

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

From: EBS d.a.c
 Month Ending: 31 May 2018
 Interest Payments Date: 15 June 2018

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 2018
Interest Period End Date	15 June 2018
No of days in Interest Period	31
Next Payments Date	16 July 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 ²	2,375,000,000.00	95.00%	411,405,701.23	76.70%	(7,744,006.29)	403,661,694.94	76.36%
B Notes	125,000,000.00	5.00%	125,000,000.00	23.30%	0.00	125,000,000.00	23.64%
Total	2,500,000,000	100%	536,405,701.23	100%	(7,744,006.29)	528,661,694.94	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	599,925.00	599,925.00	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 Z Loan ¹	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 at End (Euro)
EBS - Moody's Rating Baa3/P-3 (at amendment date)	n/a	n/a	n/a

Mortgage Insurance Receipts	
MIG settlement #1	451,277.47
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	(1,251,305.96)
Net Total	4,845,733.98

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	2,783,398.58
Principal receipts on True Loss & Deemed Loss Loans	1,474,693.07
Interest on Bank Accounts	0.00
Drawing from Reserve Fund	0.00
Other Net Income	16,588.55
Available Redemption Funds to Cover Revenue Deficiency	0.00
Excess Redemption Funds	0.00
Available Revenue Funds	4,274,680.20

Allocation of Available Funds	
	Euro
Trustee Fees	0
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(14,213.31)
Servicer + Cash Manager Fees	(117,344.68)
Class A Notes Interest	(599,925.00)
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)	(443,249.28)
Class B Note Interest	(26,050.00)
Class B Principal Deficiency Ledgers (Class A notes redeemed)	0.00
Class Z Loan Interest	(74,590.21)
Class Z Principal Deficiency Ledger (Class A notes redeemed)	0.00
Subordinated Loan Interest	(133,477.55)
Subordinated Loan Principal	(811,673.63)
Deferred Consideration	(2,054,156.54)
Total Allocation	(4,274,680.20)
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	443,249.28	0.00	0.00	443,249.28	443,249.28	0.00

Cumulative	
Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
0.00	0.00
0.00	0.00
389,525,628.70	389,525,628.69

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	1,474,693.07	126,748,507.28

*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	8,775,450.08
Less Principal Receipts on Deemed Loss Loans	(1,474,693.07)
Credit Class A, B + Z Principal Deficiency Ledger	443,249.28
Other Net Income *	0.00
Less Amount to pay a Revenue Deficiency	0.00
Total Redemption Funds	7,744,006.29

*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	(7,744,006.29)
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	(7,744,006.29)

Arrears Summary				
Arrears Summary	Number of Accounts	% Number of Accounts	Outstanding Balance	% Balance Outstanding
Not In Arrears	10,270	92%	997,293,683	89%
In Arrears One Month or More	914	8%	122,132,154	11%
Total	11,184	100%	1,119,425,837	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	2	359,426.50	41	7,736,667.36	185
Abandoned	0	0.00	24	5,206,219.97	74
Sold	1	15,259.89	103	9,270,200.26	257

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	1,137,056,876.00	2,500,000,000.00
Compromise Settlements*	0.00	(29,151,944.61)
Scheduled Principal Payments and Early Redemptions	(8,775,450.08)	(1,253,330,101.93)
Non-cash Adjustments, including Capitalisations**	201,663.08	10,137,486.41
Principle Repurchase	0.00	(99,172,350.87)
Closing Mortgage Principal Balance	1,128,483,089.00	1,128,483,089.00

*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	2.98%	2.96%
Annualised CPR (current month unscheduled Repayments annualised)	3.30%	3.63%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	10.64%	8.94%

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	Link Mortgage Services Limited	-	-	-

