

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

From: EBS d.a.c  
 Month Ending: 31 January 2019  
 Interest Payments Date: 15 February 2019

Investor Contacts			
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Details of Notes Issued									
Class of Notes	Reference	Original Rating Fitch / Moody's	Original Tranche Balance (Euro)	Interest Rate	Post Amendment Rating Fitch / Moody's	Current Rating Fitch / Moody's	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 January 2019
Interest Period End Date	15 February 2019
No of days in Interest Period	31
Next Payments Date	15 March 2019

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%	334,740,944.40	72.81%	(7,910,253.77)	326,830,690.63	72.33%
B Notes	125,000,000.00	5.00%	125,000,000.00	27.19%	0.00	125,000,000.00	27.67%
<b>Total</b>	<b>2,500,000,000</b>	<b>100%</b>	<b>459,740,944.40</b>	<b>100%</b>	<b>(7,910,253.77)</b>	<b>451,830,690.63</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%	31	488,300.00	488,300.00	0.00	0.00
B Notes	XS0352155146	Fixed 0.25%	31	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 2 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	(1,395,019.82)
<b>Net Total</b>	<b>4,702,020.12</b>

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 2 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	2,352,668.65
Principal receipts on True Loss & Deemed Loss Loans	640,120.80
Interest on Bank Accounts	0.00
Drawing from Reserve Fund	0.00
Other Net Income	8,619.40
Available Redemption Funds to Cover Revenue Deficiency	0.00
Excess Redemption Funds	0.00
Available Revenue Funds	3,001,408.85

Allocation of Available Funds	
	Euro
Trustee Fees	0
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(7,244.84)
Servicer + Cash Manager Fees	(108,981.97)
Class A Notes Interest	(488,300.00)
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)	(170,027.77)
Class B Note Interest	(26,050.00)
Class B Principal Deficiency Ledgers (Class A notes redeemed)	0.00
Class Z Loan Interest	(77,076.55)
Class Z Principal Deficiency Ledger (Class A notes redeemed)	0.00
Subordinated Loan Interest	(129,982.84)
Subordinated Loan Principal	0.00
Deferred Consideration	(1,993,744.88)
Total Allocation	(3,001,408.85)
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	170,027.77	0.00	0.00	170,027.77	170,027.77	0.00

Cumulative	
Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
0.00	0.00
0.00	0.00
393,325,500.59	393,325,500.58

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	640,120.80	134,347,816.38

\*Deemed Loss means in respect of a Mortgage Loan (without double counting): (i) the principal balance outstanding of such Mortgage Loan where the ratio between amounts due and unpaid by the scheduled interest and principal instalments for such Mortgage Loan exceeds an amount equal to the aggregate of 12 months of scheduled interest and principal instalments for such loan; (ii) if enforcement proceedings are completed, the principal balance of such Mortgage Loan prior to the application of realisation proceeds; and (iii) any principal loss arising as a result of the exercise of set-off by a mortgage Borrower against the Seller in respect of any Mortgage Loan which has not been repurchased by the Seller.

Available Principal Funds	
	EUR
Principal Receipts Received	8,380,346.80
Less Principal Receipts on Deemed Loss Loans	(640,120.80)
Credit Class A, B + Z Principal Deficiency Ledger	170,027.77
Other Net Income *	0.00
Less Amount to pay a Revenue Deficiency	0.00
Total Redemption Funds	7,910,253.77

\*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	(7,910,253.77)
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	(7,910,253.77)

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	9,646	92%	924,555,427	89%
In Arrears One Month or More	839	8%	113,217,421	11%
Total	10,485	100%	1,037,772,848	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	39	7,200,902.78	192
Abandoned	0	0.00	23	5,017,987.75	74
Sold	0	0.00	99	9,060,914.59	262

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	1,055,003,376.92	2,500,000,000.00
Compromise Settlements*	0.00	(30,524,867.86)
Scheduled Principal Payments and Early Redemptions	(8,380,346.80)	(1,333,960,543.44)
Non-cash Adjustments, including Capitalisations**	(45,708.75)	10,235,083.54
Principle Repurchase	0.00	(99,172,350.87)
Closing Mortgage Principal Balance	1,046,577,321.37	1,046,577,321.37

\*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	2.90%	2.89%
Annualised CPR (current month unscheduled Repayments annualised)	4.77%	4.01%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	9.95%	9.38%

