

EMERALD MORTGAGES NO:5 D.A.C INVESTOR REPORT

From: EBS d.a.c  
 Month Ending: 30 November 2017  
 Interest Payments Date: 15 December 2017

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 November 2017
Interest Period End Date	15 December 2017
No of days in Interest Period	30
Next Payments Date	15 January 2018

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>	2,375,000,000.00	95.00%	463,575,595.16	78.76%	(8,594,581.21)	454,981,013.95	78.45%
B Notes	125,000,000.00	5.00%	125,000,000.00	21.24%	0.00	125,000,000.00	21.55%
Total	2,500,000,000	100%	588,575,595.16	100%	(8,594,581.21)	579,981,013.95	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%	30	675,925.00	675,925.00	0.00	0.00
B Notes	XS0352155146	Fixed 0.25%	30	26,050.00	26,050.00	0.00	0.00

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 <sup>3</sup>	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 <sup>4</sup> *	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 <sup>5</sup>	EBS	n/a	0.00	n/a	0.00	0.00	n/a	n/a	0.00
Liquidity Facility <sup>6</sup>	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	(1,430,839.42)
Less applied funds	(1,184,956.30)
Net Total	4,912,083.63

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	2,971,270.94
Principal receipts on True Loss & Deemed Loss Loans	593,844.46
Interest on Bank Accounts	0.00
Drawing from Reserve Fund	0.00
Other Net Income	30,071.21
Available Redemption Funds to Cover Revenue Deficiency	0.00
Excess Redemption Funds	0.00
Available Revenue Funds	3,595,186.61

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	(120,669.69)
Class A Notes Interest	(675,925.00)
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)	(52,820.34)
Class B Note Interest	(26,050.00)
Class B Principal Deficiency Ledgers (Class A notes redeemed)	0.00
Class Z Loan Interest	(2,656,602.81)
Class Z Principal Deficiency Ledger (Class A notes redeemed)	0.00
Subordinated Loan Interest	(58,654.90)
Subordinated Loan Principal	0.00
Deferred Consideration	0.00
Total Allocation	(3,595,186.62)
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	0.00	35,386.29	17,434.05	0.00	52,820.34	52,820.34	0.00

Cumulative	
Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
0.00	0.00
0.00	0.00
386,159,659.87	386,159,659.86

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	593,844.46	120,211,649.11

\*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	9,135,605.33
Less Principal Receipts on Deemed Loss Loans	(593,844.46)
Credit Class A, B + Z Principal Deficiency Ledger	52,820.34
Other Net Income *	0.00
Less Amount to pay a Revenue Deficiency	0.00
Total Redemption Funds	8,594,581.21

\*Unapplied Cash is being applied to the Revenue and Principal waterfalls on a pro-rata basis by the Cash Manager from October 2017 in order to avoid a negative balance on the Unapplied Ledger. Previous negative balances on the Unapplied Ledger resulted in overpayment of bond principal, which is now being corrected.

Allocation of Available Funds	
	EUR
Principal Class A Notes	(8,594,581.21)
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	(8,594,581.21)

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	10,746	92%	1,050,201,701	89%
In Arrears One Month or More	931	8%	124,685,662	11%
Total	11,677	100%	1,174,887,364	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	0	0.00	35	6,659,341.59	171
Abandoned	1	351,834.50	25	5,566,897.17	74
Sold	4	405,133.19	113	11,037,569.78	250

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	1,197,920,949.41	2,500,000,000.00
Compromise Settlements*	(3,281,627.02)	(25,895,033.91)
Early Redemptions	(3,838,817.92)	(650,588,248.52)
Scheduled Principal Payments	(5,925,113.15)	(548,063,323.54)
Non-cash Adjustments, including Capitalisations**	835,686.68	9,430,034.84
Principle Repurchase	0.00	(99,172,350.87)
Closing Mortgage Principal Balance	1,185,711,078.00	1,185,711,078.00

\*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	3.02%	3.01%
Annualised CPR (current month unscheduled Repayments annualised)	3.96%	3.90%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	9.31%	9.92%

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 d.a.c	Fitch BBB- and Moody's Baa3	Fitch BB+ and Moody's Baa2	No**
Cash Manager	EBS d.a.c	Fitch BBB- and Moody's Baa3	Fitch BB+ and Moody's Baa2	No***
Corporate Servicer	EBS d.a.c	-	-	-
Back Up Cash Manager	Deutsche Bank	-	Fitch F1 and Moody's P-2	-
Back Up Mortgage Servicer	Capita Mortgage Services Limited	-	-	-

