

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

From: EBS Limited
 Month Ending: 30th September 2011
 Interest Payment Date: 17th October 2011

INVESTOR CONTACTS

Mark Whelan	Senior Manager, EBS Limited	00353 1 665 9164	mark.whelan@mail.ebs.ie
Jonathan Lynch	Collateral Management Specialist, EBS Limited	00353 1 665 9433	jonathan.lynch@mail.ebs.ie

DETAILS OF NOTES ISSUED

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

DEAL INFORMATION

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

THIS REPORT

Interest Period Start Date	15 September 2011
Interest Period End Date	17 October 2011
No of days in Interest Period	32
Next Payment Date	15 November 2011

PRINCIPAL PAYMENT ON NOTES

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Class of Notes	Original Balance Euro	% of Bonds	Opening Balance Euro	% of Bonds	Amortisation Euro	Closing Balance Euro	% of Bonds
A Notes ²	2,375,000,000.00	95.00%	1,439,747,563.19	92.01%	(11,876,403.86)	1,427,871,159.32	91.95%
B Notes	125,000,000.00	5.00%	125,000,000.00	7.99%	0.00	125,000,000.00	8.05%
Total	2,500,000,000.00	100%	1,564,747,563.19	100%	(11,876,403.86)	1,552,871,159.32	100%

INTEREST PAYMENT ON NOTES

Class of Notes~	Reference	Rate	No of days	Interest due Euro	Interest paid Euro	Unpaid Interest	Cumulative Unpaid
A Notes	XS0352154503	Fixed 1.75%	32	2,099,500.00	2,099,500.00	0	0
B Notes*	XS0352155146	Fixed 0.25%	32	26,050.00	-	26,050	261,350

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

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

CREDIT ENHANCEMENT AND LIQUIDITY FACILITIES

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

DETAILS OF SWAP⁷

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

MORTGAGE INSURANCE RECEIPTS

MIG settlement #1	451,277
MIG settlement #2	550,740
Less applied funds	0
Net Total	1,002,018

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

NOTES

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

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REVENUE ANALYSIS

	EUR
Revenue Receipts	
Principal receipts on Deemed Loss Loans	6,191,149.92
Interest on Bank Accounts	825.25
Drawing from Reserve Fund	-
Other Net Income	-
Available Redemption Funds to Cover Revenue Deficiency	-
Excess Redemption Funds	-
Available Revenue Funds	6,191,975.17

ALLOCATION OF AVAILABLE FUNDS

	EUR
Trustee Fees	0.00
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	
Service + Cash Manager Fees	3,213.47
Class A Notes Interest	206,257.89
Class A Principal Deficiency Ledgers	(2,117,550.00)
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)	(4,056,983.11)
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	(5,965,081.75)
Excess Retained	-

PRINCIPAL DEFICIENCY LEDGER

	Opening Balance	Deemed Losses* Allocated this Period	Total Credited this Period	Closing Balance	Cumulative Losses/ Revenue Deficiency Allocated	Cumulative Losses/ Revenue Deficiency Paid
A Notes						
B Notes	0	0	0	-	0	0
Z Loan	(33,222,807.69)	(34,227,100.89)	4,056,983.11	(63,392,925.47)	93,050,848.73	25,728,040.37

*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.

** The table detailing 'POOL PERFORMANCE: Arrears Calculations', as reported in the investor report for the period ending August 31 2011, contained stratification errors regarding the categorisation of loans in arrears. The September M/E table contained in this report contains corrected stratification details. The uplift in the Deemed Losses Allocated This Period reflects the adjustment from August to September.