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	-	-	-
Back Up Mortgage Servicer	Link Mortgage Services Limited	-	Fitch F1 and Moody's P-2	-

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

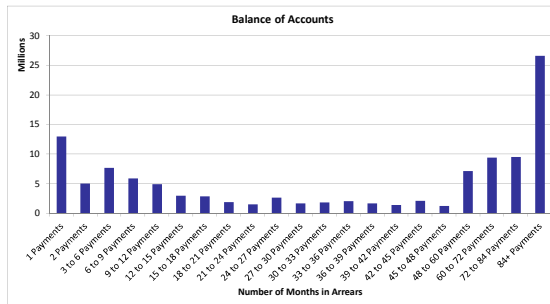
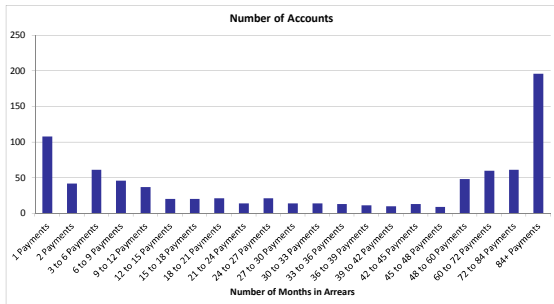
\*\*\* A back-up cash manager, Deutsche Bank, has been appointed.

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

**Stratification Tables**

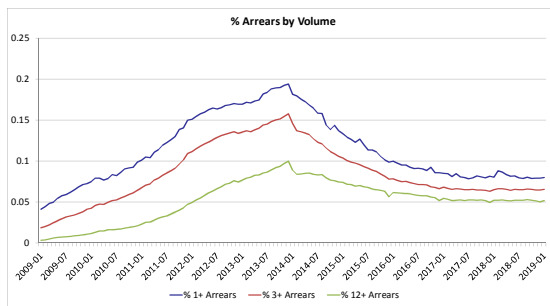
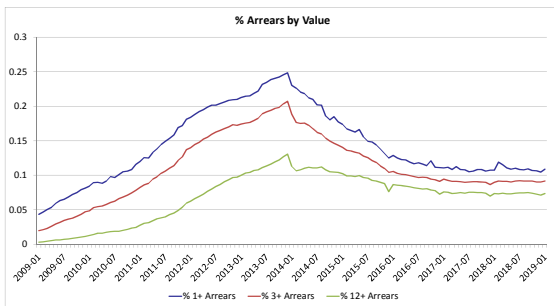
Note: The losses recognised have not yet been reflected in the following stratification tables.

Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Payment	9,646	92.00%	924,555,427	89.09%
1 Payments	108	1.03%	13,015,560	1.25%
2 Payments	42	0.40%	5,044,472	0.49%
3 to 6 Payments	61	0.58%	7,712,806	0.74%
6 to 9 Payments	46	0.44%	5,874,530	0.57%
9 to 12 Payments	37	0.35%	4,898,353	0.47%
12 to 15 Payments	20	0.19%	2,951,784	0.28%
15 to 18 Payments	20	0.19%	2,869,240	0.28%
18 to 21 Payments	21	0.20%	1,870,338	0.18%
21 to 24 Payments	14	0.13%	1,517,689	0.15%
24 to 27 Payments	21	0.20%	2,661,849	0.26%
27 to 30 Payments	14	0.13%	1,696,450	0.16%
30 to 33 Payments	14	0.13%	1,820,479	0.18%
33 to 36 Payments	13	0.12%	2,074,369	0.20%
36 to 39 Payments	11	0.10%	1,696,758	0.16%
39 to 42 Payments	10	0.10%	1,400,112	0.13%
42 to 45 Payments	13	0.12%	2,115,139	0.20%
45 to 48 Payments	9	0.09%	1,248,339	0.12%
48 to 60 Payments	48	0.46%	7,167,202	0.69%
60 to 72 Payments	60	0.57%	9,415,989	0.91%
72 to 84 Payments	61	0.58%	9,514,120	0.92%
84+ Payments	196	1.87%	26,651,842	2.57%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>