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

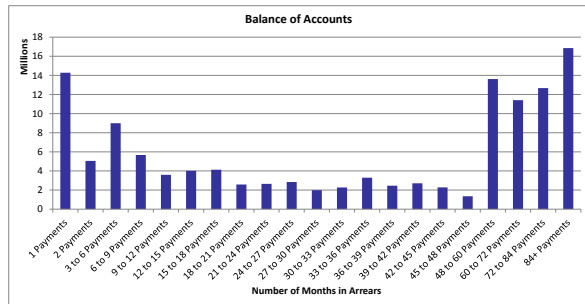
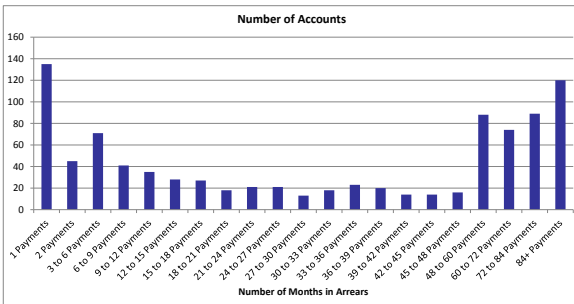
\*\*\* A back-up cash manager, Deutsche Bank, has been appointed.

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.

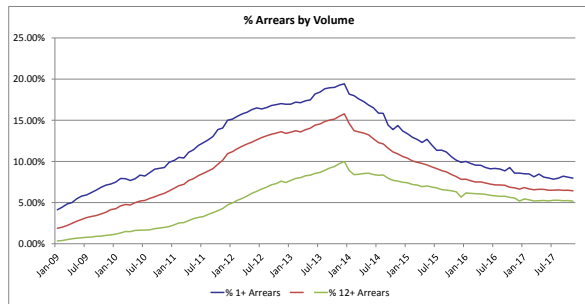
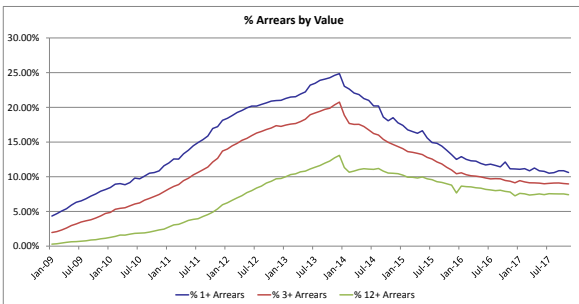
Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 1 Payment	10,746	92.03%	1,050,201,701	89.39%
1 Payments	135	1.16%	14,274,551	1.21%
2 Payments	45	0.39%	5,053,176	0.43%
3 to 6 Payments	71	0.61%	8,990,876	0.77%
6 to 9 Payments	41	0.35%	5,670,738	0.48%
9 to 12 Payments	35	0.30%	3,594,790	0.31%
12 to 15 Payments	28	0.24%	4,014,997	0.34%
15 to 18 Payments	27	0.23%	4,127,081	0.35%
18 to 21 Payments	18	0.15%	2,582,678	0.22%
21 to 24 Payments	21	0.18%	2,644,763	0.23%
24 to 27 Payments	21	0.18%	2,838,530	0.24%
27 to 30 Payments	13	0.11%	1,990,103	0.17%
30 to 33 Payments	18	0.15%	2,272,881	0.19%
33 to 36 Payments	23	0.20%	3,291,774	0.28%
36 to 39 Payments	20	0.17%	2,457,265	0.21%
39 to 42 Payments	14	0.12%	2,703,708	0.23%
42 to 45 Payments	14	0.12%	2,280,900	0.19%
45 to 48 Payments	16	0.14%	1,350,796	0.11%
48 to 60 Payments	88	0.75%	13,616,839	1.16%
60 to 72 Payments	74	0.63%	11,406,912	0.97%
72 to 84 Payments	89	0.76%	12,665,376	1.08%
84+ Payments	120	1.03%	16,856,929	1.43%
Total	11,677	100.00%	1,174,887,364	100.00%



