

EMERALD MORTGAGES NO: 5 LIMITED INVESTOR REPORT

From: EBS Limited
 Month Ending: 31 July 2014
 Interest Payments Date: 15 August 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 ¹	XS0352154503	N/R / Aaa	2,375,000,000	1 mth Euribor + 0.70%	AA- / A1	AA- (Outlook Stable) / Aa3	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 July 2014
Interest Period End Date	15 August 2014
No of days in Interest Period	31
Next Payments Date	15 September 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 ²	2,375,000,000	95.00%	944,518,016	88.31%	(13,156,913.94)	931,361,102	88.17%
B Notes	125,000,000	5.00%	125,000,000	11.69%	0.00	125,000,000	11.83%
Total	2,500,000,000	100%	1,069,518,016	100%	(13,156,913.94)	1,056,361,102	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	1,377,500.00	1,377,500.00	0	0
B Notes *	XS0352155146	Fixed 0.25%	31	26,050.00	-	26,050	1,146,825

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 ²	EBS	n/a	358,033,008	358,033,008	0	0	358,033,008	n/a	0
Reserve Fund ⁴ *	EBS	93,750,000	30,189,563	20,126,375	0	0	20,126,375	20,126,375	0
Liquidity Reserve ⁵	EBS	n/a	0	n/a	0	0	n/a	n/a	0
Liquidity Facility ⁶	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

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. It was further reduced to €20.13m in February 2012 on transfer of the clearing account.
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.

Revenue Analysis	
	Euro
Revenue Receipts	5,074,163.87
Principal receipts on True Loss & Deemed Loss Loans	573,711.77
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	5,647,875.64

Allocation of Available Funds	
	Euro
Trustee Fees	0.00
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(4,463.88)
Servicer + Cash Manager Fees	(163,367.72)
Class A Notes Interest	(1,377,500.00)
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)	(4,102,544.04)
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	(5,647,875.64)
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	81,209,878.51	9,364,216.14	0	148,157.96	9,512,374.10	4,102,544.04	86,619,708.57

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	318,964,953.45	232,345,244.88

Principal Recovered from Mortgage Loans	
This Period	Cumulative
573,711.77	65,886,226.77

*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	9,628,081.67
Less Principal Receipts on Deemed Loss Loans	(573,711.77)
Credit Class A, B + Z Principal Deficiency Ledger	4,102,544.04
Other Net Income *	0
Less Amount to pay a Revenue Deficiency	0
Total Redemption Funds	13,156,913.94

Allocation of Available Funds	
	EUR
Principal Class A Notes	13,156,913.94
Principal Class B Notes (Class A notes redeemed)	0
Principal Class Z Loan (Class A notes redeemed)	0
Excess as Available Revenue Receipts	0
Total Allocation of Principal Receipts	13,156,913.94

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	12,315	84.13%	1,257,108,622	79.79%
In Arrears 1 Month or More	2,323	15.87%	318,318,044	20.21%
Total	14,638	100.00%	1,575,426,666	100.00%

Mortgage Portfolio Analysis: Properties Under Management					
	This Period		Cumulative (Active Loans Only)		Cumulative (Active and Redeemed Loans)
Property Description	No of Properties	Principal Balance Amount	No of Properties	Principal Balance Amount	No of Properties
Property in Possession	6	1,268,114	26	5,271,030	37
Abandoned	1	277,317	45	9,355,292	47
Sold	14	1,136,427	32	3,240,415	52

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	1,592,983,247.24	2,500,000,000.00
Principal Losses		(9,099.28)
Early Redemptions	(5,859,088.38)	(515,302,851.54)
Scheduled Principal Payments	(4,376,061.13)	(318,869,209.90)
Capitalised Arrangements	528,453.16	4,007,558.03
Principal Repurchase	0.00	(86,549,846.42)
Closing Mortgage Principal Balance	1,583,276,550.89	1,583,276,550.89

Mortgage Portfolio Analysis		
	Previous Month	Current Month
Weighted average interest rate	3.87%	3.89%
Annualised CPR (current month unscheduled Repayments annualised)	3.06%	4.34%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	6.45%	7.59%

