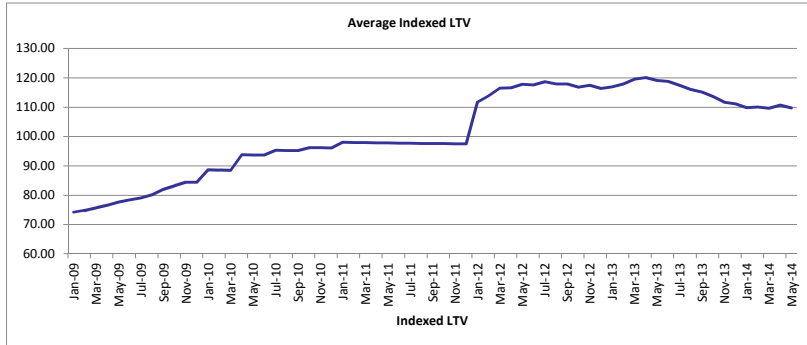
\*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure 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 Balance
0% to 25%	2,850	19.33%	68,657,542	4.31%
25% to 50%	2,237	15.17%	116,939,820	7.33%
50% to 55%	322	2.18%	22,368,278	1.40%
55% to 60%	323	2.19%	24,064,519	1.51%
60% to 65%	350	2.37%	27,785,619	1.74%
65% to 70%	360	2.44%	29,677,038	1.86%
70% to 75%	304	2.06%	26,890,488	1.69%
75% to 80%	348	2.36%	34,792,480	2.18%
80% to 85%	436	2.96%	43,755,120	2.74%
85% to 90%	388	2.63%	43,441,194	2.72%
90% to 95%	424	2.88%	48,939,264	3.07%
95% to 100%	407	2.76%	52,909,349	3.32%
100% to 105%	517	3.51%	69,206,346	4.34%
105% to 110%	519	3.52%	73,627,305	4.62%
110% to 120%	1,113	7.55%	180,554,604	11.32%
120% to 130%	1,006	6.82%	174,416,852	10.94%
130% to 140%	943	6.40%	174,804,259	10.96%
140% to 150%	710	4.82%	135,494,332	8.50%
150% to 160%	572	3.88%	118,307,675	7.42%
160% to 170%	329	2.23%	72,476,616	4.55%
170% to 180%	119	0.81%	23,941,953	1.50%
180% to 190%	89	0.60%	17,218,471	1.08%
190% to 200%	38	0.26%	6,910,865	0.43%
200% to 210%	27	0.18%	5,451,277	0.34%
210%+	11	0.07%	1,980,224	0.12%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>
<b>Weighted Average Indexed LTV</b>			<b>109.69%</b>	



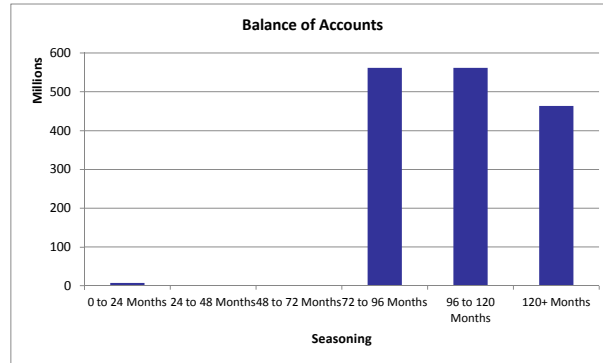
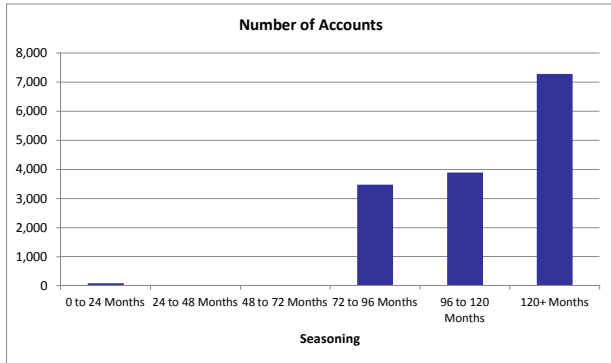
Average Indexed LTV - Last 6 Months

	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
Indexed LTV	111.18	109.86	110.09	109.65	110.75	109.69



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

Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	92	0.62%	8,075,009	0.51%
24 to 48 Months	0	0.00%	0	0.00%
48 to 72 Months	0	0.00%	0	0.00%
72 to 96 Months	3,481	23.61%	561,448,690	35.21%
96 to 120 Months	3,890	26.39%	561,811,963	35.23%
120+ Months	7,279	49.38%	463,275,827	29.05%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>
<b>Weighted Average Seasoning</b>			<b>112.21</b>	