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

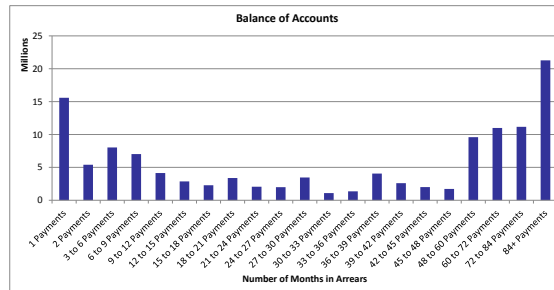
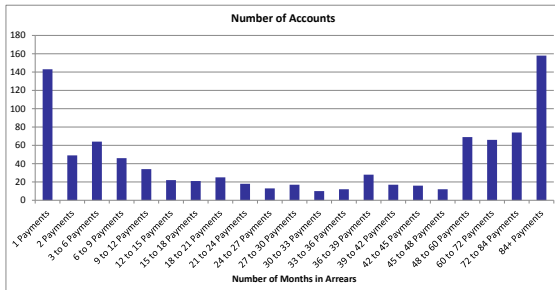
*** A back-up cash manager, Deutsche Bank, has been appointed.

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.

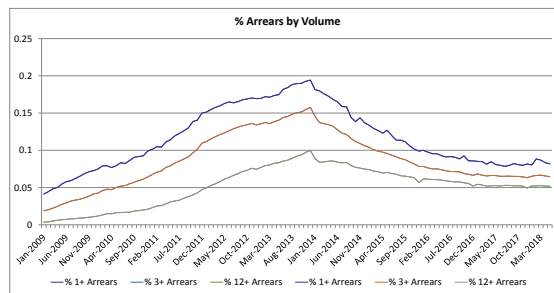
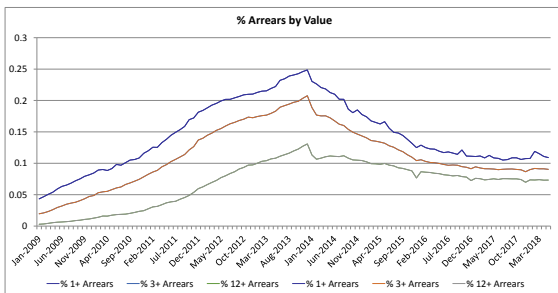
Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Payment	10,270	91.83%	997,293,683	89.09%
1 Payments	143	1.28%	15,589,828	1.39%
2 Payments	49	0.44%	5,408,550	0.48%
3 to 6 Payments	64	0.57%	8,025,773	0.72%
6 to 9 Payments	46	0.41%	7,022,459	0.63%
9 to 12 Payments	34	0.30%	4,139,866	0.37%
12 to 15 Payments	22	0.20%	2,864,313	0.26%
15 to 18 Payments	21	0.19%	2,285,901	0.20%
18 to 21 Payments	25	0.22%	3,387,469	0.30%
21 to 24 Payments	18	0.16%	2,062,966	0.18%
24 to 27 Payments	13	0.12%	1,997,378	0.18%
27 to 30 Payments	17	0.15%	3,461,652	0.31%
30 to 33 Payments	10	0.09%	1,096,048	0.10%
33 to 36 Payments	12	0.11%	1,361,743	0.12%
36 to 39 Payments	28	0.25%	4,055,142	0.36%
39 to 42 Payments	17	0.15%	2,596,994	0.23%
42 to 45 Payments	16	0.14%	2,007,445	0.18%
45 to 48 Payments	12	0.11%	1,726,787	0.15%
48 to 50 Payments	69	0.62%	9,592,622	0.86%
60 to 72 Payments	66	0.59%	10,992,946	0.98%
72 to 84 Payments	74	0.66%	11,176,370	1.00%
84+ Payments	158	1.41%	21,279,900	1.90%
Total	11,184	100.00%	1,119,425,837	100.00%



Repayments in Arrears - Last 6 Months						
Months in Arrears	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Value of Accounts (€m)						
12+ Arrears	81.33	85.18	84.05	84.23	82.53	81.95
3+ Arrears**	100.82	104.07	105.27	103.78	102.90	101.13
1+ Arrears*	125.23	124.58	136.39	131.17	125.14	122.13
Total Arrears	125.23	124.58	136.39	131.17	125.14	122.13
Total Portfolio	1,165.11	1,156.77	1,146.55	1,138.12	1,127.99	1,119.43
Months in Arrears	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Number of Accounts						
12+ Arrears	572	600	596	596	584	578
3+ Arrears**	732	751	756	755	738	722
1+ Arrears*	945	924	1,009	985	939	914
Total Arrears	945	924	1,009	985	939	914
Total Portfolio	11,581	11,510	11,424	11,350	11,263	11,184

