

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

From: EBS d.a.c
 Month Ending: 31 May 2017
 Interest Payments Date: 15 June 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 May 2017
Interest Period End Date	15 June 2017
No of days in Interest Period	31
Next Payments Date	17 July 2017

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	2,375,000,000.00	95.00%	521,268,887.78	80.66%	(11,836,551.16)	509,432,336.62	80.30%
B Notes	125,000,000.00	5.00%	125,000,000.00	19.34%	0.00	125,000,000.00	19.70%
Total	2,500,000,000	100%	646,268,887.78	100%	(11,836,551.16)	634,432,336.62	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	760,000.00	760,000.00	0	0
B Notes	XS0352155146	Fixed 0.25%	31	26,050.00	0.00	26,050.00	2,032,525.00

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 ³	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 ⁴ *	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 ⁵	EBS	n/a	0.00	n/a	0.00	0.00	n/a	n/a	0.00
Liquidity Facility ⁶	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	(1,101,729.21)
Net Total	4,995,310.73

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	2,993,780.63
Principal receipts on True Loss & Deemed Loss Loans	948,450.16
Interest on Bank Accounts	0.00
Drawing from Reserve Fund	0.00
Other Net Income	5,111.67
Available Redemption Funds to Cover Revenue Deficiency	0.00
Excess Redemption Funds	0.00
Available Revenue Funds	3,947,342.46

Allocation of Available Funds	
	Euro
Trustee Fees	0
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(27,549.22)
Servicer + Cash Manager Fees	(129,566.13)
Class A Notes Interest	(760,000.00)
Class A Principal Deficiency Ledgers	0.00
Reserve Fund up to Required Amount	0.00
Class B Principal Deficiency Ledgers (Class A notes outstanding)	0.00
Class Z Principal Deficiency Sub-Ledger (Class A notes outstanding)	(3,030,227.11)
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	(3,947,342.46)
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	9,835,756.73	139,025.54	0.00	0.00	139,025.54	3,030,227.11	6,944,555.16

Cumulative	
Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
0.00	0.00
0.00	0.00
383,382,392.78	376,437,837.61

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	948,450.16	114,143,099.34

*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	9,754,774.21
Less Principal Receipts on Deemed Loss Loans	(948,450.16)
Credit Class A, B + Z Principal Deficiency Ledger	3,030,227.11
Other Net Income *	0.00
Less Amount to pay a Revenue Deficiency	0.00
Total Redemption Funds	11,836,551.16

Allocation of Available Funds	
	EUR
Principal Class A Notes	(11,836,551.16)
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	(11,836,551.16)

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	11,233	92%	1,097,665,683	89%
In Arrears One Month or More	989	8%	133,666,548	11%
Total	12,222	100%	1,231,332,231	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	1	37,029.77	49	10,054,474.42	171
Abandoned	0	0.00	27	5,804,602.97	73
Sold	1	205,462.90	149	16,290,136.56	236

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	1,256,971,666.03	2,500,000,000.00
Compromise Settlements*	0.00	(17,254,977.74)
Early Redemptions	(4,446,219.63)	(629,128,759.59)
Scheduled Principal Payments	(5,308,554.58)	(514,067,827.58)
Non-cash Adjustments, including Capitalisations**	134,383.73	6,975,191.33
Principle Repurchase	0.00	(99,172,350.87)
Closing Mortgage Principle Balance	1,247,351,275.55	1,247,351,275.55

*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	3.04%	3.04%
Annualised CPR (current month unscheduled Repayments annualised)	2.39%	4.16%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	7.50%	9.14%

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.

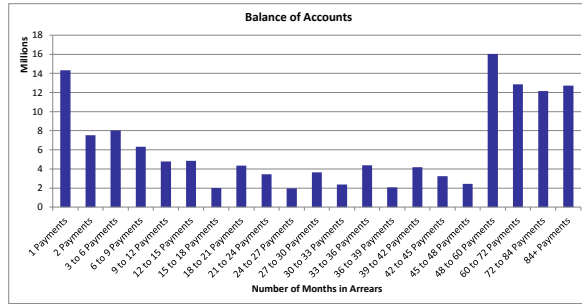
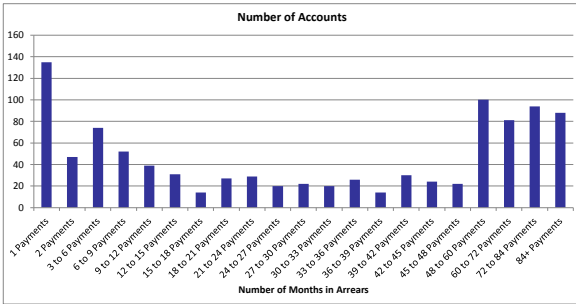
*** A back-up cash manager, Deutsche Bank, has been appointed.