Repayments in Arrears - Last 6 Months						
Months in Arrears	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
Value of Accounts (€m)						
12+ Arrears	90.86	91.71	90.77	89.83	89.14	87.10
3+ Arrears**	110.01	109.68	109.40	108.72	106.89	105.36
1+ Arrears*	131.92	127.48	127.50	129.81	128.78	124.69
Total Arrears	131.92	127.48	127.50	129.81	128.78	124.69
Total Portfolio	1,223.66	1,212.92	1,203.62	1,194.49	1,185.23	1,174.89
Months in Arrears	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
Number of Accounts						
12+ Arrears	632	636	630	619	618	604
3+ Arrears**	790	784	780	769	765	751
1+ Arrears*	971	944	951	973	952	931
Total Arrears	971	944	951	973	952	931
Total Portfolio	12,153	12,040	11,931	11,854	11,776	11,677

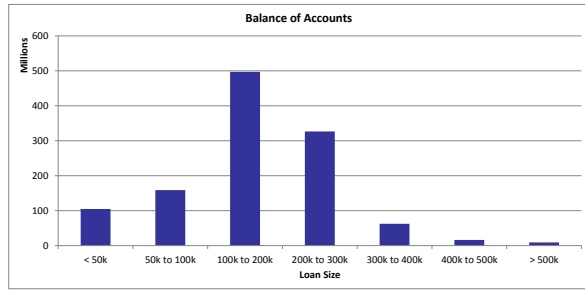
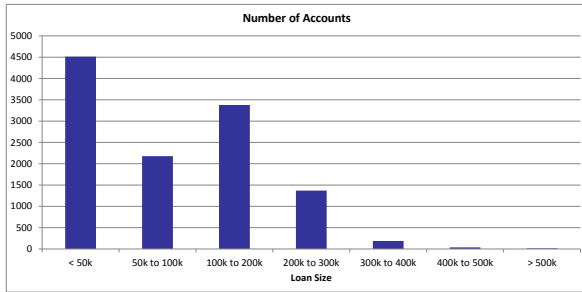
\* 1+ Arrears includes loans in 3+ and 12+ Arrears

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

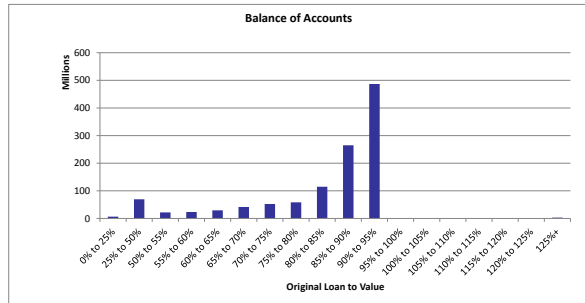
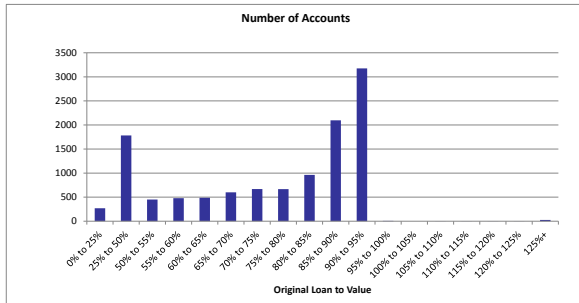


Cure Rates - Last 6 Months						
	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
Total Cases Any Arrears	1,188	1,165	1,173	1,210	1,164	1,135
Total Cured to 0 Arrears	178	161	165	165	190	196
% Cure Rate to 0 Arrears	14.98%	13.82%	14.07%	13.64%	16.32%	17.27%

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 50k	4,512	38.64%	104,674,655	8.91%
50k to 100k	2,178	18.65%	158,816,031	13.52%
100k to 200k	3,378	28.93%	497,122,158	42.31%
200k to 300k	1,370	11.73%	326,476,202	27.79%
300k to 400k	188	1.61%	62,365,216	5.31%
400k to 500k	37	0.32%	16,260,415	1.38%
> 500k	14	0.12%	9,172,686	0.78%
Total	11,677	100.00%	1,174,887,364	100.00%
Weighted Average Loan Size			100,615.51	