Principal Recovered from Mortgage Loans Debited to the Principal Deficiency Ledger This Period	Cumulative
0	9,012.02
825.25	

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

AVAILABLE PRINCIPAL FUNDS

	EUR
Principal Receipts Received	7,819,420.75
Credit Class A, B + Z Principal Deficiency Ledger	4,056,983.11
Other Net Income	0
Less Amount to pay a Revenue Deficiency	0
Total Redemption Funds	11,876,403.86

ALLOCATION OF AVAILABLE FUNDS

	EUR
Principal Class A Notes	(11,876,403.86)
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	(11,876,403.86)

POOL PERFORMANCE: Arrears Calculations

September M/E

	Principal Balance Amount	% Principal Balance	MOM Change %	Number	% Number	MOM Change
A. < 1 Payment	1,631,297,167	84.05%	-4.73%	14,870	86.87%	-3.62%
B. 1 - 3 Payments in Arrears	87,576,469	4.51%	18.06%	678	3.95%	18.21%
C. 3 - 6 Payments in Arrears	64,899,190	3.34%	23.25%	440	2.57%	18.43%
D. 6 - 9 Payments in Arrears	37,719,721	1.94%	25.97%	277	1.62%	28.57%
E. 9 - 12 Payments in Arrears	30,763,484	1.59%	27.20%	202	1.18%	18.00%
F. 12 - 15 Payments in Arrears	23,915,434	1.23%	70.83%	167	0.98%	75.00%
G. 15 - 18 Payments in Arrears	18,527,071	0.95%	131.71%	136	0.79%	102.56%
H. 18+ Payments in Arrears	46,123,937	2.38%	80.30%	347	2.03%	78.07%
Total	1,940,822,483	100.00%	0.00%	17,117	100.00%	0.00%

* The table detailing 'POOL PERFORMANCE: Arrears Calculations', as reported in the investor report for the period ending August 31 2011, contained stratification errors regarding the categorisation of loans in arrears. The September M/E table contained in this report contains corrected stratification details. The MOM change between the August and September reflects the impact of the correction and not a rapid deterioration in the performance of the loans. Corrected historical August M/E tables are being produced and an amended report will be issued.

August M/E

	Principal Balance Amount	% Principal Balance	Number	% Number
A. < 1 Payment	1,719,116,814	88.22%	15,479	90.13%
B. 1 - 3 Payments in Arrears	74,492,396	3.82%	576	3.35%
C. 3 - 6 Payments in Arrears	52,764,524	2.71%	373	2.17%
D. 6 - 9 Payments in Arrears	30,025,858	1.54%	216	1.26%
E. 9 - 12 Payments in Arrears	24,429,414	1.25%	171	1.00%
F. 12 - 15 Payments in Arrears	13,973,038	0.72%	97	0.56%
G. 15 - 18 Payments in Arrears	8,085,921	0.41%	67	0.39%
H. 18+ Payments in Arrears	25,754,764	1.32%	195	1.14%
Total	1,948,642,729	100.00%	17,174	100.00%

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

MORTGAGE PORTFOLIO ANALYSIS

	At end of Month (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	1,948,642,729.00	2,500,000,000.00
Principal Losses	0.00	(9,099.28)
Early Redemptions	(1,851,971.30)	(436,730,478.12)
Scheduled Principal Payments	(5,968,274.70)	(121,235,166.95)
Capitalised Arrangements	0.00	265,591.80
Principal Repurchase	0.00	(1,468,364.25)
Closing Mortgage Principle Balance	1,940,822,483	1,940,822,483

	Previous Month	Current Month
Weighted average interest rate	4.32%	4.32%
Annualised CPR	1.49%	1.16%

* Annualised CPR is based on current month unscheduled repayments annualised. Taking scheduled repayments into account, the amortisation rate for the current month is 4.99%.

DEAL PARTICIPATION INFORMATION

		Minimum Rating per documentation	Current Rating	Rating Satisfied
Bank Account Provider	Uster Bank	Fitch F1 and Moody's P-1	Fitch F1 and Moody's P-2	No*
Cash Manager	EBIS Limited	Fitch BBB- and Moody's Baas3	Fitch BBB- and Moody's Ba2	No**
Corporate Servicer	EBIS Limited	Fitch BBB- and Moody's Baas3	Fitch BBB- and Moody's Ba2	No***
Back Up Cash Manager	Deutsche Bank	~	~	~
Back Up Mortgage Servicer	Crown Mortgage Services Ltd.	~	Moody's Aa3	~

* Implications currently being discussed with Moody's
 ** A back-up servicer, Crown Mortgage Services has been appointed.
 *** A back -up cash manager, Deutsche Bank, is appointed.