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

Stratification Tables

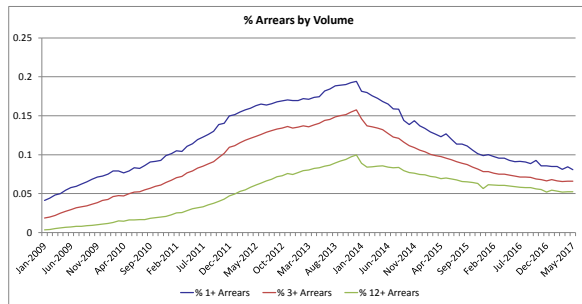
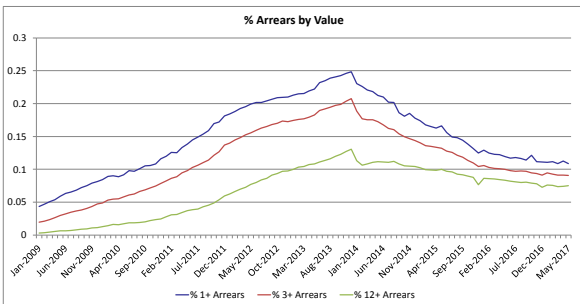
Note: The losses recognised have not yet been reflected in the following stratification tables.

Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 1 Payment	11,233	91.91%	1,097,665,683	89.14%
1 Payments	135	1.10%	14,323,083	1.16%
2 Payments	47	0.38%	7,532,601	0.61%
3 to 6 Payments	74	0.61%	8,042,543	0.65%
6 to 9 Payments	52	0.43%	6,313,314	0.51%
9 to 12 Payments	39	0.32%	4,789,686	0.39%
12 to 15 Payments	31	0.25%	4,848,539	0.39%
15 to 18 Payments	14	0.11%	1,994,841	0.16%
18 to 21 Payments	27	0.22%	4,340,905	0.35%
21 to 24 Payments	29	0.24%	3,436,918	0.28%
24 to 27 Payments	20	0.16%	1,972,051	0.16%
27 to 30 Payments	22	0.18%	3,629,384	0.29%
30 to 33 Payments	20	0.16%	2,378,015	0.19%
33 to 36 Payments	26	0.21%	4,390,640	0.36%
36 to 39 Payments	14	0.11%	2,054,689	0.17%
39 to 42 Payments	30	0.25%	4,190,317	0.34%
42 to 45 Payments	24	0.20%	3,252,060	0.26%
45 to 48 Payments	22	0.18%	2,428,412	0.20%
48 to 60 Payments	100	0.82%	16,037,976	1.30%
60 to 72 Payments	81	0.66%	12,841,475	1.04%
72 to 84 Payments	94	0.77%	12,163,658	0.99%
84+ Payments	88	0.72%	12,705,442	1.03%
Total	12,222	100.00%	1,231,332,231	100.00%