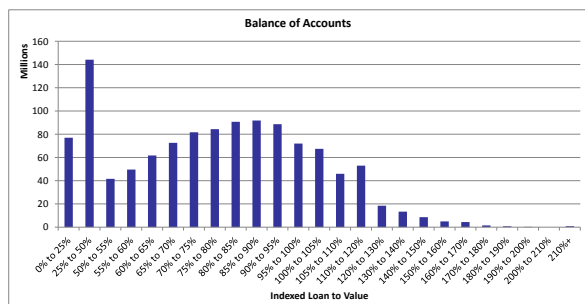
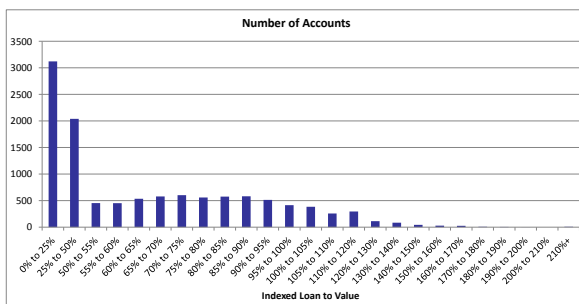


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0% to 25%	269	2.30%	6,733,907	0.57%
25% to 50%	1,783	15.27%	69,570,335	5.92%
50% to 55%	450	3.85%	21,849,458	1.86%
55% to 60%	479	4.10%	23,473,166	2.00%
60% to 65%	487	4.17%	29,531,601	2.51%
65% to 70%	600	5.14%	41,786,777	3.56%
70% to 75%	668	5.72%	52,501,454	4.47%
75% to 80%	667	5.71%	58,415,478	4.97%
80% to 85%	963	8.25%	115,018,550	9.79%
85% to 90%	2,096	17.95%	264,979,198	22.55%
90% to 95%	3,176	27.20%	486,796,111	41.43%
95% to 100%	6	0.05%	288,475	0.02%
100% to 105%	0	0.00%	0	0.00%
105% to 110%	1	0.01%	91,435	0.01%
110% to 115%	2	0.02%	129,241	0.01%
115% to 120%	1	0.01%	187,161	0.02%
120% to 125%	2	0.02%	529,209	0.05%
125%+	27	0.23%	3,005,809	0.26%
<b>Total</b>	<b>11,677</b>	<b>100.00%</b>	<b>1,174,887,364</b>	<b>100.00%</b>
Weighted Average Original LTV		82.69%		

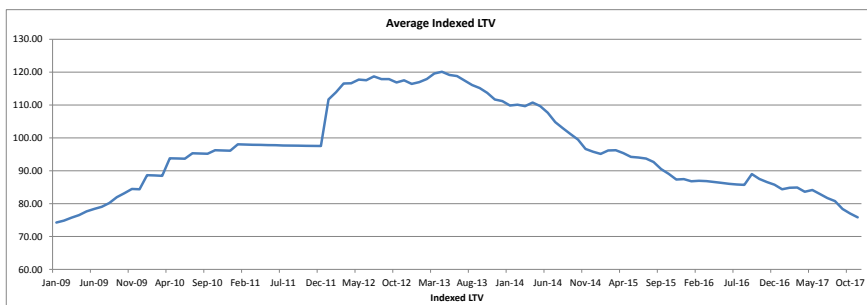


\*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure 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%	3,121	26.73%	76,956,824	6.55%
25% to 50%	2,040	17.47%	144,085,131	12.26%
50% to 55%	453	3.88%	41,553,713	3.54%
55% to 60%	452	3.87%	49,553,058	4.22%
60% to 65%	535	4.58%	61,718,990	5.25%
65% to 70%	579	4.96%	72,595,494	6.18%
70% to 75%	603	5.16%	81,630,491	6.95%
75% to 80%	559	4.79%	84,317,233	7.18%
80% to 85%	575	4.92%	90,705,480	7.72%
85% to 90%	582	4.98%	91,789,694	7.81%
90% to 95%	513	4.39%	88,633,331	7.54%
95% to 100%	414	3.55%	71,920,640	6.12%
100% to 105%	384	3.29%	67,417,289	5.74%
105% to 110%	258	2.21%	45,953,985	3.91%
110% to 120%	295	2.53%	52,974,684	4.51%
120% to 130%	113	0.97%	18,444,210	1.57%
130% to 140%	84	0.72%	13,332,529	1.13%
140% to 150%	43	0.37%	8,625,961	0.73%
150% to 160%	29	0.25%	4,920,315	0.42%
160% to 170%	25	0.21%	4,375,577	0.37%
170% to 180%	8	0.07%	1,530,353	0.13%
180% to 190%	4	0.03%	770,390	0.07%
190% to 200%	1	0.01%	256,484	0.02%
200% to 210%	0	0.00%	0	0.00%
210%+	7	0.06%	825,510	0.07%
<b>Total</b>	<b>11,677</b>	<b>100.00%</b>	<b>1,174,887,364</b>	<b>100.00%</b>
Weighted Average Indexed LTV		75.82%		