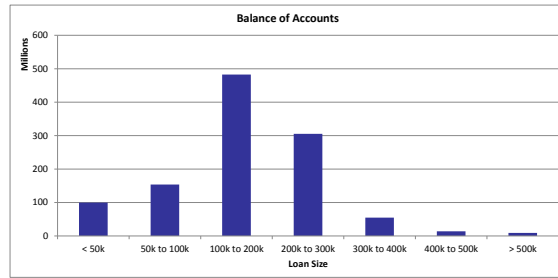
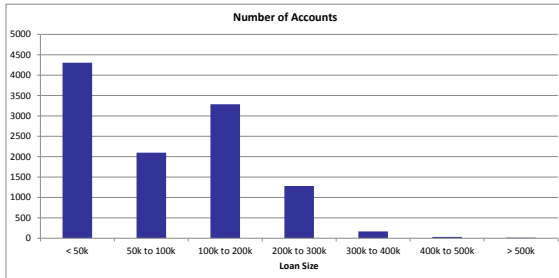
* 1+ Arrears includes loans in 3+ and 12+ Arrears

** 3+ Arrears includes loans in 12+ Arrears

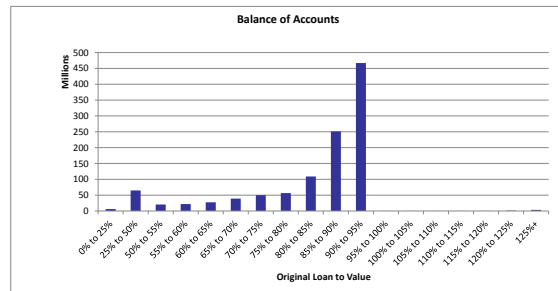
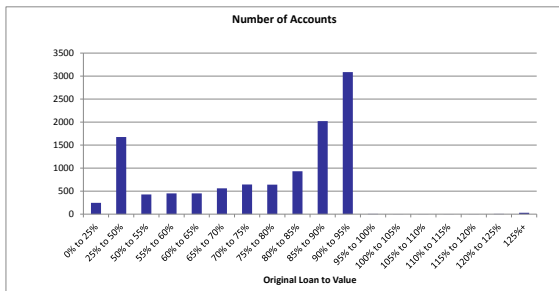


Cure Rates - Last 6 Months						
	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Total Cases Any Arrears	1,199	1,153	1,325	1,249	1,135	1,139
Total Cured to 0 Arrears	156	204	126	285	251	150
% Cure Rate to 0 Arrears	13.01%	17.69%	9.51%	22.82%	22.11%	13.17%

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 50k	4,306	38.50%	99,784,030	8.91%
50k to 100k	2,099	18.77%	153,845,340	13.74%
100k to 200k	3,286	29.38%	482,631,422	43.11%
200k to 300k	1,282	11.46%	305,257,804	27.27%
300k to 400k	165	1.48%	54,891,153	4.90%
400k to 500k	32	0.29%	14,007,379	1.25%
> 500k	14	0.13%	9,008,710	0.80%
Total	11,184	100.00%	1,119,425,837	100.00%
Weighted Average Loan Size			100,091.72	

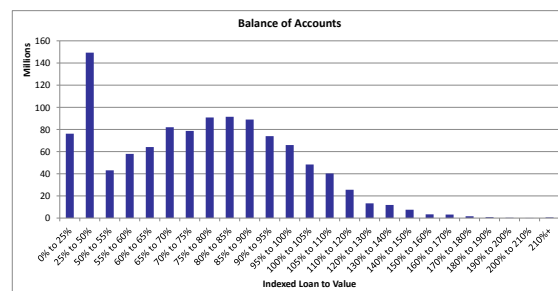
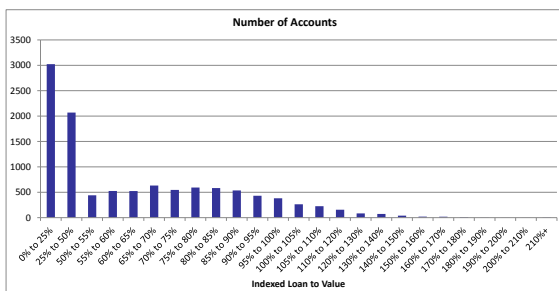