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

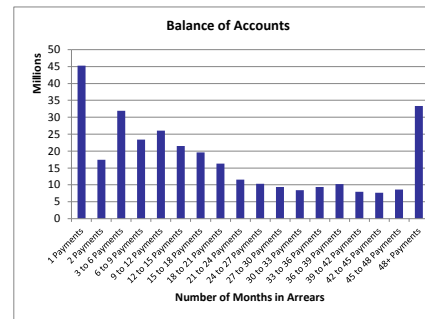
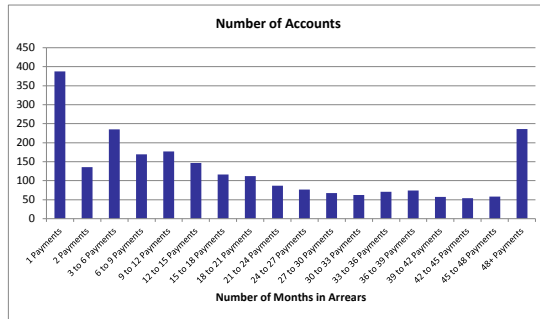
The Servicer hereby represents and warrants that the information provided herein is true, accurate and complete in all material respects and that as of the date of this report.

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.

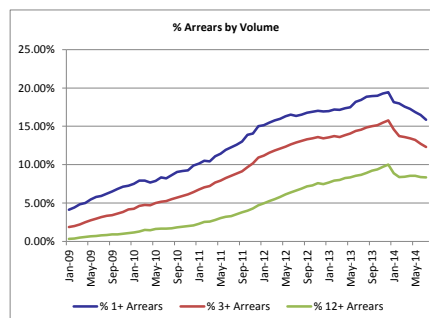
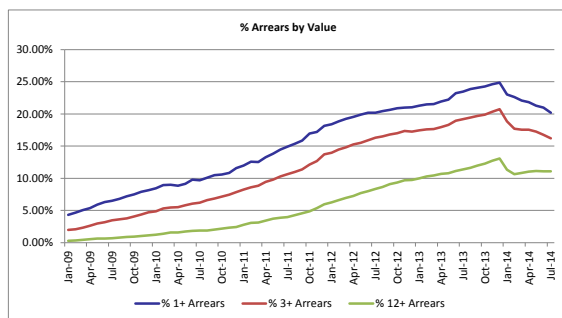
Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Payment	12,315	84.13%	1,257,108,622	79.79%
1 Payments	388	2.65%	45,232,560	2.87%
2 Payments	136	0.93%	17,411,253	1.11%
3 to 6 Payments	235	1.61%	31,912,376	2.03%
6 to 9 Payments	169	1.15%	23,380,625	1.48%
9 to 12 Payments	177	1.21%	26,031,591	1.65%
12 to 15 Payments	147	1.00%	21,508,952	1.37%
15 to 18 Payments	116	0.79%	19,607,119	1.24%
18 to 21 Payments	112	0.77%	16,325,796	1.04%
21 to 24 Payments	87	0.59%	11,576,974	0.73%
24 to 27 Payments	77	0.53%	10,346,651	0.66%
27 to 30 Payments	67	0.46%	9,414,744	0.60%
30 to 33 Payments	62	0.42%	8,460,186	0.54%
33 to 36 Payments	71	0.49%	9,409,271	0.60%
36 to 39 Payments	74	0.51%	10,197,730	0.65%
39 to 42 Payments	57	0.39%	7,904,708	0.50%
42 to 45 Payments	54	0.37%	7,701,756	0.49%
45 to 48 Payments	58	0.40%	8,564,888	0.54%
48+ Payments	236	1.61%	33,330,863	2.12%
Total	14,638	100.00%	1,575,426,666	100.00%



Repayments in Arrears - Last 6 Months						
Months in Arrears Value of Accounts (€m)	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14
12+ Arrears	173.33	174.43	177.03	177.98	176.03	174.35
3+ Arrears**	287.89	282.87	281.48	274.95	265.64	255.67
1+ Arrears*	368.55	355.77	350.06	339.06	333.02	318.32
Total Arrears	368.55	355.77	350.06	339.06	333.02	318.32
Total Portfolio	1,628.20	1,612.37	1,602.98	1,594.61	1,585.79	1,575.43
Months in Arrears Number of Accounts	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14
12+ Arrears	1,256	1,253	1,261	1,263	1,235	1,218
3+ Arrears**	2,055	2,015	1,987	1,950	1,873	1,799
1+ Arrears*	2,692	2,609	2,552	2,483	2,425	2,323
Total Arrears	2,692	2,609	2,552	2,483	2,425	2,323
Total Portfolio	14,967	14,838	14,783	14,742	14,700	14,638