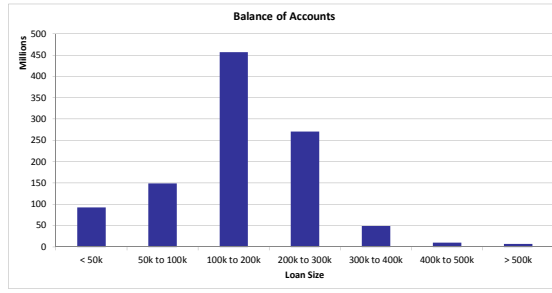
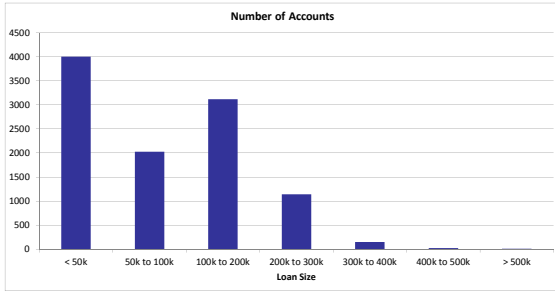
Repayments in Arrears - Last 6 Months						
Months in Arrears	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19
Value of Accounts (€m)						
12+ Arrears	81.07	80.57	79.19	76.89	74.52	76.67
3+ Arrears**	99.97	98.90	97.91	95.51	94.42	95.16
1+ Arrears*	118.03	117.82	114.42	112.59	109.47	113.22
<b>Total Arrears</b>	<b>118.03</b>	<b>117.82</b>	<b>114.42</b>	<b>112.59</b>	<b>109.47</b>	<b>113.22</b>
<b>Total Portfolio</b>	<b>1,087.68</b>	<b>1,076.73</b>	<b>1,066.06</b>	<b>1,055.26</b>	<b>1,046.18</b>	<b>1,037.77</b>
Months in Arrears						
Number of Accounts						
12+ Arrears	571	573	561	550	531	545
3+ Arrears**	713	713	705	690	682	689
1+ Arrears*	865	874	850	843	838	839
<b>Total Arrears</b>	<b>865</b>	<b>874</b>	<b>850</b>	<b>843</b>	<b>838</b>	<b>839</b>
<b>Total Portfolio</b>	<b>10,917</b>	<b>10,832</b>	<b>10,733</b>	<b>10,646</b>	<b>10,557</b>	<b>10,485</b>

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

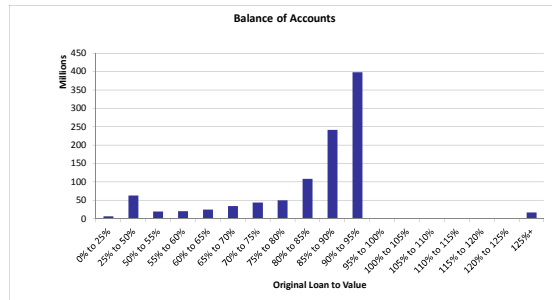
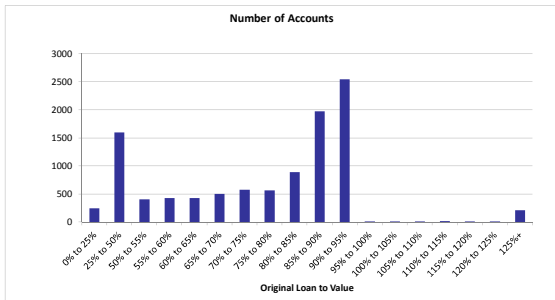


Cure Rates - Last 6 Months						
	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19
Total Cases Any Arrears	1064	1093	1025	1036	1023	1021
Total Cured to 0 Arrears	131	120	163	123	133	134
<b>% Cure Rate to 0 Arrears</b>	<b>12.31%</b>	<b>10.98%</b>	<b>15.90%</b>	<b>11.87%</b>	<b>13.00%</b>	<b>13.12%</b>

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 50k	4,012	38.26%	92,865,922	8.95%
50k to 100k	2,027	19.33%	148,970,018	14.35%
100k to 200k	3,120	29.76%	457,783,541	44.11%
200k to 300k	1,142	10.89%	271,131,924	26.13%
300k to 400k	148	1.41%	49,282,830	4.75%
400k to 500k	24	0.23%	10,554,706	1.02%
> 500k	12	0.11%	7,183,908	0.69%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>
<b>Weighted Average Loan Size</b>			<b>98,976.90</b>	