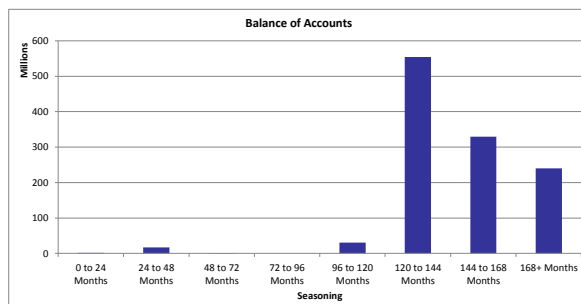
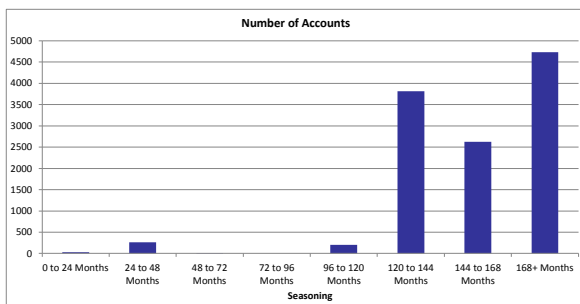


Average Indexed LTV - Last 6 Months						
	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
Indexed LTV	82.93	81.69	80.76	78.39	77.00	75.82



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

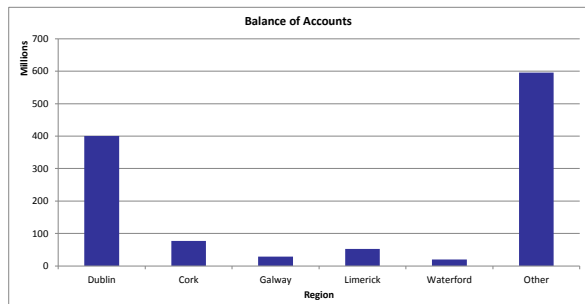
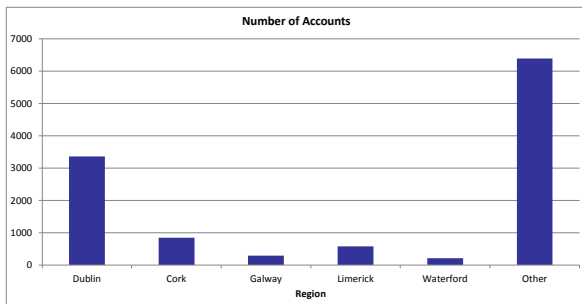
Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0 to 24 Months	30	0.26%	2,128,811	0.18%
24 to 48 Months	260	2.23%	16,929,902	1.44%
48 to 72 Months	7	0.06%	634,816	0.05%
72 to 96 Months	0	0.00%	0	0.00%
96 to 120 Months	203	1.74%	30,477,783	2.59%
120 to 144 Months	3,817	32.69%	554,592,550	47.20%
144 to 168 Months	2,627	22.50%	329,766,499	28.07%
168+ Months	4,733	40.53%	240,357,003	20.46%
Total	11,677	100.00%	1,174,887,364	100.00%
Weighted Average Seasoning			149.55	