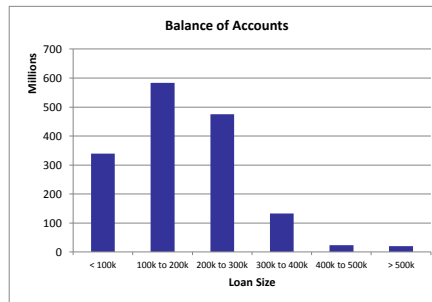
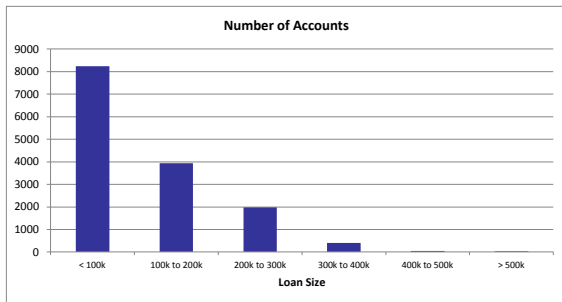
* 1+ Arrears includes loans in 3+ and 12+ Arrears

** 3+ Arrears includes loans in 12+ Arrears

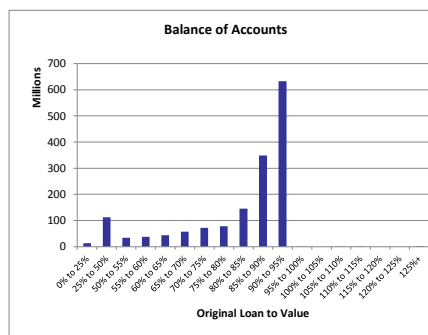
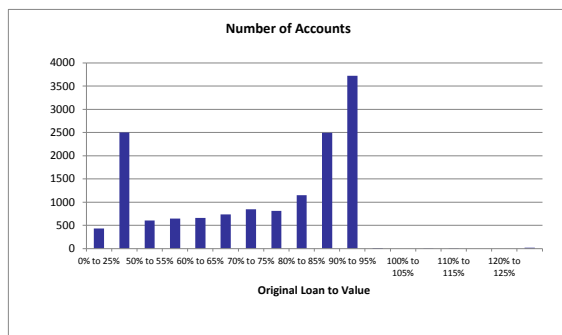


Cure Rates - Last 6 Months						
	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14
Total Cases Any Arrears	2,992	2,925	2,842	2,771	2,691	2,615
Total Cured to 0 Arrears	366	293	288	298	317	306
% Cure Rate to 0 Arrears	11.69%	9.79%	9.85%	10.49%	11.44%	11.37%

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 100k	8,236	56.26%	339,808,455	21.57%
100k to 200k	3,935	26.88%	583,511,038	37.04%
200k to 300k	1,980	13.53%	475,327,443	30.17%
300k to 400k	400	2.73%	132,565,397	8.41%
400k to 500k	55	0.38%	24,182,758	1.53%
> 500k	32	0.22%	20,031,575	1.27%
Total	14,638	100.00%	1,575,426,666	100.00%
Weighted Average Loan Size			107,625.81	

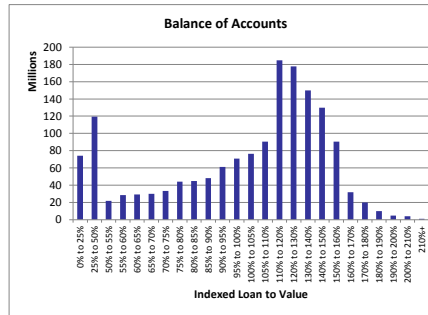
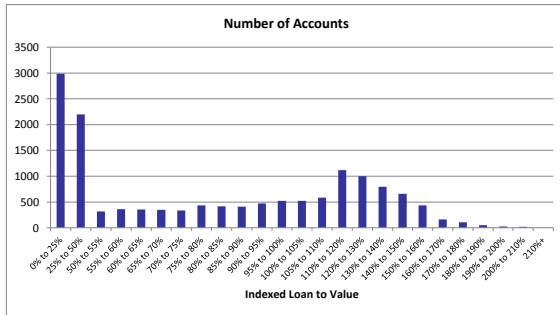