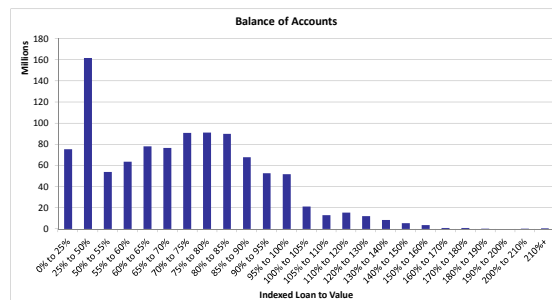
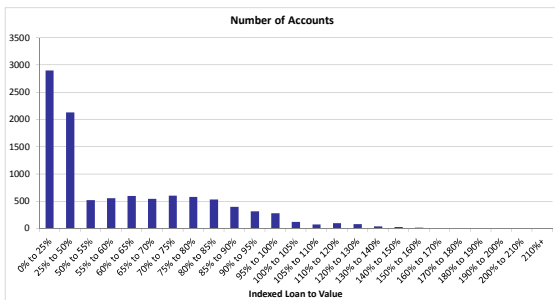


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	249	2.37%	6,611,115	0.64%
25% to 50%	1,602	15.28%	63,447,269	6.11%
50% to 55%	405	3.86%	19,672,006	1.90%
55% to 60%	427	4.07%	20,682,083	1.99%
60% to 65%	429	4.09%	25,520,317	2.46%
65% to 70%	504	4.81%	35,137,627	3.39%
70% to 75%	579	5.52%	44,375,121	4.28%
75% to 80%	567	5.41%	50,317,790	4.85%
80% to 85%	893	8.52%	108,670,636	10.47%
85% to 90%	1,980	18.88%	241,641,379	23.28%
90% to 95%	2,551	24.33%	398,841,094	38.43%
95% to 100%	15	0.14%	986,515	0.10%
100% to 105%	14	0.13%	757,809	0.07%
105% to 110%	14	0.13%	1,113,461	0.11%
110% to 115%	17	0.16%	1,193,990	0.12%
115% to 120%	12	0.11%	676,799	0.07%
120% to 125%	12	0.11%	1,231,227	0.12%
125%+	215	2.05%	16,896,611	1.63%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>
<b>Weighted Average Original LTV</b>		<b>86.58%</b>		

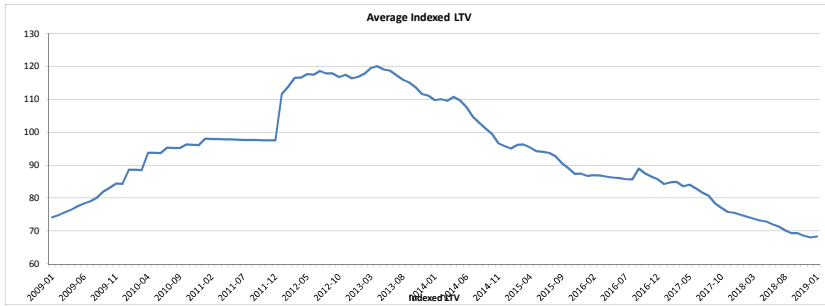


\*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-loans is therefore shown here as higher than the true exposure 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%	2,901	27.67%	75,595,790	7.28%
25% to 50%	2,134	20.35%	162,035,890	15.61%
50% to 55%	522	4.98%	53,985,900	5.20%
55% to 60%	557	5.31%	63,758,233	6.14%
60% to 65%	602	5.74%	78,215,254	7.54%
65% to 70%	549	5.24%	76,644,286	7.39%
70% to 75%	608	5.80%	91,053,484	8.77%
75% to 80%	582	5.55%	91,277,131	8.80%
80% to 85%	534	5.09%	90,190,021	8.69%
85% to 90%	402	3.83%	67,885,983	6.54%
90% to 95%	319	3.04%	52,670,657	5.08%
95% to 100%	284	2.71%	51,977,702	5.01%
100% to 105%	125	1.19%	21,111,781	2.03%
105% to 110%	74	0.71%	12,990,413	1.25%
110% to 120%	103	0.98%	15,538,405	1.50%
120% to 130%	80	0.76%	12,224,793	1.18%
130% to 140%	42	0.40%	8,408,460	0.81%
140% to 150%	29	0.28%	5,574,080	0.54%
150% to 160%	20	0.19%	3,695,869	0.36%
160% to 170%	7	0.07%	981,545	0.09%
170% to 180%	5	0.05%	1,075,802	0.10%
180% to 190%	1	0.01%	107,083	0.01%
190% to 200%	0	0.00%	0	0.00%
200% to 210%	1	0.01%	256,484	0.02%
210%+	4	0.04%	517,801	0.05%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>
<b>Weighted Average Indexed LTV</b>		<b>68.33%</b>		