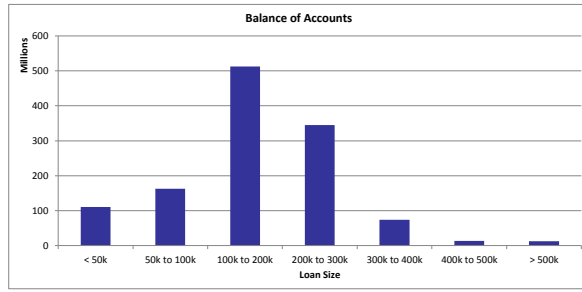
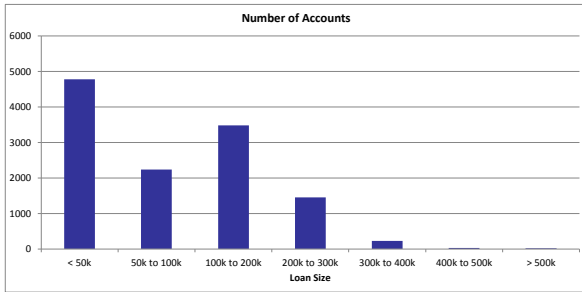
Repayments in Arrears - Last 6 Months						
Months in Arrears	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Value of Accounts (€m)						
12+ Arrears	92.66	96.65	94.86	91.97	92.27	92.67
3+ Arrears**	116.66	119.95	116.51	114.05	113.17	111.81
1+ Arrears*	142.16	140.65	140.51	135.63	139.73	133.67
Total Arrears	142.16	140.65	140.51	135.63	139.73	133.67
Total Portfolio	1,278.10	1,270.18	1,258.52	1,248.99	1,241.08	1,231.33
Months in Arrears	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Number of Accounts						
12+ Arrears	656	684	665	643	644	642
3+ Arrears**	839	857	830	812	815	807
1+ Arrears*	1,084	1,068	1,057	1,007	1,042	989
Total Arrears	1,084	1,068	1,057	1,007	1,042	989
Total Portfolio	12,637	12,566	12,464	12,383	12,316	12,222

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

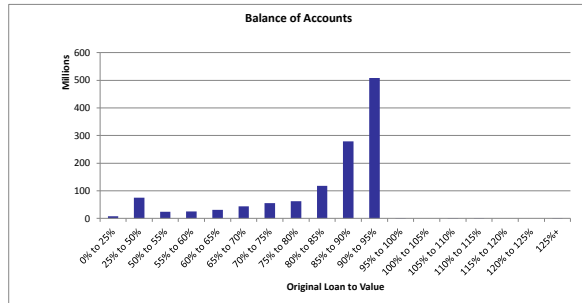
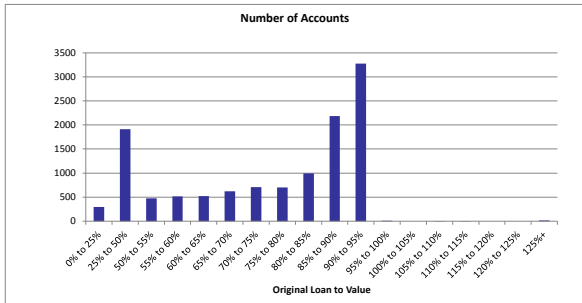


Cure Rates - Last 6 Months						
	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Total Cases Any Arrears	1,363	1,297	1,303	1,218	1,315	1,220
Total Cured to 0 Arrears	166	214	186	223	127	241
% Cure Rate to 0 Arrears	12.18%	16.50%	14.27%	18.31%	9.66%	19.75%

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 50k	4,780	39.11%	110,444,848	8.97%
50k to 100k	2,235	18.29%	162,345,344	13.18%
100k to 200k	3,482	28.49%	512,610,142	41.63%
200k to 300k	1,448	11.85%	345,094,104	28.03%
300k to 400k	224	1.83%	74,134,017	6.02%
400k to 500k	32	0.26%	13,831,691	1.12%
> 500k	21	0.17%	12,872,085	1.05%
Total	12,222	100.00%	1,231,332,231	100.00%
Weighted Average Loan Size			100,747.20	

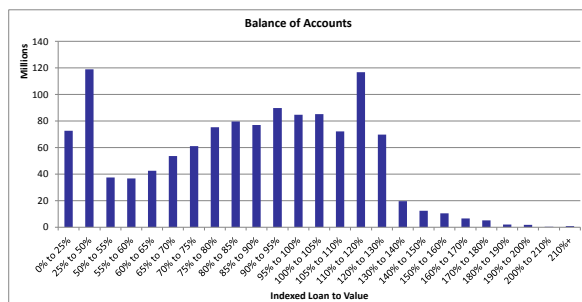
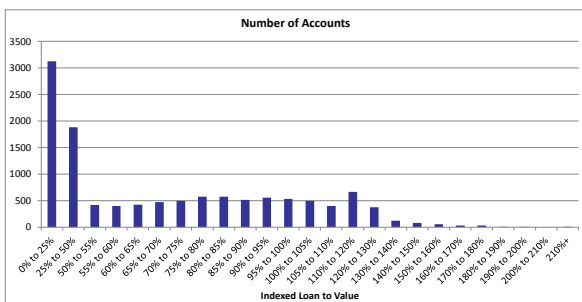