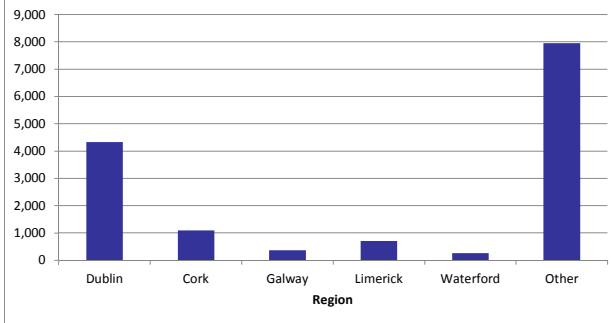


Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Carlow	264	1.79%	25,610,449	1.61%
Cavan	177	1.20%	16,226,219	1.02%
Clare	456	3.09%	40,299,221	2.53%
Cork	1,099	7.45%	105,789,669	6.63%
Donegal	599	4.06%	50,559,690	3.17%
Dublin	4,333	29.39%	549,178,306	34.44%
Galway	372	2.52%	38,504,732	2.41%
Kerry	510	3.46%	47,758,605	2.99%
Kildare	1,112	7.54%	125,419,505	7.87%
Kilkenny	242	1.64%	23,921,045	1.50%
Laois	222	1.51%	23,064,079	1.45%
Leitrim	80	0.54%	7,107,451	0.45%
Limerick	714	4.84%	69,202,875	4.34%
Longford	102	0.69%	8,141,950	0.51%
Louth	727	4.93%	70,232,460	4.40%
Mayo	232	1.57%	20,472,587	1.28%
Meath	1,285	8.72%	159,125,433	9.98%
Monaghan	89	0.60%	7,802,019	0.49%
Offaly	129	0.88%	11,535,988	0.72%
Roscommon	127	0.86%	10,090,492	0.63%
Sligo	179	1.21%	15,580,195	0.98%
Tipperary	356	2.41%	33,269,029	2.09%
Waterford	271	1.84%	27,696,915	1.74%
Westmeath	263	1.78%	22,520,349	1.41%
Wexford	263	1.78%	26,843,006	1.68%
Wicklow	539	3.66%	58,659,221	3.68%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>

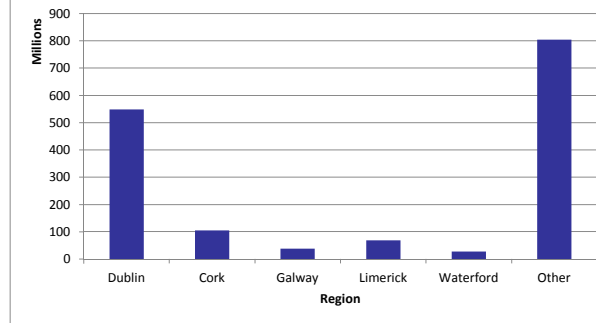
Property Area (County)

Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	4,333	29.39%	549,178,306	34.44%
Cork	1,099	7.45%	105,789,669	6.63%
Galway	372	2.52%	38,504,732	2.41%
Limerick	714	4.84%	69,202,875	4.34%
Waterford	271	1.84%	27,696,915	1.74%
Other	7,953	53.95%	804,238,992	50.43%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>

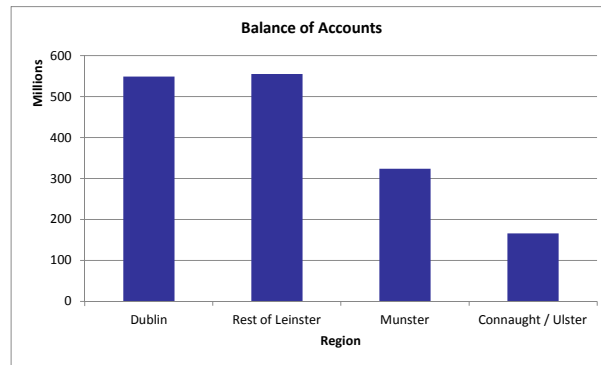
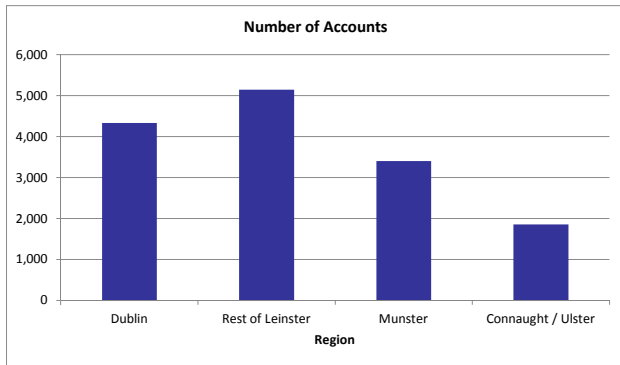
Number of Accounts