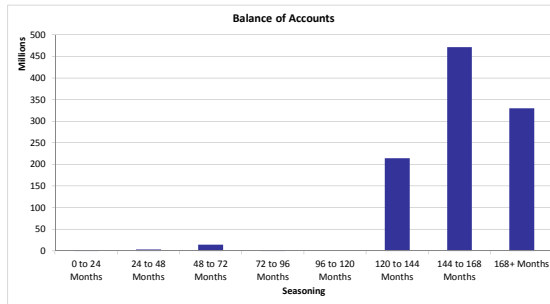
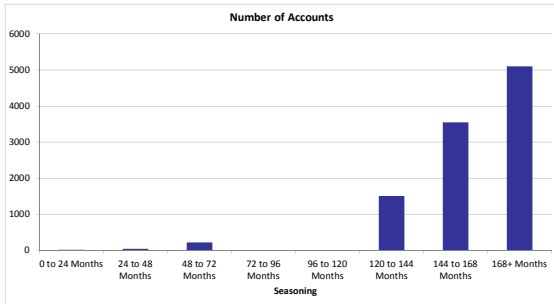


Average Indexed LTV - Last 6 Months						
	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19
Indexed LTV	70.25%	69.34%	69.36%	68.58%	68.06%	68.33%



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

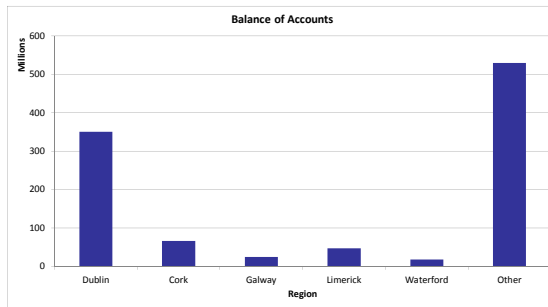
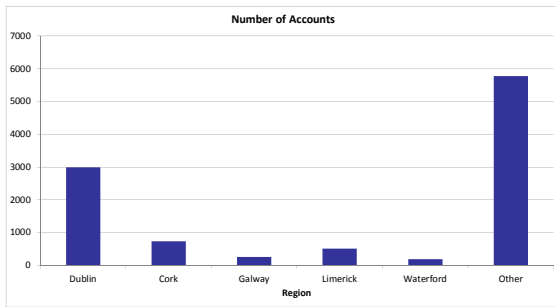
Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	19	0.18%	1,469,391	0.14%
24 to 48 Months	52	0.50%	3,692,874	0.36%
48 to 72 Months	229	2.18%	14,692,120	1.42%
72 to 96 Months	2	0.02%	189,178	0.02%
96 to 120 Months	0	0.00%	0	0.00%
120 to 144 Months	1,516	14.46%	214,920,881	20.71%
144 to 168 Months	3,556	33.92%	472,318,127	45.51%
168+ Months	5,111	48.75%	330,490,277	31.85%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>
Weighted Average Seasoning			160.28	