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	435	2.97%	12,937,183	0.82%
25% to 50%	2,499	17.07%	112,463,807	7.14%
50% to 55%	606	4.14%	34,070,542	2.16%
55% to 60%	648	4.43%	37,127,320	2.36%
60% to 65%	658	4.50%	43,954,234	2.79%
65% to 70%	733	5.01%	56,552,709	3.59%
70% to 75%	847	5.79%	71,470,022	4.54%
75% to 80%	808	5.52%	77,321,147	4.91%
80% to 85%	1,148	7.84%	145,379,155	9.23%
85% to 90%	2,497	17.06%	348,521,601	22.12%
90% to 95%	3,724	25.44%	632,442,510	40.14%
95% to 100%	11	0.08%	677,431	0.04%
100% to 105%	0	0.00%	0	0.00%
105% to 110%	1	0.01%	105,480	0.01%
110% to 115%	2	0.01%	145,235	0.01%
115% to 120%	0	0.00%	0	0.00%
120% to 125%	0	0.00%	0	0.00%
125%+	21	0.14%	2,258,290	0.14%
Total	14,638	100.00%	1,575,426,666	100.00%
Weighted Average Original LTV			81.54%	

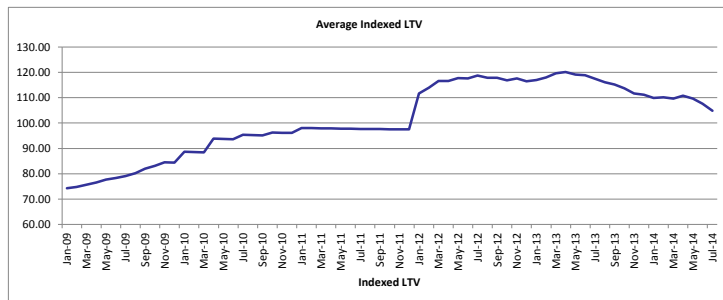


prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure at the time the top-up was approved. The true exposure on all loans, including top-

Indexed LTV				
Indexed LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	2,983	20.38%	73,983,483	4.70%
25% to 50%	2,195	15.00%	119,455,490	7.58%
50% to 55%	320	2.19%	21,900,722	1.39%
55% to 60%	362	2.47%	28,281,012	1.80%
60% to 65%	356	2.43%	29,255,423	1.86%
65% to 70%	348	2.38%	29,907,939	1.90%
70% to 75%	333	2.27%	33,264,649	2.11%
75% to 80%	434	2.96%	43,938,358	2.79%
80% to 85%	418	2.86%	44,890,367	2.85%
85% to 90%	409	2.79%	47,972,644	3.05%
90% to 95%	470	3.21%	60,949,462	3.87%
95% to 100%	521	3.56%	70,690,784	4.49%
100% to 105%	523	3.57%	76,250,074	4.84%
105% to 110%	582	3.98%	90,367,349	5.74%
110% to 120%	1,119	7.64%	184,757,700	11.73%
120% to 130%	998	6.82%	177,823,210	11.29%
130% to 140%	797	5.44%	149,781,987	9.51%
140% to 150%	659	4.50%	129,922,368	8.25%
150% to 160%	438	2.99%	90,594,548	5.75%
160% to 170%	165	1.13%	31,970,116	2.03%
170% to 180%	106	0.72%	19,934,819	1.27%
180% to 190%	52	0.36%	9,793,462	0.62%
190% to 200%	25	0.17%	4,818,800	0.31%
200% to 210%	18	0.12%	3,995,999	0.25%
210%+	7	0.05%	925,900	0.06%
Total	14,638	100.00%	1,575,426,666	100.00%
Weighted Average Indexed LTV			104.79%	

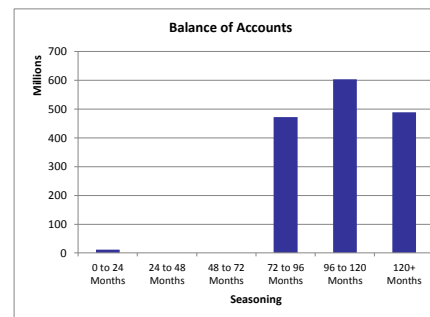
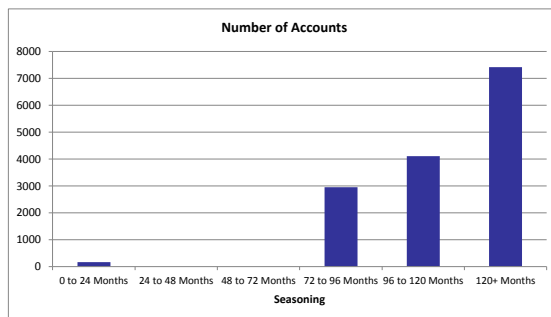