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0% to 25%	293	2.40%	7,486,831	0.61%
25% to 50%	1,909	15.62%	75,045,659	6.09%
50% to 55%	478	3.91%	23,805,995	1.93%
55% to 60%	515	4.21%	25,488,449	2.07%
60% to 65%	519	4.25%	31,115,089	2.53%
65% to 70%	625	5.11%	43,876,750	3.56%
70% to 75%	708	5.79%	55,265,982	4.49%
75% to 80%	699	5.72%	62,086,211	5.04%
80% to 85%	992	8.12%	118,359,695	9.61%
85% to 90%	2,182	17.85%	278,641,243	22.63%
90% to 95%	3,275	26.80%	507,959,713	41.25%
95% to 100%	7	0.06%	382,311	0.03%
100% to 105%	0	0.00%	0	0.00%
105% to 110%	1	0.01%	93,597	0.01%
110% to 115%	2	0.02%	131,854	0.01%
115% to 120%	0	0.00%	0	0.00%
120% to 125%	0	0.00%	0	0.00%
125%+	17	0.14%	1,592,851	0.13%
Total	12,222	100.00%	1,231,332,231	100.00%
Weighted Average Original LTV		82.40%		

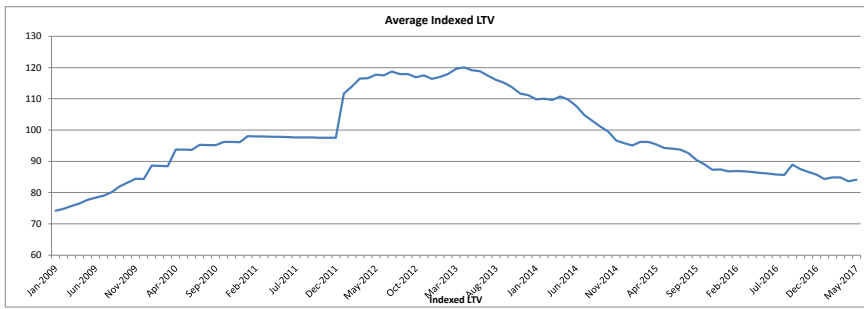


*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure 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	25.54%	72,630,678	5.90%
25% to 50%	1,880	15.38%	118,827,114	9.65%
50% to 55%	415	3.40%	37,397,006	3.04%
55% to 60%	402	3.29%	36,733,254	2.98%
60% to 65%	424	3.47%	42,583,577	3.46%
65% to 70%	471	3.85%	53,637,928	4.36%
70% to 75%	495	4.05%	61,140,218	4.97%
75% to 80%	571	4.67%	75,256,436	6.11%
80% to 85%	572	4.68%	79,701,187	6.47%
85% to 90%	511	4.18%	76,884,591	6.24%
90% to 95%	553	4.52%	89,727,393	7.29%
95% to 100%	529	4.33%	84,635,703	6.87%
100% to 105%	498	4.07%	85,065,535	6.91%
105% to 110%	399	3.26%	72,007,846	5.85%
110% to 120%	665	5.44%	116,734,460	9.48%
120% to 130%	374	3.06%	69,627,660	5.65%
130% to 140%	120	0.98%	19,559,692	1.59%
140% to 150%	78	0.64%	12,407,465	1.01%
150% to 160%	54	0.44%	10,413,732	0.85%
160% to 170%	32	0.26%	6,669,950	0.54%
170% to 180%	32	0.26%	5,119,334	0.42%
180% to 190%	10	0.08%	2,017,535	0.16%
190% to 200%	9	0.07%	1,662,348	0.14%
200% to 210%	1	0.01%	205,892	0.02%
210%+	6	0.05%	685,698	0.06%
Total	12,222	100.00%	1,231,332,231	100.00%
Weighted Average Indexed LTV		84.15%		