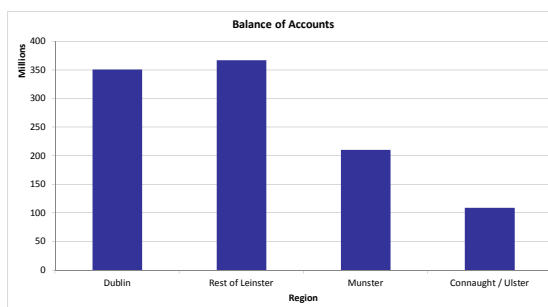
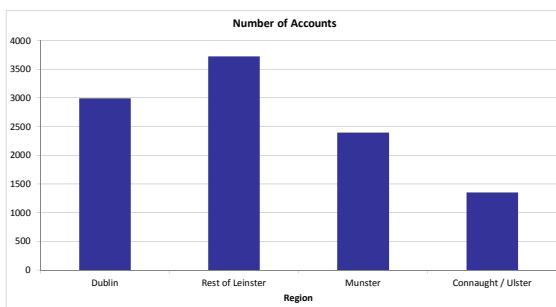
Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
CARLOW	194	1.85%	17,376,953	1.67%
CAVAN	140	1.34%	11,575,691	1.12%
CLARE	318	3.03%	25,106,671	2.42%
CORK	738	7.04%	66,995,155	6.42%
DONEGAL	471	4.49%	34,870,254	3.36%
DUBLIN	2,997	28.58%	351,156,293	33.84%
GALWAY	255	2.43%	24,726,094	2.38%
KERRY	378	3.61%	31,495,731	3.03%
KILDARE	773	7.37%	79,971,937	7.71%
KILKENNY	185	1.76%	15,958,007	1.54%
LAOIS	164	1.56%	14,967,374	1.44%
LEITRIM	55	0.52%	3,731,093	0.36%
LIMERICK	518	4.94%	47,229,053	4.55%
LONGFORD	67	0.64%	5,135,176	0.49%
LOUTH	533	5.08%	46,973,616	4.53%
MAYO	167	1.59%	13,006,721	1.25%
MEATH	997	9.51%	111,444,746	10.74%
MONAGHAN	67	0.64%	5,400,201	0.52%
OFFALY	103	0.98%	7,962,382	0.77%
ROSCOMMON	87	0.83%	6,762,515	0.65%
SLIGO	115	1.10%	9,011,955	0.87%
TIPPERARY	256	2.44%	22,234,581	2.14%
WATERFORD	194	1.85%	17,910,420	1.73%
WESTMEATH	171	1.63%	13,654,467	1.32%
WEXFORD	193	1.84%	17,580,746	1.69%
WICKLOW	349	3.33%	35,935,016	3.46%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>

Property Area (County)								
County	PDH				BTL			
	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
CARLOW	192	1.85%	17,249,205	1.68%	2	2.33%	127,747	1.58%
CAVAN	140	1.35%	11,575,691	1.12%	0	0.00%	0	0.00%
CLARE	315	3.03%	24,927,500	2.42%	3	3.49%	179,170	2.21%
CORK	735	7.07%	66,397,864	6.45%	3	3.49%	197,290	2.44%
DONEGAL	465	4.47%	34,474,542	3.35%	6	6.98%	395,712	4.89%
DUBLIN	2,970	28.56%	347,836,910	33.78%	27	31.40%	3,319,383	41.03%
GALWAY	255	2.45%	24,726,094	2.40%	0	0.00%	0	0.00%
KERRY	377	3.63%	31,407,335	3.05%	1	1.16%	88,396	1.09%
KILDARE	762	7.33%	78,880,738	7.66%	11	12.79%	1,091,199	13.49%
KILKENNY	185	1.78%	15,958,007	1.55%	0	0.00%	0	0.00%
LAOIS	163	1.57%	14,967,278	1.45%	1	1.16%	97	0.00%
LEITRIM	55	0.53%	3,731,093	0.36%	0	0.00%	0	0.00%
LIMERICK	512	4.92%	46,711,312	4.54%	6	6.98%	517,741	6.40%
LONGFORD	67	0.64%	5,135,176	0.50%	0	0.00%	0	0.00%
LOUTH	530	5.10%	46,692,365	4.53%	3	3.49%	281,251	3.48%
MAYO	163	1.57%	12,553,245	1.22%	4	4.65%	453,476	5.60%
MEATH	990	9.52%	110,932,463	10.77%	7	8.14%	512,284	6.33%
MONAGHAN	67	0.64%	5,400,201	0.52%	0	0.00%	0	0.00%
OFFALY	102	0.98%	7,915,268	0.77%	1	1.16%	47,114	0.58%
ROSCOMMON	85	0.82%	6,603,850	0.64%	2	2.33%	158,665	1.96%
SLIGO	113	1.09%	8,800,283	0.85%	2	2.33%	211,672	2.62%
TIPPERARY	253	2.43%	21,992,640	2.14%	3	3.49%	241,940	2.99%
WATERFORD	194	1.87%	17,910,420	1.74%	0	0.00%	0	0.00%
WESTMEATH	170	1.63%	13,650,901	1.33%	1	1.16%	3,565	0.04%
WEXFORD	191	1.84%	17,372,088	1.69%	2	2.33%	208,658	2.58%
WICKLOW	348	3.35%	35,879,605	3.48%	1	1.16%	55,411	0.68%
<b>Total</b>	<b>10,399</b>	<b>100.00%</b>	<b>1,029,682,075</b>	<b>100.00%</b>	<b>86</b>	<b>100.00%</b>	<b>8,090,773</b>	<b>100.00%</b>