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	246	2.20%	6,083,394	0.54%
25% to 50%	1,676	14.99%	64,708,617	5.78%
50% to 55%	428	3.83%	20,513,728	1.83%
55% to 60%	450	4.02%	21,967,398	1.96%
60% to 65%	451	4.03%	27,487,446	2.46%
65% to 70%	561	5.02%	39,135,174	3.50%
70% to 75%	644	5.76%	50,053,294	4.47%
75% to 80%	641	5.73%	56,584,990	5.05%
80% to 85%	932	8.33%	108,996,857	9.74%
85% to 90%	2,021	18.07%	251,220,916	22.44%
90% to 95%	3,086	27.59%	466,960,085	41.71%
95% to 100%	6	0.05%	279,444	0.02%
100% to 105%	2	0.02%	93,280	0.01%
105% to 110%	2	0.02%	389,650	0.03%
110% to 115%	2	0.02%	126,580	0.01%
115% to 120%	1	0.01%	187,161	0.02%
120% to 125%	5	0.04%	1,206,843	0.11%
125%+	30	0.27%	3,430,980	0.31%
Total	11,184	100.00%	1,119,425,837	100.00%
Weighted Average Original LTV		82.90%		

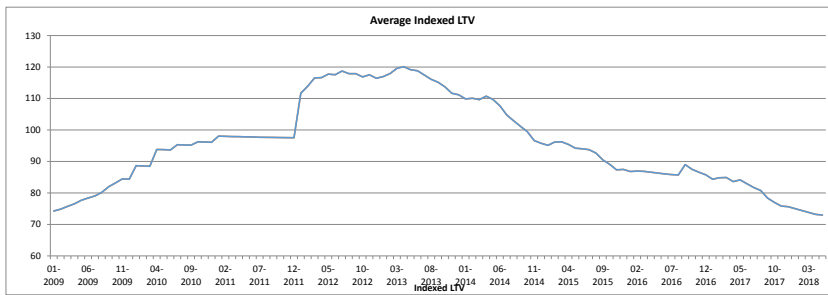


*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure at the time the top-up was approved. The true exposure on all loans, including top-ups, was 100% or less at loan approval.

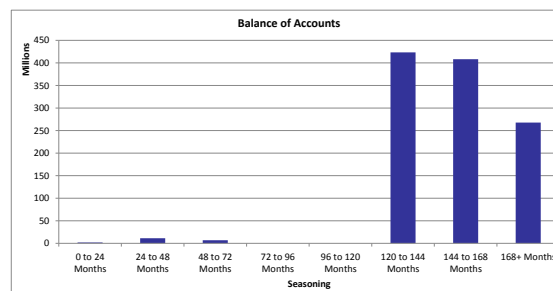
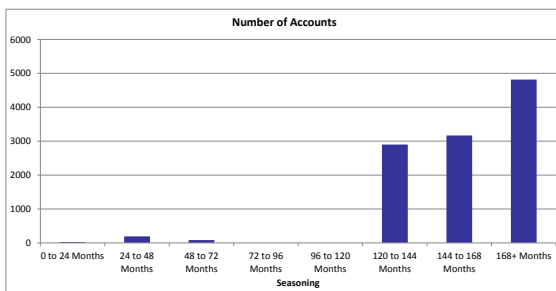
Indexed LTV				
Indexed LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	3,023	27.03%	76,185,437	6.81%
25% to 50%	2,069	18.50%	149,302,746	13.34%
50% to 55%	440	3.93%	43,124,856	3.85%
55% to 60%	525	4.69%	57,952,251	5.18%
60% to 65%	523	4.68%	64,150,932	5.73%
65% to 70%	633	5.66%	81,993,988	7.32%
70% to 75%	547	4.89%	78,693,109	7.03%
75% to 80%	593	5.30%	90,820,868	8.11%
80% to 85%	583	5.21%	91,436,421	8.17%
85% to 90%	536	4.79%	88,963,319	7.95%
90% to 95%	432	3.86%	73,996,438	6.61%
95% to 100%	382	3.42%	65,943,872	5.89%
100% to 105%	263	2.35%	48,392,540	4.32%
105% to 110%	225	2.01%	40,288,654	3.60%
110% to 120%	156	1.39%	25,584,519	2.29%
120% to 130%	84	0.75%	13,263,535	1.18%
130% to 140%	73	0.65%	11,840,411	1.06%
140% to 150%	39	0.35%	7,562,657	0.68%
150% to 160%	20	0.18%	3,370,918	0.30%
160% to 170%	18	0.16%	3,192,234	0.29%
170% to 180%	9	0.08%	1,660,180	0.15%
180% to 190%	4	0.04%	770,390	0.07%
190% to 200%	1	0.01%	256,484	0.02%
200% to 210%	1	0.01%	109,838	0.01%
210%+	5	0.04%	569,237	0.05%
Total	11,184	100.00%	1,119,425,837	100.00%
Weighted Average Indexed LTV		72.98%		