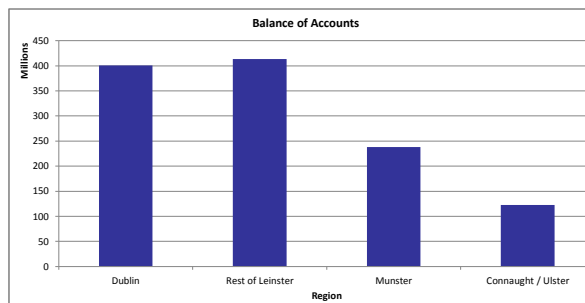
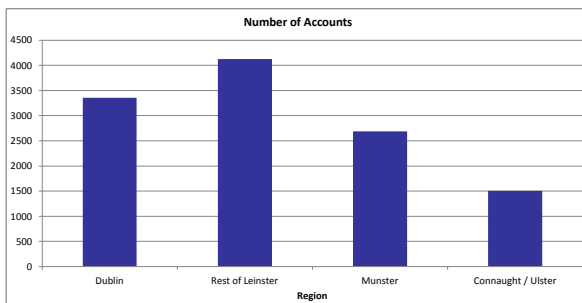
Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Carlow	219	1.88%	19,809,981	1.69%
Cavan	153	1.31%	12,610,716	1.07%
Clare	346	2.96%	28,082,231	2.39%
Cork	848	7.26%	76,967,792	6.55%
Donegal	497	4.26%	38,030,021	3.24%
Dublin	3,356	28.74%	400,717,750	34.11%
Galway	290	2.48%	28,389,613	2.42%
Kerry	419	3.59%	35,435,624	3.02%
Kildare	865	7.41%	91,521,359	7.79%
Kilkenny	201	1.72%	17,876,572	1.52%
Laois	178	1.52%	16,722,244	1.42%
Leitrim	62	0.53%	4,505,101	0.38%
Limerick	581	4.98%	52,686,347	4.48%
Longford	72	0.62%	5,602,737	0.48%
Louth	589	5.04%	52,452,402	4.46%
Mayo	189	1.62%	15,157,898	1.29%
Meath	1,073	9.19%	123,451,987	10.51%
Monaghan	77	0.66%	5,938,965	0.51%
Offaly	109	0.93%	8,607,895	0.73%
Roscommon	102	0.87%	7,670,341	0.65%
Sligo	134	1.15%	10,485,160	0.89%
Tipperary	285	2.44%	25,024,067	2.13%
Waterford	211	1.81%	19,927,459	1.70%
Westmeath	200	1.71%	15,860,316	1.35%
Wexford	219	1.88%	20,341,370	1.73%
Wicklow	402	3.44%	41,011,414	3.49%
Total	11,677	100.00%	1,174,887,364	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	217	1.87%	19,675,645	1.69%	2	2.38%	134,336	1.56%
Cavan	153	1.32%	12,610,716	1.08%	0	0.00%	0	0.00%
Clare	343	2.96%	27,896,228	2.39%	3	3.57%	186,003	2.16%
Cork	845	7.29%	76,753,176	6.58%	3	3.57%	214,616	2.50%
Donegal	493	4.25%	37,684,746	3.23%	4	4.76%	345,275	4.02%
Dublin	3,329	28.72%	397,124,514	34.05%	27	32.14%	3,593,237	41.82%
Galway	290	2.50%	28,389,613	2.43%	0	0.00%	0	0.00%
Kerry	418	3.61%	35,343,510	3.03%	1	1.19%	92,114	1.07%
Kildare	856	7.38%	90,527,672	7.76%	9	10.71%	993,687	11.57%
Kilkenny	201	1.73%	17,876,572	1.53%	0	0.00%	0	0.00%
Laois	177	1.53%	16,721,924	1.43%	1	1.19%	320	0.00%
Leitrim	62	0.53%	4,505,101	0.39%	0	0.00%	0	0.00%
Limerick	575	4.96%	52,151,624	4.47%	6	7.14%	534,723	6.22%
Longford	72	0.62%	5,602,737	0.48%	0	0.00%	0	0.00%
Louth	586	5.05%	52,159,419	4.47%	3	3.57%	292,983	3.41%
Mayo	186	1.60%	14,745,438	1.26%	3	3.57%	412,460	4.80%
Meath	1,065	9.19%	122,876,711	10.54%	8	9.52%	575,276	6.70%
Monaghan	77	0.66%	5,938,965	0.51%	0	0.00%	0	0.00%
Offaly	108	0.93%	8,557,517	0.73%	1	1.19%	50,378	0.59%
Roscommon	100	0.86%	7,507,314	0.64%	2	2.38%	163,027	1.90%
Sligo	133	1.15%	10,448,024	0.90%	1	1.19%	37,136	0.43%
Tipperary	281	2.42%	24,692,396	2.12%	4	4.76%	331,671	3.86%
Waterford	210	1.81%	19,751,023	1.69%	1	1.19%	176,436	2.05%
Westmeath	199	1.72%	15,840,747	1.36%	1	1.19%	19,569	0.23%
Wexford	216	1.86%	19,974,902	1.71%	3	3.57%	366,468	4.27%
Wicklow	401	3.46%	40,939,183	3.51%	1	1.19%	72,231	0.84%
Total	11,593	100%	1,166,295,416	100%	84	100%	8,591,948	100%