Balance of Accounts



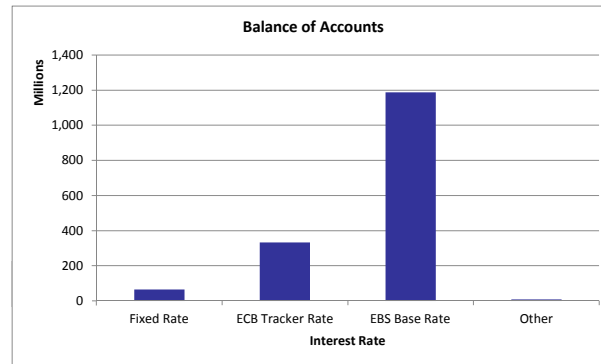
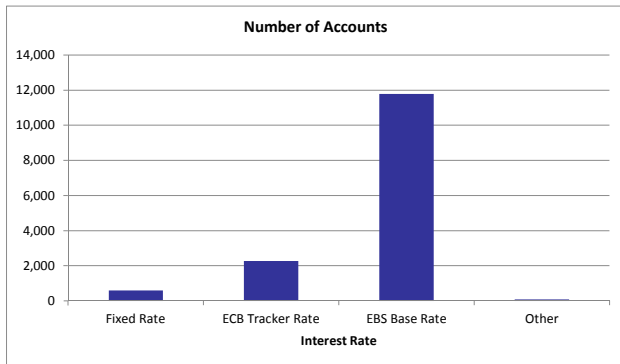
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	4,333	29.39%	549,178,306	34.44%
Rest of Leinster	5,148	34.92%	555,073,484	34.81%
Munster	3,406	23.10%	324,016,313	20.32%
Connaught / Ulster	1,855	12.58%	166,343,386	10.43%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>



Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	597	4.05%	65,442,257	4.10%
ECB Tracker Rate	2,264	15.36%	333,500,022	20.91%
EBS Base Rate	11,789	79.97%	1,187,594,200	74.48%
Other***	92	0.62%	8,075,009	0.51%
Total	14,742	100.00%	1,594,611,489	100.00%

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	597	5.21
ECB Tracker Rate	2,264	1.26
EBS Base Rate	11,789	4.59
Other***	92	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.

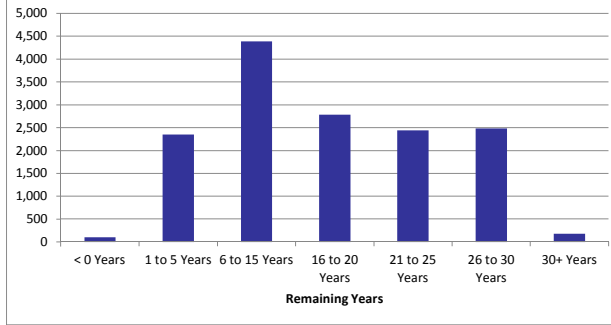




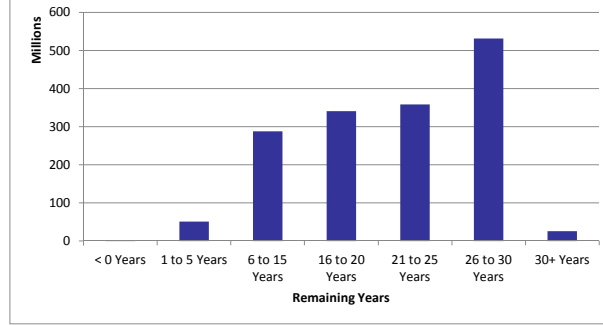
**Remaining Years**

Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 0 Years	107	0.73%	291,114	0.02%
1 to 5 Years	2,354	15.97%	50,881,654	3.19%
6 to 15 Years	4,390	29.78%	287,636,122	18.04%
16 to 20 Years	2,785	18.89%	340,514,340	21.35%
21 to 25 Years	2,442	16.56%	358,204,458	22.46%
26 to 30 Years	2,481	16.83%	531,390,266	33.32%
30+ Years	183	1.24%	25,693,535	1.61%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>
<b>Weighted Average Remaining Years</b>			<b>20.71</b>	