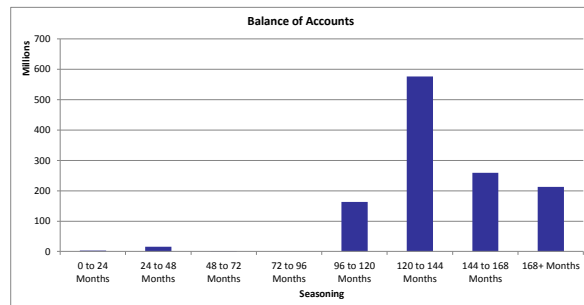
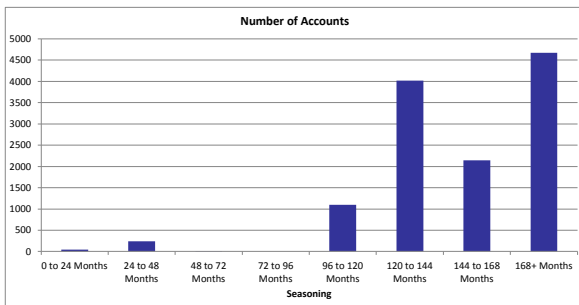


Average Indexed LTV - Last 6 Months						
	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Indexed LTV	85.76	84.37	84.84	84.91	83.61	84.15



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

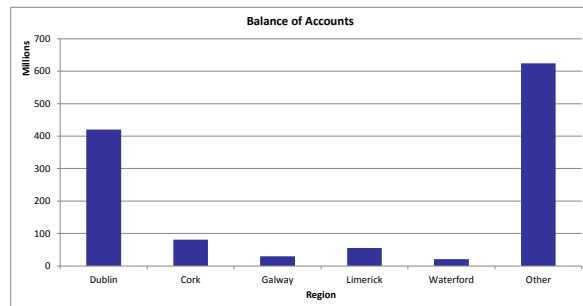
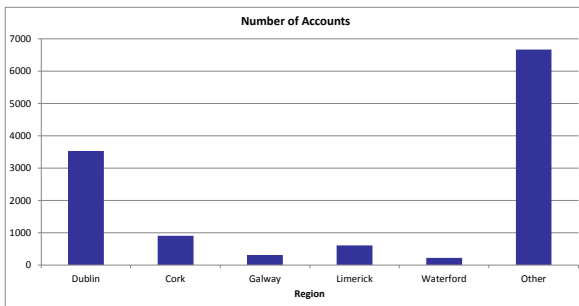
Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0 to 24 Months	48	0.39%	3,417,396	0.28%
24 to 48 Months	240	1.96%	15,506,001	1.26%
48 to 72 Months	3	0.02%	360,934	0.03%
72 to 96 Months	0	0.00%	0	0.00%
96 to 120 Months	1,100	9.00%	163,157,974	13.25%
120 to 144 Months	4,016	32.86%	576,327,472	46.81%
144 to 168 Months	2,142	17.53%	259,398,645	21.07%
168+ Months	4,673	38.23%	213,163,809	17.31%
Total	12,222	100.00%	1,231,332,231	100.00%
<i>Weighted Average Seasoning</i>			144.15	