Average Indexed LTV - Last 6 Months						
	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14
Indexed LTV	110.09	109.65	110.75	109.69	107.67	104.79



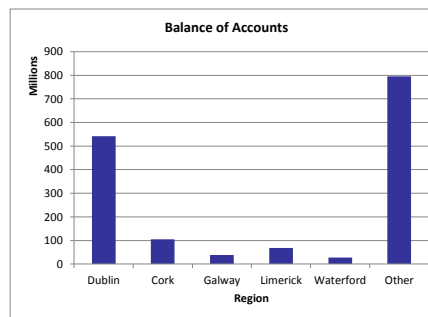
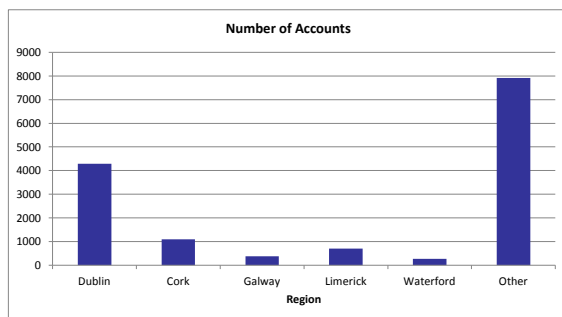
In December 2011 the PTSB Index was replaced with the CSO Index

Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	157	1.07%	11,459,538	0.73%
24 to 48 Months	0	0.00%	0	0.00%
48 to 72 Months	0	0.00%	0	0.00%
72 to 96 Months	2,953	20.17%	472,433,282	29.99%
96 to 120 Months	4,110	28.08%	602,826,396	38.26%
120+ Months	7,418	50.68%	488,707,450	31.02%
Total	14,638	100.00%	1,575,426,666	100.00%
Weighted Average Seasoning			113.84	

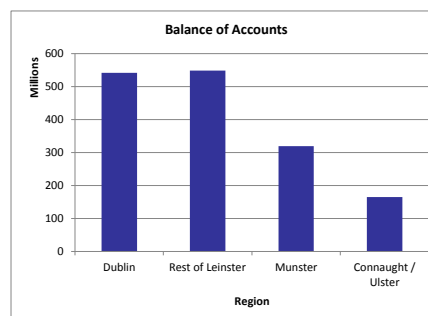
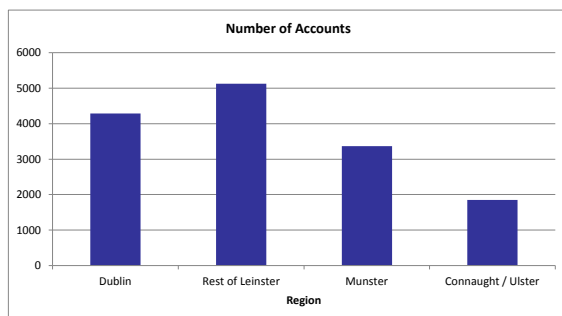


Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Carlow	262	1.79%	25,482,997	1.62%
Cavan	175	1.20%	16,069,436	1.02%
Clare	447	3.05%	39,572,075	2.51%
Cork	1,087	7.43%	104,321,150	6.62%
Donegal	604	4.13%	50,113,072	3.18%
Dublin	4,290	29.31%	542,018,861	34.40%
Galway	371	2.53%	38,198,323	2.42%
Kerry	510	3.48%	47,231,066	3.00%
Kildare	1,105	7.55%	124,191,220	7.88%
Kilkenny	242	1.65%	23,810,942	1.51%
Laois	223	1.52%	22,905,847	1.45%
Leitrim	80	0.55%	6,948,740	0.44%
Limerick	704	4.81%	68,487,964	4.35%
Longford	100	0.68%	8,036,522	0.51%
Louth	722	4.93%	69,488,959	4.41%
Mayo	229	1.56%	20,112,941	1.28%
Meath	1,284	8.77%	157,065,682	9.97%
Monaghan	88	0.60%	7,728,985	0.49%
Offaly	129	0.88%	11,452,862	0.73%
Roscommon	127	0.87%	10,018,089	0.64%
Sligo	178	1.22%	15,472,365	0.98%
Tipperary	354	2.42%	32,814,446	2.08%
Waterford	268	1.83%	27,257,264	1.73%
Westmeath	262	1.79%	22,378,946	1.42%
Wexford	260	1.78%	26,473,016	1.68%
Wicklow	537	3.67%	57,774,899	3.67%
Total	14,638	100.00%	1,575,426,666	100.00%