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Dublin	3,356	28.74%	400,717,750	34.11%
Cork	848	7.26%	76,967,792	6.55%
Galway	290	2.48%	28,389,613	2.42%
Limerick	581	4.98%	52,686,347	4.48%
Waterford	211	1.81%	19,927,459	1.70%
Other	6,391	54.73%	596,198,403	50.75%
Total	11,677	100.00%	1,174,887,364	100.00%



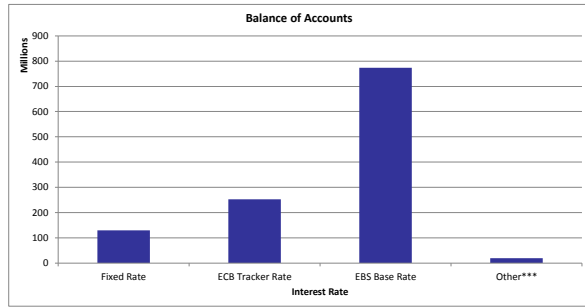
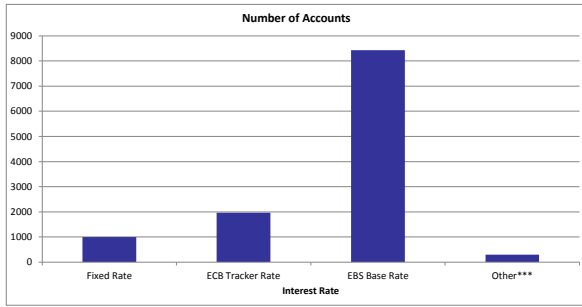
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Dublin	3,356	28.74%	400,717,750	34.11%
Rest of Leinster	4,127	35.34%	413,258,278	35.17%
Munster	2,690	23.04%	238,123,520	20.27%
Connaught / Ulster	1,504	12.88%	122,787,815	10.45%
Total	11,677	100.00%	1,174,887,364	100.00%



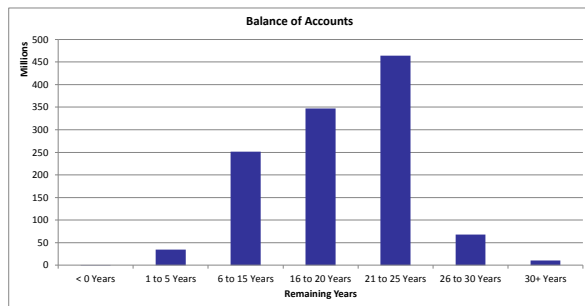
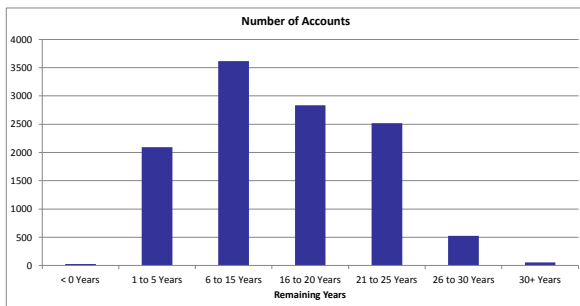
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Fixed Rate	995	8.52%	129,647,632	11.03%
ECB Tracker Rate	1,957	16.76%	252,162,521	21.46%
EBS Base Rate	8,429	72.18%	773,426,882	65.83%
Other***	296	2.53%	19,650,328	1.67%
Total	11,677	100.00%	1,174,887,364	100.00%

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	995	3.18
ECB Tracker Rate	1,957	1.01
EBS Base Rate	8,429	3.71
Other***	296	0.00

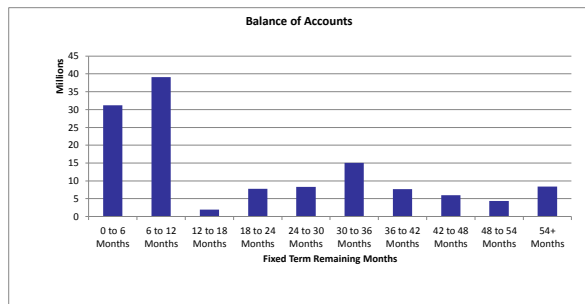
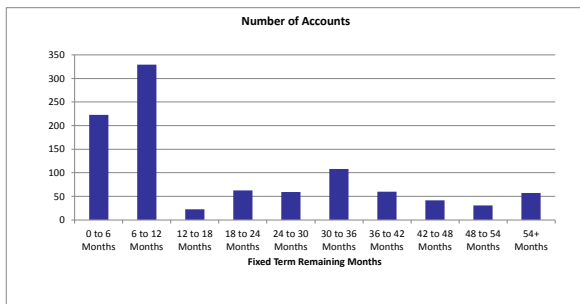
\*\*\* Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 0 Years	30	0.26%	187,879	0.02%
1 to 5 Years	2,095	17.94%	34,622,407	2.95%
6 to 15 Years	3,615	30.96%	251,420,343	21.40%
16 to 20 Years	2,835	24.28%	346,885,503	29.53%
21 to 25 Years	2,518	21.56%	463,886,034	39.48%
26 to 30 Years	525	4.50%	67,663,526	5.76%
30+ Years	59	0.51%	10,221,672	0.87%
<b>Total</b>	<b>11,677</b>	<b>100.00%</b>	<b>1,174,887,364</b>	<b>100.00%</b>
Weighted Average Remaining Years			19.14	