Average Indexed LTV - Last 6 Months						
	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Indexed LTV	75.62	75.01	74.42	73.81	73.20	72.98



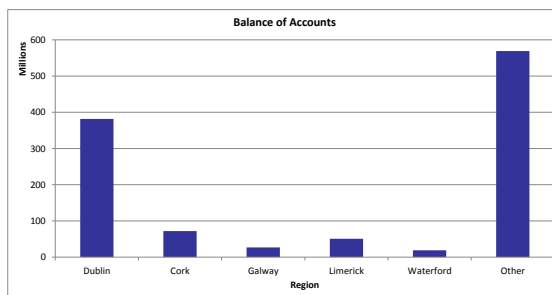
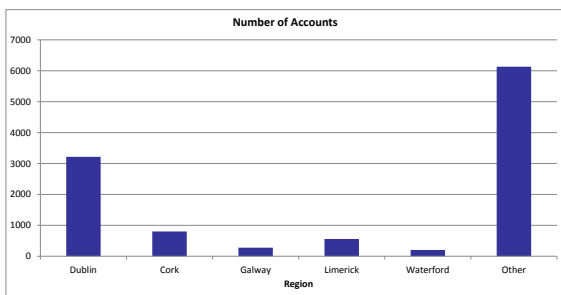
Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	25	0.22%	1,942,744	0.17%
24 to 48 Months	191	1.71%	11,211,967	1.00%
48 to 72 Months	84	0.75%	6,812,479	0.61%
72 to 96 Months	0	0.00%	0	0.00%
96 to 120 Months	0	0.00%	0	0.00%
120 to 144 Months	2,900	25.93%	423,355,670	37.82%
144 to 168 Months	3,167	28.32%	408,296,939	36.47%
168+ Months	4,817	43.07%	267,806,038	23.92%
Total	11,184	100.00%	1,119,425,837	100.00%
Weighted Average Seasoning			154.93	