**Number of Accounts**



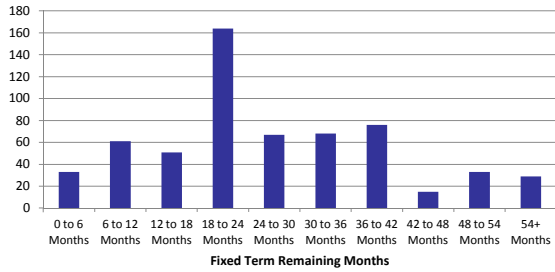
**Balance of Accounts**



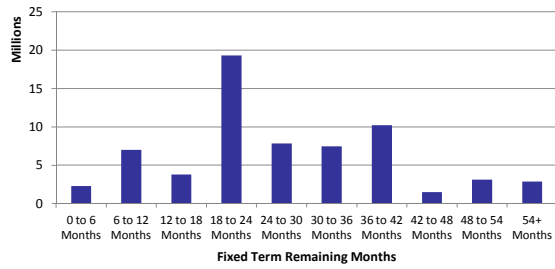
**Fixed Term Remaining Months**

Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	33	5.53%	2,311,944	3.53%
6 to 12 Months	61	10.22%	7,023,772	10.73%
12 to 18 Months	51	8.54%	3,790,576	5.79%
18 to 24 Months	164	27.47%	19,294,936	29.48%
24 to 30 Months	67	11.22%	7,839,628	11.98%
30 to 36 Months	68	11.39%	7,445,525	11.38%
36 to 42 Months	76	12.73%	10,194,429	15.58%
42 to 48 Months	15	2.51%	1,506,090	2.30%
48 to 54 Months	33	5.53%	3,144,261	4.80%
54+ Months	29	4.86%	2,891,095	4.42%
<b>Total</b>	<b>597</b>	<b>100.00%</b>	<b>65,442,257</b>	<b>100.00%</b>
<b>Weighted Fixed Term Remaining Months</b>			<b>28.14</b>	

**Number of Accounts**

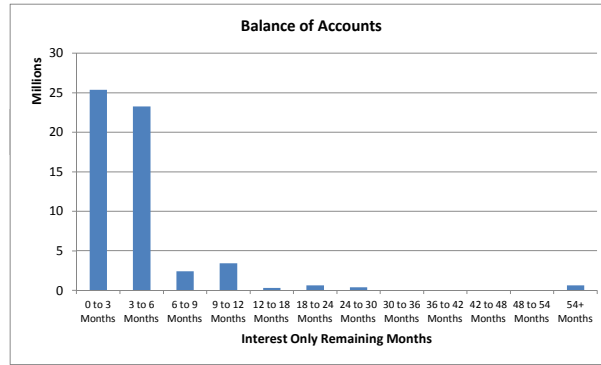
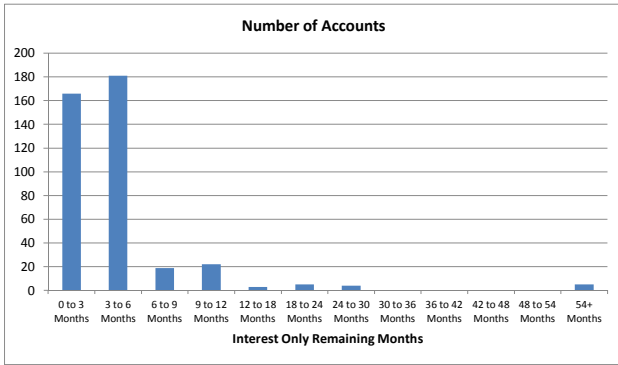


**Balance of Accounts**



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Y	405	2.75%	56,450,415	3.54%
N	14,337	97.25%	1,538,161,073	96.46%
<b>Total</b>	<b>14,742</b>	<b>100.00%</b>	<b>1,594,611,489</b>	<b>100.00%</b>

Principal Repayments Holiday Remaining Term				
Principal Repayments Holiday Remaining Term	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 3 Months	166	40.99%	25,368,050	44.94%
3 to 6 Months	181	44.69%	23,244,759	41.18%
6 to 9 Months	19	4.69%	2,417,474	4.28%
9 to 12 Months	22	5.43%	3,432,101	6.08%
12 to 18 Months	3	0.74%	324,666	0.58%
18 to 24 Months	5	1.23%	640,352	1.13%
24 to 30 Months	4	0.99%	386,197	0.68%
30 to 36 Months	0	0.00%	0	0.00%
36 to 42 Months	0	0.00%	0	0.00%
42 to 48 Months	0	0.00%	0	0.00%
48 to 54 Months	0	0.00%	0	0.00%
54+ Months	5	1.23%	636,817	1.13%
<b>Total</b>	<b>405</b>	<b>100.00%</b>	<b>56,450,415</b>	<b>100.00%</b>
<b>Weighted Principal Repayments Holiday Remaining Term</b>			<b>5.75</b>	



*Occupancy Status*

Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Homeloan	14,600	99.04%	1,580,017,459	99.08%
Retail BTL	141	0.96%	14,542,895	0.91%
Commercial BTL	1	0.01%	51,134	0.00%
Commercial	0	0.00%	0	0.00%
Total	14,742	100.00%	1,594,611,489	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).