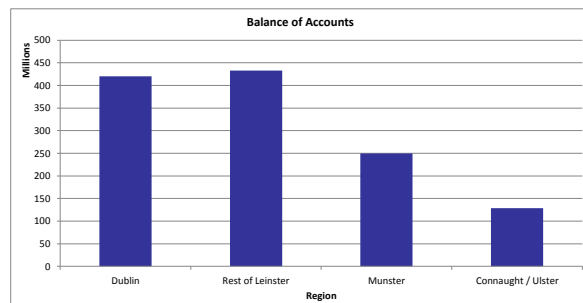
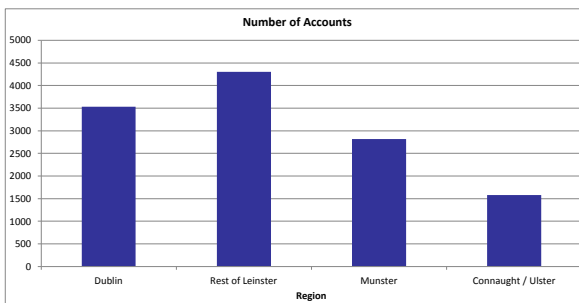
Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Carlow	226	1.85%	20,604,631	1.67%
Cavan	158	1.29%	13,109,449	1.06%
Clare	363	2.97%	29,499,147	2.40%
Cork	900	7.36%	81,179,412	6.59%
Donegal	514	4.21%	39,301,161	3.19%
Dublin	3,532	28.90%	420,045,089	34.11%
Galway	305	2.50%	29,506,569	2.40%
Kerry	432	3.53%	36,838,330	2.99%
Kildare	895	7.32%	95,451,756	7.75%
Kilkenny	209	1.71%	18,506,772	1.50%
Laois	186	1.52%	17,596,321	1.43%
Leitrim	65	0.53%	4,980,146	0.40%
Limerick	601	4.92%	55,054,080	4.47%
Longford	73	0.60%	5,736,805	0.47%
Louth	620	5.07%	55,177,200	4.48%
Mayo	200	1.64%	16,067,232	1.30%
Meath	1,109	9.07%	128,163,484	10.41%
Monaghan	81	0.66%	6,359,836	0.52%
Offaly	115	0.94%	9,055,103	0.74%
Roscommon	107	0.88%	8,062,961	0.65%
Sligo	147	1.20%	11,307,350	0.92%
Tipperary	296	2.42%	26,264,686	2.13%
Waterford	222	1.82%	20,844,364	1.69%
Westmeath	209	1.71%	17,071,882	1.39%
Wexford	228	1.87%	21,591,580	1.75%
Wicklow	429	3.51%	43,956,886	3.57%
Total	12,222	100.00%	1,231,332,231	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	224	1.85%	20,467,584	1.67%	2	2.27%	137,047	1.52%
Cavan	158	1.30%	13,109,449	1.07%	0	0.00%	0	0.00%
Clare	358	2.95%	29,152,175	2.39%	5	5.68%	346,973	3.84%
Cork	897	7.39%	80,957,483	6.62%	3	3.41%	221,928	2.46%
Donegal	510	4.20%	38,949,789	3.19%	4	4.55%	351,372	3.89%
Dublin	3,504	28.88%	416,325,153	34.06%	28	31.82%	3,719,936	41.22%
Galway	305	2.51%	29,506,569	2.41%	0	0.00%	0	0.00%
Kerry	431	3.55%	36,744,687	3.01%	1	1.14%	93,643	1.04%
Kildare	886	7.30%	94,441,769	7.73%	9	10.23%	1,009,986	11.19%
Kilkenny	209	1.72%	18,506,772	1.51%	0	0.00%	0	0.00%
Laos	185	1.52%	17,595,905	1.44%	1	1.14%	416	0.00%
Leitrim	65	0.54%	4,980,146	0.41%	0	0.00%	0	0.00%
Limerick	595	4.90%	54,512,255	4.46%	6	6.82%	541,824	6.00%
Longford	73	0.60%	5,736,805	0.47%	0	0.00%	0	0.00%
Louth	617	5.08%	54,879,342	4.49%	3	3.41%	297,858	3.30%
Mayo	196	1.62%	15,610,805	1.28%	4	4.55%	456,427	5.06%
Meath	1,101	9.07%	127,569,743	10.44%	8	9.09%	593,741	6.58%
Monaghan	81	0.67%	6,359,836	0.52%	0	0.00%	0	0.00%
Offaly	114	0.94%	9,003,384	0.74%	1	1.14%	51,719	0.57%
Roscommon	105	0.87%	7,898,143	0.65%	2	2.27%	164,819	1.83%
Sligo	146	1.20%	11,270,214	0.92%	1	1.14%	37,136	0.41%
Tipperary	292	2.41%	25,925,103	2.12%	4	4.55%	339,583	3.76%
Waterford	221	1.82%	20,663,545	1.69%	1	1.14%	180,818	2.00%
Westmeath	208	1.71%	17,045,738	1.39%	1	1.14%	26,144	0.29%
Wexford	225	1.85%	21,217,456	1.74%	3	3.41%	374,124	4.15%
Wicklow	428	3.53%	43,877,746	3.59%	1	1.14%	79,140	0.88%
Total	12,134	100%	1,222,307,599	100%	88	100%	9,024,632	100%

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Dublin	3,532	28.90%	420,045,089	34.11%
Cork	900	7.36%	81,179,412	6.59%
Galway	305	2.50%	29,506,569	2.40%
Limerick	601	4.92%	55,054,980	4.47%
Waterford	222	1.82%	20,844,364	1.69%
Other	6,662	54.51%	624,702,718	50.73%
Total	12,222	100.00%	1,231,332,231	100.00%