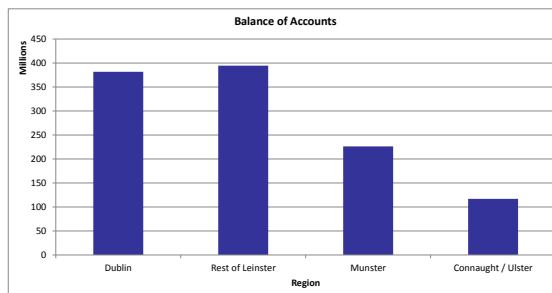
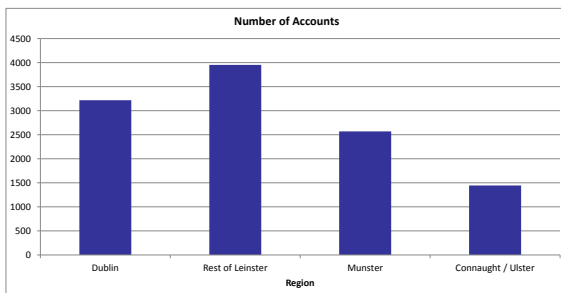
Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Carlow	209	1.87%	18,554,047	1.66%
Cavan	147	1.31%	12,134,942	1.08%
Clare	338	3.02%	26,916,196	2.40%
Cork	801	7.16%	72,060,571	6.44%
Donegal	485	4.34%	36,630,721	3.27%
Dublin	3,217	28.76%	381,666,785	34.09%
Galway	276	2.47%	26,788,472	2.39%
Kerry	401	3.59%	33,870,761	3.03%
Kildare	824	7.37%	87,627,516	7.83%
Kilkenny	195	1.74%	16,861,422	1.51%
Laois	173	1.55%	16,114,989	1.44%
Leitrim	60	0.54%	4,212,098	0.38%
Limerick	558	4.99%	50,769,673	4.54%
Longford	71	0.63%	5,465,331	0.49%
Louth	558	4.99%	50,172,739	4.48%
Mayo	179	1.60%	14,295,984	1.28%
Meath	1,044	9.33%	118,705,981	10.60%
Monaghan	75	0.67%	5,741,894	0.51%
Offaly	106	0.95%	8,293,331	0.74%
Roscommon	96	0.86%	7,231,686	0.65%
Sligo	126	1.13%	9,966,227	0.89%
Tipperary	270	2.41%	23,608,128	2.11%
Waterford	202	1.81%	19,019,568	1.70%
Westmeath	188	1.68%	15,068,391	1.35%
Wexford	210	1.88%	19,095,910	1.71%
Wicklow	375	3.35%	38,552,472	3.44%
Total	11,184	100.00%	1,119,425,837	100.00%

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	207	1.86%	18,422,488	1.66%	2	2.38%	131,558	1.54%
Cavan	147	1.32%	12,134,942	1.09%	0	0.00%	0	0.00%
Clare	335	3.02%	26,733,006	2.41%	3	3.57%	183,190	2.14%
Cork	798	7.19%	71,853,335	6.47%	3	3.57%	207,236	2.42%
Donegal	481	4.33%	36,291,469	3.27%	4	4.76%	339,253	3.97%
Dublin	3,190	28.74%	378,155,690	34.04%	27	32.14%	3,511,095	41.04%
Galway	276	2.49%	26,788,472	2.41%	0	0.00%	0	0.00%
Kerry	399	3.59%	33,599,056	3.02%	2	2.38%	271,705	3.18%
Kildare	815	7.34%	86,650,270	7.80%	9	10.71%	977,246	11.42%
Kilkenny	195	1.76%	16,861,422	1.52%	0	0.00%	0	0.00%
Laois	172	1.55%	16,114,764	1.45%	1	1.19%	225	0.00%
Leitrim	60	0.54%	4,212,098	0.38%	0	0.00%	0	0.00%
Limerick	552	4.97%	50,242,156	4.52%	6	7.14%	527,517	6.17%
Longford	71	0.64%	5,465,331	0.49%	0	0.00%	0	0.00%
Louth	555	5.00%	49,884,722	4.49%	3	3.57%	288,017	3.37%
Mayo	176	1.59%	13,889,668	1.25%	3	3.57%	406,316	4.75%
Meath	1,037	9.34%	118,175,680	10.64%	7	8.33%	530,301	6.20%
Monaghan	75	0.68%	5,741,894	0.52%	0	0.00%	0	0.00%
Offaly	105	0.95%	8,244,329	0.74%	1	1.19%	49,003	0.57%
Roscommon	94	0.85%	7,070,497	0.64%	2	2.38%	161,189	1.88%
Sligo	125	1.13%	9,929,091	0.89%	1	1.19%	37,136	0.43%
Tipperary	266	2.40%	23,284,562	2.10%	4	4.76%	323,566	3.78%
Waterford	201	1.81%	18,847,626	1.70%	1	1.19%	171,942	2.01%
Westmeath	187	1.68%	15,055,560	1.36%	1	1.19%	12,832	0.15%
Wexford	207	1.86%	18,735,571	1.69%	3	3.57%	360,339	4.21%
Wicklow	374	3.37%	38,487,328	3.46%	1	1.19%	65,144	0.76%
Total	11,100	100%	1,110,871,029	100%	84	100%	8,554,808	100%