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	2,997	28.88%	351,156,293	33.84%
Cork	738	7.04%	66,595,155	6.42%
Galway	255	2.43%	24,726,094	2.38%
Limerick	518	4.94%	47,229,053	4.55%
Waterford	194	1.85%	17,910,420	1.73%
Other	5,783	55.15%	530,155,834	51.09%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>



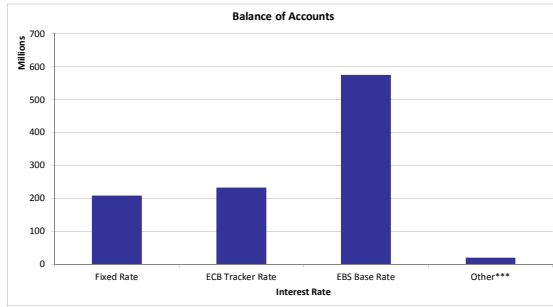
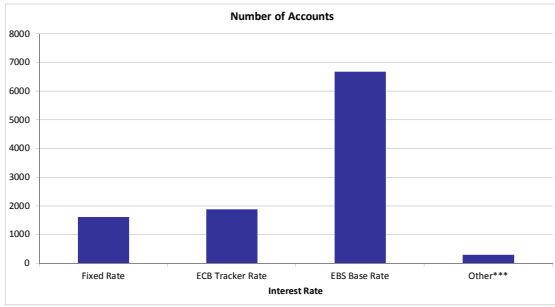
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	2,997	28.58%	351,156,293	33.84%
Rest of Leinster	3,729	35.57%	366,960,421	35.36%
Munster	2,402	22.91%	210,571,611	20.29%
Connaught / Ulster	1,357	12.94%	109,084,523	10.51%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>



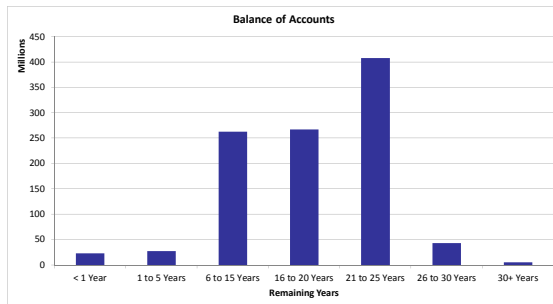
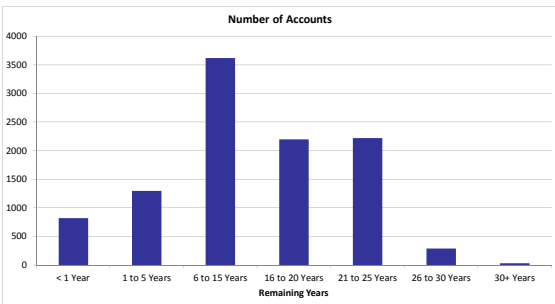
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	1,613	15.38%	208,560,549	20.10%
ECB Tracker Rate	1,880	17.93%	233,657,174	22.52%
EBS Base Rate	6,691	63.81%	575,535,451	55.46%
Other**	301	2.87%	20,019,673	1.93%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	1,613	2.98
ECB Tracker Rate	1,880	1.03
EBS Base Rate	6,691	3.73
Other**	301	0.00

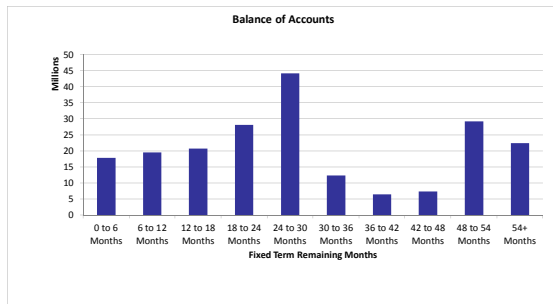
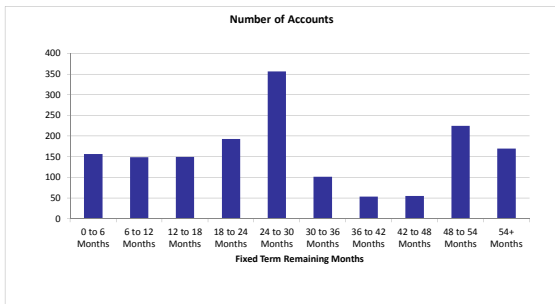
\*\* Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Year	823	7.85%	22,832,475	2.20%
1 to 5 Years	1,298	12.38%	27,759,741	2.67%
6 to 15 Years	3,622	34.54%	262,957,139	25.34%
16 to 20 Years	2,196	20.94%	267,567,611	25.78%
21 to 25 Years	2,223	21.20%	407,783,273	39.29%
26 to 30 Years	290	2.77%	43,280,901	4.17%
30+ Years	33	0.31%	5,591,710	0.54%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>
<b>Weighted Average Remaining Years</b>			<b>17.43</b>	