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

EMERALD 5 STRATIFICATION TABLES

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

1. Loan Size

Principal Balance Amount Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. <= 100k	423,078,053	21.80%	9,538	55.72%
B. 100 - 200k	645,541,042	33.26%	4,352	25.43%
C. 200 - 300k	594,069,427	30.61%	2,468	14.42%
D. 300 - 400k	206,433,575	10.64%	618	3.61%
E. 400 - 500k	36,829,138	2.00%	89	0.52%
F. > 500k	32,871,247	1.69%	52	0.30%
Total	1,940,822,483	100.00%	17,117	100.00%

Weighted Average Loan Size:

194,486.17

2. Original LTV

Original LTV Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0% < OLTV <= 25%	20,411,444	1.05%	621	3.63%
B. 25% < OLTV <= 50%	161,496,887	8.32%	3,224	18.84%
C. 50% < OLTV <= 55%	47,697,879	2.46%	753	4.40%
D. 55% < OLTV <= 60%	52,053,639	2.68%	789	4.61%
E. 60% < OLTV <= 65%	59,020,878	3.04%	793	4.63%
F. 65% < OLTV <= 70%	72,475,249	3.73%	856	5.00%
G. 70% < OLTV <= 75%	89,452,628	4.61%	975	5.70%
H. 75% < OLTV <= 80%	96,463,904	4.97%	961	5.61%
I. 80% < OLTV <= 85%	174,764,061	9.00%	1,286	7.51%
J. 85% < OLTV <= 90%	423,095,846	21.80%	2,804	16.38%
K. 90% < OLTV <= 95%	739,683,249	38.11%	4,018	23.47%
L. 95% < OLTV <= 100%	721,191	0.04%	9	0.05%
M. 100% < OLTV <= 105%	133,434	0.01%	2	0.01%
N. 105% < OLTV <= 110%	283,850	0.01%	3	0.02%
O. OLTV > 110%	3,068,343	0.16%	23	0.13%
Total	1,940,822,483	100.00%	17,117	100.00%

Weighted Average Original LTV:

80.35%

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3. Loan to Indexed Value*

Pool LTV Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0% < LTV <= 25%	124,412,205	6.41%	4,001	23.37%
B. 25% < LTV <= 50%	194,849,411	10.04%	3,031	17.71%
C. 50% < LTV <= 55%	38,269,744	1.97%	452	2.64%
D. 55% < LTV <= 60%	37,212,341	1.92%	415	2.42%
E. 60% < LTV <= 65%	41,154,004	2.12%	422	2.47%
F. 65% < LTV <= 70%	47,317,433	2.44%	460	2.69%
G. 70% < LTV <= 75%	49,077,463	2.53%	471	2.75%
H. 75% < LTV <= 80%	53,405,369	2.75%	466	2.72%
I. 80% < LTV <= 85%	64,591,900	3.33%	527	3.08%
J. 85% < LTV <= 90%	56,686,243	2.92%	449	2.62%
K. 90% < LTV <= 95%	66,979,452	3.45%	490	2.86%
L. 95% < LTV <= 100%	75,408,005	4.13%	504	2.94%
M. 100% < LTV <= 105%	80,142,960	4.13%	518	3.03%
N. 105% < LTV <= 110%	93,020,509	4.79%	540	3.15%
O. 110% < LTV <= 120%	213,250,530	10.99%	1,179	6.89%
P. 120% < LTV <= 130%	213,656,915	11.01%	1,086	6.34%
Q. LTV > 130%	491,388,006	25.32%	2,106	12.30%
Total	1,940,822,483	100.00%	17,117	100.00%

Weighted Average Loan to Indexed Value 99.33%

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

4. Seasoning

Seasoning Band	Principal Balance Amount	Principal Balance %	Number	Number %
A. 0 < Months Old <= 24	-	0.00%	-	0.00
B. 24 < Months Old <= 48	113,636,971	5.86%	671	3.92%
C. 48 < Months Old <= 72	827,642,918	42.64%	4,974	29.06%
D. 72 < Months Old <= 96	417,778,998	24.62%	3,229	18.86%
E. 96 < Months Old <= 120	227,070,575	11.70%	2,434	14.22%
F. Months Old > 120	294,693,020	15.18%	5,809	33.94%
Total	1,940,822,483	100.00%	17,117	100.00%