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	3,217	28.76%	381,666,785	34.09%
Cork	801	7.16%	72,060,571	6.44%
Galway	276	2.47%	26,788,472	2.39%
Limerick	558	4.99%	50,769,673	4.54%
Waterford	202	1.81%	19,019,568	1.70%
Other	6,130	54.81%	569,120,769	50.84%
Total	11,184	100.00%	1,119,425,837	100.00%



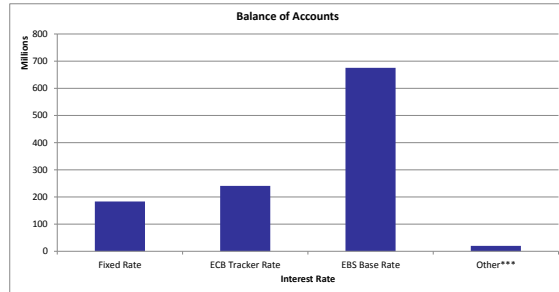
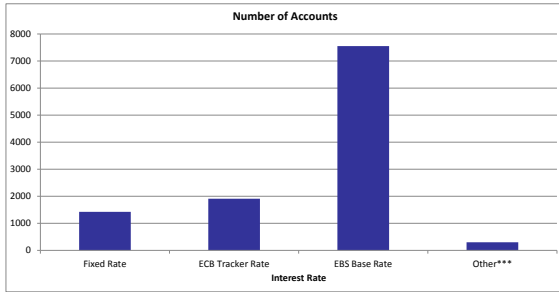
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	3,217	28.76%	381,666,785	34.09%
Rest of Leinster	3,953	35.35%	394,512,129	35.24%
Munster	2,570	22.98%	226,244,898	20.21%
Connaught / Ulster	1,444	12.91%	117,002,026	10.45%
Total	11,184	100.00%	1,119,425,837	100.00%



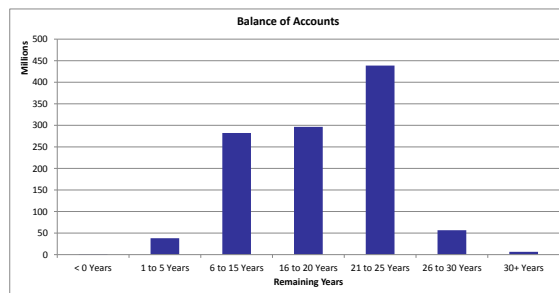
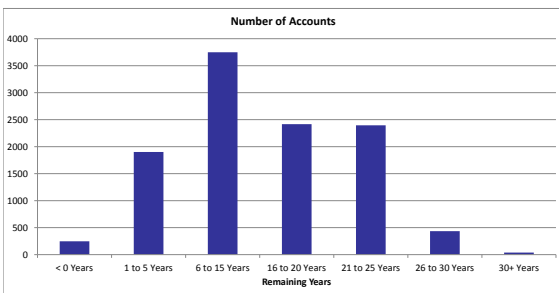
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	1,425	12.74%	183,436,219	16.39%
ECB Tracker Rate	1,909	17.07%	240,832,011	21.51%
EBS Base Rate	7,551	67.52%	675,218,658	60.32%
Other***	299	2.67%	19,938,949	1.78%
Total	11,184	100.00%	1,119,425,837	100.00%

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	1,425	3.08
ECB Tracker Rate	1,909	1.01
EBS Base Rate	7,551	3.71
Other***	299	0.00

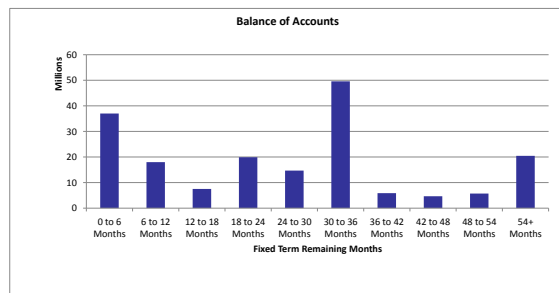
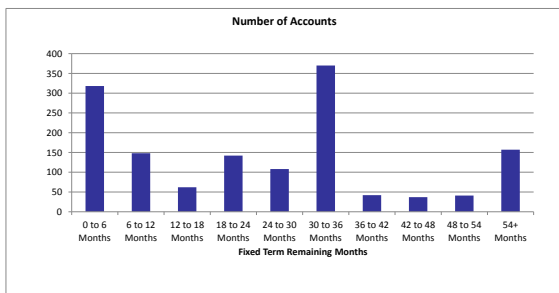
*** Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 0 Years	247	2.21%	899,168	0.08%
1 to 5 Years	1,902	17.01%	37,996,308	3.39%
6 to 15 Years	3,749	33.52%	282,238,390	25.21%
16 to 20 Years	2,417	21.61%	296,484,675	26.49%
21 to 25 Years	2,396	21.42%	438,696,419	39.19%
26 to 30 Years	435	3.89%	56,668,723	5.06%
30+ Years	38	0.34%	6,442,154	0.58%
Total	11,184	100.00%	1,119,425,837	100.00%
Weighted Average Remaining Years			18.27	