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	4,290	29.31%	542,018,861	34.40%
Cork	1,087	7.43%	104,321,150	6.62%
Galway	371	2.53%	38,198,323	2.42%
Limerick	704	4.81%	68,487,964	4.35%
Waterford	268	1.83%	27,257,264	1.73%
Other	7,918	54.09%	795,143,105	50.47%
Total	14,638	100.00%	1,575,426,666	100.00%



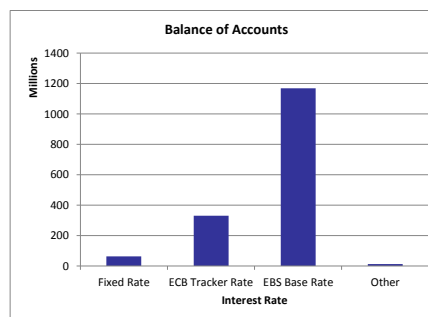
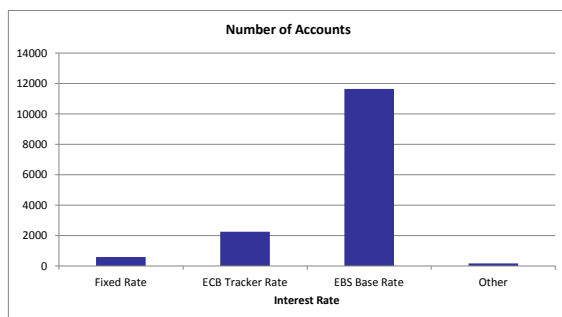
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	4,290	29.31%	542,018,861	34.40%
Rest of Leinster	5,126	35.02%	549,061,891	34.85%
Munster	3,370	23.02%	319,683,965	20.29%
Connaught / Ulster	1,852	12.65%	164,661,949	10.45%
Total	14,638	100.00%	1,575,426,666	100.00%



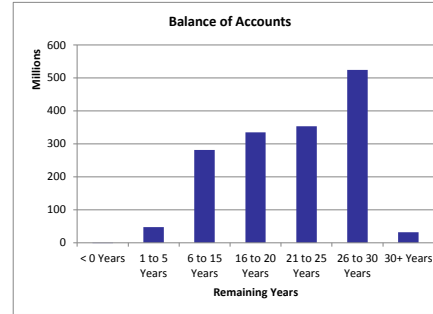
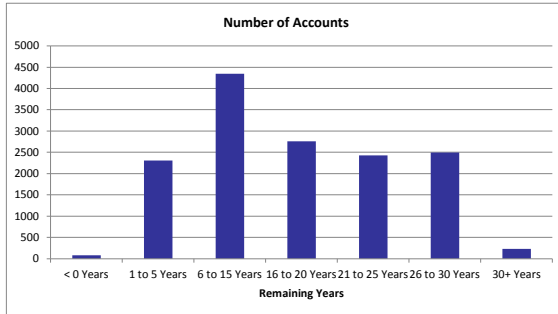
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	585	4.00%	63,720,820	4.04%
ECB Tracker Rate	2,255	15.41%	330,131,277	20.96%
EBS Base Rate	11,641	79.53%	1,170,115,031	74.27%
Other***	157	1.07%	11,459,538	0.73%
Total	14,638	100.00%	1,575,426,666	100.00%

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	585	5.21
ECB Tracker Rate	2,255	1.16
EBS Base Rate	11,641	4.59
Other***	157	0.00