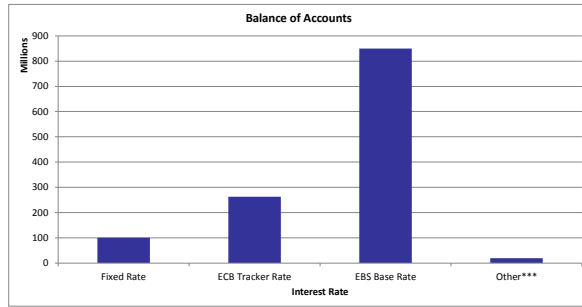
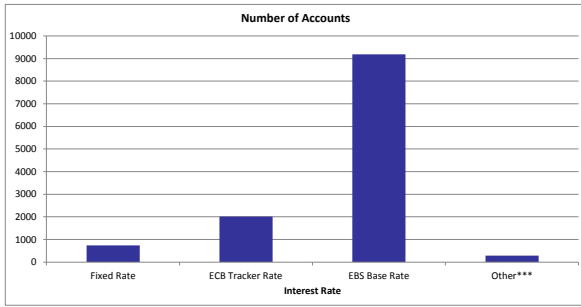
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Dublin	3,532	28.90%	420,045,089	34.11%
Rest of Leinster	4,299	35.17%	432,912,420	35.16%
Munster	2,814	23.02%	249,680,018	20.28%
Connaught / Ulster	1,577	12.90%	128,694,704	10.45%
Total	12,222	100.00%	1,231,332,231	100.00%



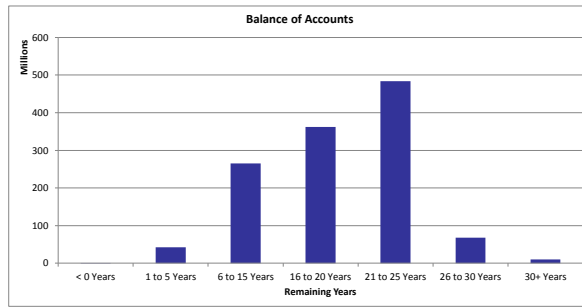
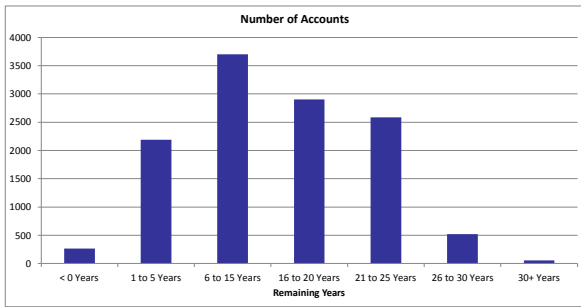
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Fixed Rate	738	6.04%	99,885,236	8.11%
ECB Tracker Rate	2,010	16.45%	262,919,296	21.35%
EBS Base Rate	9,184	75.14%	849,289,474	68.97%
Other***	290	2.37%	19,238,225	1.56%
Total	12,222	100.00%	1,231,332,231	100.00%

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	738	3.22
ECB Tracker Rate	2,010	1.01
EBS Base Rate	9,184	3.71
Other***	290	0.00

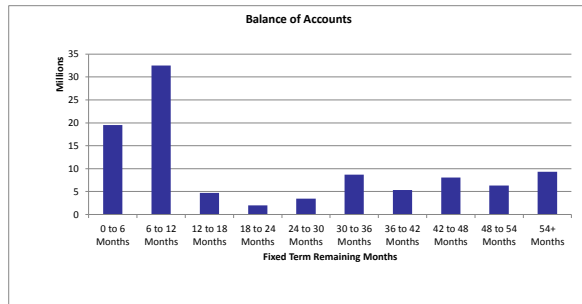
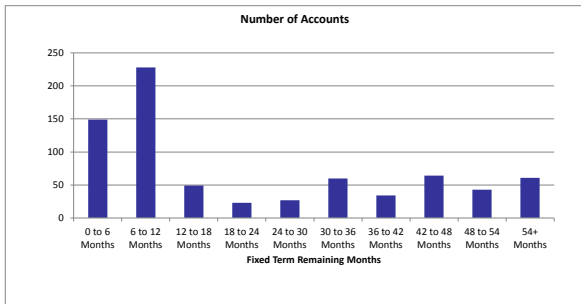
*** Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
< 0 Years	264	2.16%	682,832	0.06%
1 to 5 Years	2,189	17.91%	42,591,888	3.46%
6 to 15 Years	3,703	30.30%	265,108,737	21.53%
16 to 20 Years	2,902	23.74%	361,833,869	29.39%
21 to 25 Years	2,584	21.14%	483,357,597	39.25%
26 to 30 Years	523	4.28%	67,629,394	5.49%
30+ Years	57	0.47%	10,127,914	0.82%
Total	12,222	100.00%	1,231,332,231	100.00%
Weighted Average Remaining Years			18.98	