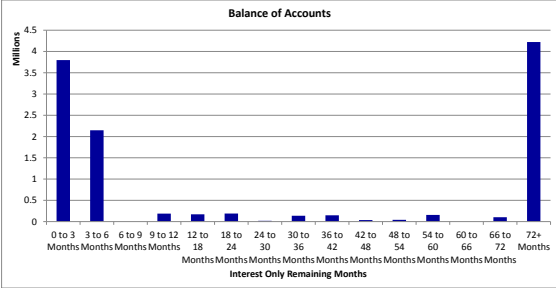
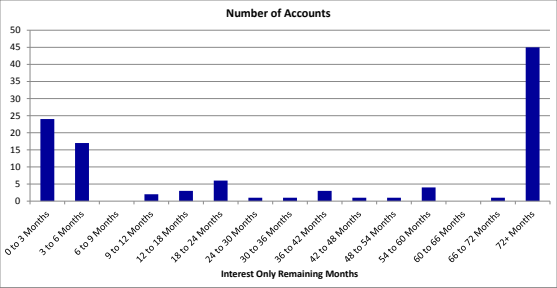


Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	318	22.32%	37,010,449	20.18%
6 to 12 Months	148	10.39%	18,006,832	9.82%
12 to 18 Months	62	4.35%	7,522,247	4.10%
18 to 24 Months	142	9.96%	19,904,813	10.85%
24 to 30 Months	108	7.58%	14,707,137	8.02%
30 to 36 Months	370	25.96%	49,575,393	27.03%
36 to 42 Months	42	2.95%	5,854,673	3.19%
42 to 48 Months	37	2.60%	4,671,731	2.55%
48 to 54 Months	41	2.88%	5,709,408	3.11%
54+ Months	157	11.02%	20,473,536	11.16%
Total	1,425	100.00%	183,436,219	100.00%
Weighted Fixed Term Remaining Months			26.25	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Y	109	0.97%	11,359,386	1.01%
N	11,075	99.03%	1,108,066,451	98.99%
Total	11,184	100.00%	1,119,425,837	100.00%

Principal Repayments Holiday Remaining Term				
Principal Repayments Holiday Remaining Term	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 3 Months	24	22.02%	3,797,463	33.43%
3 to 6 Months	17	15.60%	2,146,430	18.90%
6 to 9 Months	0	0.00%	0	0.00%
9 to 12 Months	2	1.83%	187,816	1.65%
12 to 18 Months	3	2.75%	172,435	1.52%
18 to 24 Months	6	5.50%	188,983	1.66%
24 to 30 Months	1	0.92%	17,856	0.16%
30 to 36 Months	1	0.92%	136,929	1.21%
36 to 42 Months	3	2.75%	148,699	1.31%
42 to 48 Months	1	0.92%	36,506	0.32%
48 to 54 Months	1	0.92%	42,090	0.37%
54 to 60 Months	4	3.67%	157,945	1.39%
60 to 66 Months	0	0.00%	0	0.00%
66 to 72 Months	1	0.92%	103,811	0.91%
72+ Months	45	41.28%	4,222,421	37.17%
Total	109	100.00%	11,359,386	100.00%
Weighted Principal Repayments Holiday Remaining Term			73.56	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Homeloan	11,100	99.25%	1,110,871,029	99.24%
Retail BTL	84	0.75%	8,554,808	0.76%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
Total	11,184	100.00%	1,119,425,837	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].