Weighted Average Seasoning: 83.47 Months

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

5. Geographical Location

Property Area	Principal Balance Amount	Principal Balance %	Number	Number %
CARLOW	30,748,827	1.58%	298	1.74%
CAVAN	19,775,453	1.02%	199	1.16%
CLARE	51,270,522	2.64%	528	3.08%
CORK	129,774,701	6.69%	1,281	7.48%
DONEGAL	61,711,232	3.18%	670	3.91%
DUBLIN	665,405,699	34.28%	5,127	29.95%
GALWAY	47,358,498	2.44%	444	2.59%
KERRY	57,083,651	2.94%	578	3.38%
KILDARE	150,558,883	7.76%	1,253	7.32%
KILKENNY	29,668,142	1.53%	293	1.71%
LAOIS	28,984,204	1.49%	257	1.50%
LEITRIM	8,597,743	0.44%	86	0.50%
LIMERICK	86,002,961	4.43%	835	4.88%
LONGFORD	10,218,088	0.53%	120	0.70%
LOUTH	85,582,470	4.41%	844	4.93%
MAYO	25,346,733	1.31%	271	1.58%
MEATH	192,548,402	9.92%	1,477	8.63%
MONAGHAN	9,215,647	0.47%	98	0.57%
OFFALY	14,873,995	0.77%	150	0.88%
ROSCOMMON	13,378,554	0.69%	154	0.90%
SLIGO	18,803,461	0.97%	205	1.20%
TIPPERARY	39,269,368	2.02%	405	2.37%
WATERFORD	32,956,681	1.70%	309	1.81%
WESTMEATH	27,228,013	1.40%	303	1.77%
WEXFORD	33,111,666	1.71%	320	1.87%
WICKLOW	71,348,889	3.68%	612	3.58%
Total	1,940,822,483	100.00%	17,117	100.00%

6a. Interest Rate Description

Interest Rate Description	Principal Balance Amount	Principal Balance %	Number	Number %
Fixed	328,866,325	16.94%	2,265	13.23%
Tracker	391,086,467	20.15%	2,422	14.15%
Variable	1,220,869,692	62.90%	12,430	72.62%
Total	1,940,822,483	100.00%	17,117	100.00%

6b. Weighted Average Interest Rates

Interest Rate Description	Number	Mean
Fixed	2,265	5.01%
Tracker	2,422	2.51%
Variable	12,430	4.69%

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

7. Occupancy Status

Occupancy Status	Principal Balance Amount	Principal Balance %	Number	Number %
Buy to Let	17,878,809	0.92%	157	0.92%
HomeLoan	1,922,943,674	99.08%	16960	99.08%
Total	1,940,822,483	100.00%	17,117	100.00%

8. Repayment Status

Principal Repayment Holiday	Principal Balance Amount	Principal Balance %	Number	Number %
No	1,830,634,456	94.32%	16,319	95.34%
Yes	110,188,027	5.68%	798	4.66%
Total	1,940,822,483	100.00%	17,117	100.00%

ADDITIONAL EMERALD 5 INFORMATION

Term Extensions*

	No of Loans
This Period	30
Since Amendment Period	224

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

Capitalisation of Arrears

	No of Loans	Amount Capitalised
This Period	-	-
Since Amendment Period	8	16,181

Properties Under Management

This Period	No of Properties	Principal Balance Amount
Repossession	-	-
Voluntary Handback	-	-
Abandoned	-	-
Sold	-	-


Since Closing	No of Properties	Principal Balance Amount
Repossession	3	616,713
Voluntary Handback	5	909,573
Abandoned	17	3,598,567
Sold	3	137,746

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

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

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


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


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

NOTES:

1. LIQUIDITY AND CREDIT SUPPORT

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

2. PRIORITY OF PAYMENTS

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

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

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

(b) Pre-Acceleration Payments of Principal

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

EMERALD MORTGAGES NO 5 LTD. INVESTOR REPORT

3. CONVERSION OF MORTGAGES

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

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