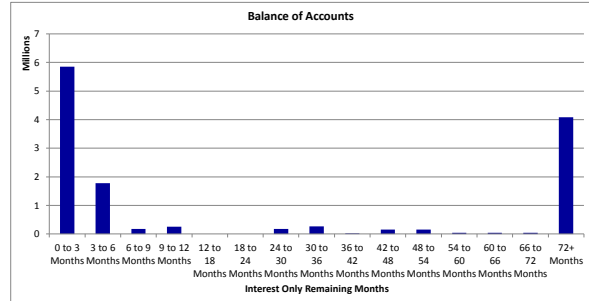
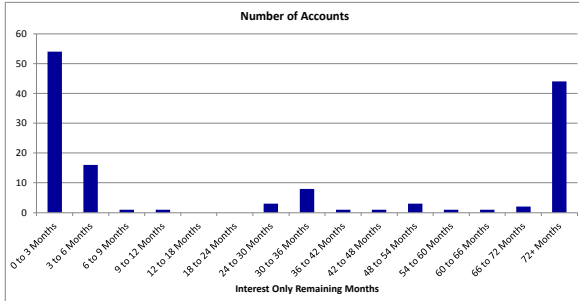


Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
0 to 6 Months	149	20.19%	19,490,413	19.51%
6 to 12 Months	228	30.89%	32,478,539	32.52%
12 to 18 Months	49	6.64%	4,744,220	4.75%
18 to 24 Months	23	3.12%	1,994,259	2.00%
24 to 30 Months	27	3.66%	3,471,875	3.48%
30 to 36 Months	60	8.13%	8,659,502	8.67%
36 to 42 Months	34	4.61%	5,332,976	5.34%
42 to 48 Months	64	8.67%	8,049,673	8.06%
48 to 54 Months	43	5.83%	6,329,541	6.34%
54+ Months	61	8.27%	9,334,238	9.34%
Total	738	100.00%	99,885,236	100.00%
Weighted Fixed Term Remaining Months			23.54	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Y	136	1.11%	13,027,393	1.06%
N	12,086	98.89%	1,218,294,838	98.94%
Total	12,222	100.00%	1,231,332,231	100.00%

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	54	39.71%	5,846,698	44.85%
3 to 6 Months	16	11.76%	1,778,505	13.64%
6 to 9 Months	1	0.74%	180,030	1.38%
9 to 12 Months	1	0.74%	259,966	1.99%
12 to 18 Months	0	0.00%	0	0.00%
18 to 24 Months	0	0.00%	0	0.00%
24 to 30 Months	3	2.21%	172,524	1.32%
30 to 36 Months	8	5.88%	263,165	2.02%
36 to 42 Months	1	0.74%	23,105	0.18%
42 to 48 Months	1	0.74%	153,585	1.18%
48 to 54 Months	3	2.21%	150,089	1.15%
54 to 60 Months	1	0.74%	38,570	0.30%
60 to 66 Months	1	0.74%	42,273	0.32%
66 to 72 Months	2	1.47%	46,466	0.36%
72+ Months	44	32.35%	4,082,416	31.31%
Total	136	100.00%	13,037,393	100.00%
Weighted Principal Repayments Holiday Remaining Term			61.57	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding
Home loan	12,134	99.28%	1,222,307,599	99.27%
Retail BTL	88	0.72%	9,024,632	0.73%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Total	12,222	100.00%	1,231,332,231	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].