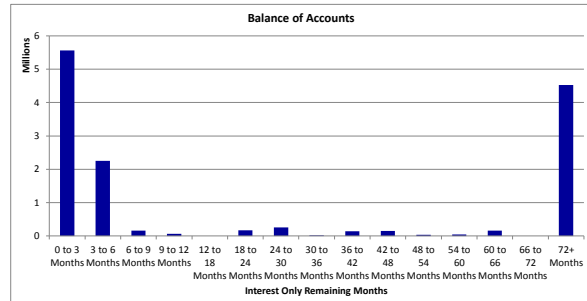
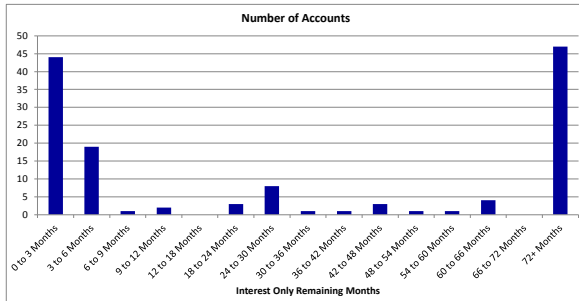
Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0 to 6 Months	223	22.41%	31,224,402	24.08%
6 to 12 Months	329	33.07%	39,085,236	30.15%
12 to 18 Months	23	2.31%	1,927,939	1.49%
18 to 24 Months	63	6.33%	7,734,300	5.97%
24 to 30 Months	59	5.93%	8,326,167	6.42%
30 to 36 Months	108	10.85%	15,036,990	11.60%
36 to 42 Months	60	6.03%	7,656,329	5.91%
42 to 48 Months	42	4.22%	5,972,650	4.61%
48 to 54 Months	31	3.12%	4,329,760	3.34%
54+ Months	57	5.73%	8,353,859	6.44%
<b>Total</b>	<b>995</b>	<b>100.00%</b>	<b>129,647,632</b>	<b>100.00%</b>
Weighted Fixed Term Remaining Months			20.50	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Y	135	1.16%	13,537,580	1.15%
N	11,542	98.84%	1,161,349,784	98.85%
<b>Total</b>	<b>11,677</b>	<b>100.00%</b>	<b>1,174,887,364</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
0 to 3 Months	44	32.59%	5,560,605	41.08%
3 to 6 Months	19	14.07%	2,249,037	16.61%
6 to 9 Months	1	0.74%	158,110	1.17%
9 to 12 Months	2	1.48%	65,821	0.49%
12 to 18 Months	0	0.00%	0	0.00%
18 to 24 Months	3	2.22%	172,488	1.27%
24 to 30 Months	8	5.93%	255,707	1.89%
30 to 36 Months	1	0.74%	21,088	0.16%
36 to 42 Months	1	0.74%	144,704	1.07%
42 to 48 Months	3	2.22%	149,400	1.10%
48 to 54 Months	1	0.74%	37,548	0.28%
54 to 60 Months	1	0.74%	42,182	0.31%
60 to 66 Months	4	2.96%	158,463	1.17%
66 to 72 Months	0	0.00%	0	0.00%
72+ Months	47	34.81%	4,522,426	33.41%
Total	135	100.00%	13,537,580	100.00%
Weighted Principal Repayments Holiday Remaining Term			64.68	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Homeloan	11,593	99.28%	1,166,295,416	99.27%
Retail BTL	84	0.72%	8,591,948	0.73%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Total	11,677	100.00%	1,174,887,364	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