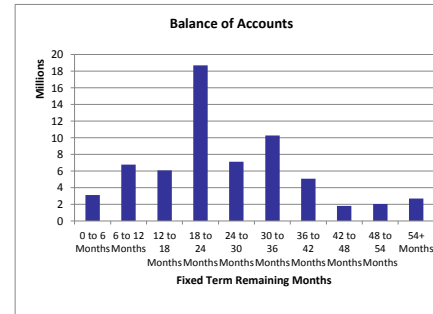
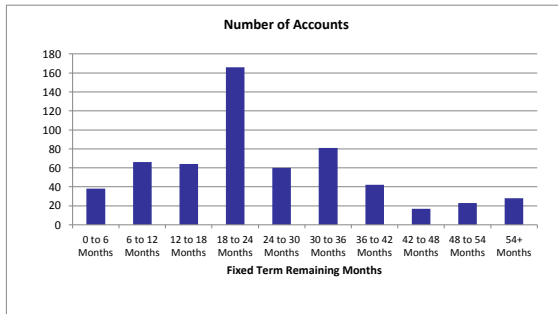
*** Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 0 Years	76	0.52%	189,051	0.01%
1 to 5 Years	2,304	15.74%	47,911,551	3.04%
6 to 15 Years	4,345	29.68%	281,327,469	17.86%
16 to 20 Years	2,761	18.86%	334,928,730	21.26%
21 to 25 Years	2,427	16.58%	353,890,754	22.46%
26 to 30 Years	2,494	17.04%	524,856,028	33.32%
30+ Years	231	1.58%	32,323,084	2.05%
Total	14,638	100.00%	1,575,426,666	100.00%
Weighted Average Remaining Years			20.82	

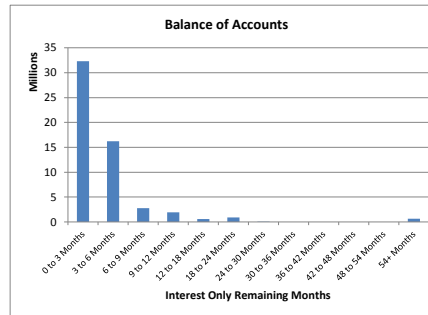
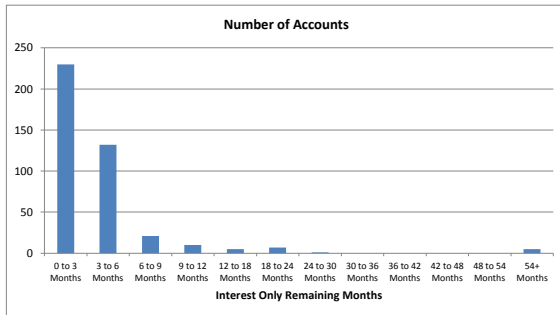


Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	38	6.50%	3,115,864	4.89%
6 to 12 Months	66	11.28%	6,796,787	10.67%
12 to 18 Months	64	10.94%	6,066,000	9.52%
18 to 24 Months	166	28.38%	18,702,022	29.35%
24 to 30 Months	60	10.26%	7,115,390	11.17%
30 to 36 Months	81	13.85%	10,298,668	16.16%
36 to 42 Months	42	7.18%	5,066,673	7.95%
42 to 48 Months	17	2.91%	1,805,174	2.83%
48 to 54 Months	23	3.93%	2,048,363	3.21%
54+ Months	28	4.79%	2,705,879	4.25%
Total	585	100.00%	63,720,820	100.00%
Weighted Fixed Term Remaining Months			26.18	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Y	411	2.81%	55,378,047	3.52%
N	14,227	97.19%	1,520,048,619	96.48%
Total	14,638	100.00%	1,575,426,666	100.00%

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	230	55.96%	32,290,580	58.31%
3 to 6 Months	132	32.12%	16,238,629	29.32%
6 to 9 Months	21	5.11%	2,748,091	4.96%
9 to 12 Months	10	2.43%	1,905,028	3.44%
12 to 18 Months	5	1.22%	590,016	1.07%
18 to 24 Months	7	1.70%	904,901	1.63%
24 to 30 Months	1	0.24%	63,988	0.12%
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	1.22%	636,816	1.15%
Total	411	100.00%	55,378,047	100.00%
Weighted Principal Repayments Holiday Remaining Term			5.38	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Homeloan	14,498	99.04%	1,560,826,631	99.07%
Retail BTL	139	0.95%	14,548,901	0.92%
Commercial BTL	1	0.01%	51,134	0.00%
Commercial	0	0.00%	0	0.00%
Total	14,638	100.00%	1,575,426,666	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].