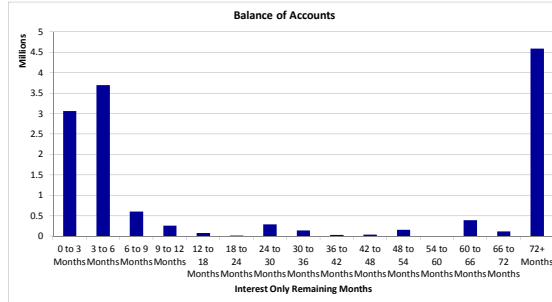
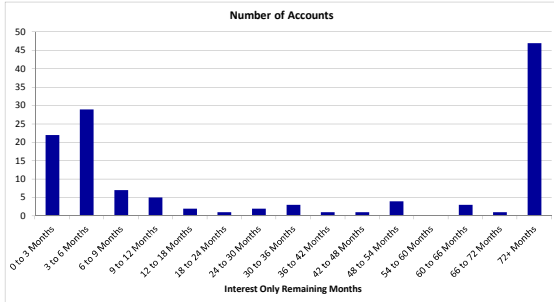
Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	157	8.55%	17,827,157	8.55%
6 to 12 Months	149	9.37%	19,532,157	9.37%
12 to 18 Months	150	9.98%	20,810,888	9.98%
18 to 24 Months	193	13.50%	28,162,486	13.50%
24 to 30 Months	357	21.21%	44,227,906	21.21%
30 to 36 Months	102	5.95%	12,413,978	5.95%
36 to 42 Months	54	3.12%	6,509,943	3.12%
42 to 48 Months	55	3.53%	7,359,437	3.53%
48 to 54 Months	225	14.02%	29,244,325	14.02%
54+ Months	170	10.77%	22,472,245	10.77%
<b>Total</b>	<b>1,612</b>	<b>100.00%</b>	<b>208,560,522</b>	<b>100.00%</b>
<b>Weighted Fixed Term Remaining Months</b>			<b>29.82</b>	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Y	128	1.30%	13,524,591	1.30%
N	10,591	98.70%	1,024,248,257	98.70%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</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	22	17.19%	3,071,368	22.71%
3 to 6 Months	29	22.66%	3,700,930	27.36%
6 to 9 Months	7	5.47%	605,514	4.48%
9 to 12 Months	5	3.91%	262,050	1.94%
12 to 18 Months	2	1.56%	79,675	0.59%
18 to 24 Months	1	0.78%	15,292	0.11%
24 to 30 Months	2	1.56%	292,871	2.17%
30 to 36 Months	3	2.34%	147,742	1.09%
36 to 42 Months	1	0.78%	35,088	0.26%
42 to 48 Months	1	0.78%	41,963	0.31%
48 to 54 Months	4	3.12%	157,266	1.16%
54 to 60 Months	0	0.00%	0	0.00%
60 to 66 Months	3	2.34%	398,764	2.95%
66 to 72 Months	1	0.78%	117,575	0.87%
72+ Months	47	36.72%	4,598,492	34.00%
<b>Total</b>	<b>128</b>	<b>100.00%</b>	<b>13,524,591</b>	<b>100.00%</b>
<b>Weighted Principal Repayments Holiday Remaining Term</b>			<b>76.04</b>	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
HomeLoan	10,399	99.22%	1,029,682,075	99.22%
Retail BTL	86	0.78%	8,090,773	0.78%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
<b>Total</b>	<b>10,485</b>	<b>100.00%</b>	<b>1,037,772,848</b>	<b>100.00%</b>

**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].