

Date of report: 30 April 12

Counterparties	
Servicer	EBS Limited
Cash Manager	EBS Mortgage Finance
Covered Bond Swap Provider(s)	JP Morgan
Interest Rate Swap Provider(s)	EBS Limited
Account Bank	BNP Paribas Dublin & Danske Bank

Substitution Assets	
Cash in GIC / Substitution Assets a/c (€)	134,381,143
Other (€)	0
Total (€)	134,381,143

Covered Bonds Issued

No.	ISIN	Value of Bonds (€)	Margin	Issue Date	Maturity Date
3	XS0467861653	1,000,000,000	1m Euribor + 1.75%	Nov-2009	Nov-2012
4	XS0470919696	50,000,000	3m Euribor + 1.21%	Dec-2009	Dec-2014
5	XS0571411072	650,000,000	1m Euribor + 0.50%	Dec-2010	Dec-2013
6	XS0571412633	650,000,000	1m Euribor + 0.50%	Dec-2010	Mar-2016
7	XS0712182012	500,000,000	1m Euribor + 2.00%	Nov-2011	Nov-2014
8	XS0712182798	450,000,000	1m Euribor + 2.00%	Nov-2011	Aug-2015
9	XS0712183333	150,000,000	1m Euribor + 2.00%	Nov-2011	Nov-2016

Bond Summary	
Number of Bonds	7
Value of Bonds (€)	3,450,000,000
WA Remaining Duration of Bonds (years)	2.2

Please note that The Central Bank of Ireland (CBI) published a regulatory notice on the 09/12/11 updating the valuation methodology to be used by Irish residential covered bond banks for the purposes of the Irish covered bond legislation (namely the Asset Covered Securities Act 2001 as amended (the "ACS Act").

The notice requires relevant covered bond banks such as EBS Mortgage Finance to use the residential property price index produced by the Central Statistics Office (the CSO Index) as a reference index for residential property valuations replacing the house price index produced by Irish Life and Permanent (trading as permanent tsb) and the ESRI (the "PTS/ESRI Index"). Data contained in the EBS Mortgage Finance investor report is prepared in accordance with the requirements of the ACS Act.

ACS Legislative Tests	
Covered Asset Pool	
Total Outstanding Current Balance of Mortgages in the Portfolio (€)	6,441,906,840
Prudent Market Value of Cover Assets (€)	4,671,289,297
Nominal Overcollateralisation (%)	90.62%
Regulatory Overcollateralisation (%)	39.29%
Regulatory Overcollateralisation Test	Pass
<i>*pass if regulatory OC > 3%</i>	
Contractual Overcollateralisation Test	Pass
<i>*pass if regulatory OC > 5% plus other contractual arrangements to be determined</i>	
Duration Test	Pass
(A) Remaining duration of Mortgage Assets (in years)	13.4
(B) Remaining duration of Bonds in Issue (in years)	2.2
<i>*pass if (A) > (B)</i>	
Interest Coverage Test	Pass
(C) Annual interest payment from cover pool (€)	241,716,737
(D) Annual net swap interest payment (receipt) (€)	-21,206,374
(E) Annual interest payment from substitution assets (€)	182,940
(F) Annual interest payment to covered bonds (€)	-69,357,500
(G) Net interest receivable (€)	151,335,802
<i>*pass if (G) > 0</i>	
Interest Sensitivity Test	Pass
Scenario 1: Up 100bps	-0.41006%
Scenario 2: Down 100bps	0.41473%
Scenario 3: Twist Up	0.41473%
Scenario 4: Twist Down	-0.41006%
<i>*pass if values for scenario's 1-4 <= 10% ± of own funds</i>	
Substitution Assets Test	Pass
<i>*pass if substitution a/c balance <= 15% of bonds in issue</i>	
EBS MF Bank	
Prudent Market Value LTV Balance Sheet Test	Pass
<i>*pass if total principal outstanding of all mortgage credit to the total PMV of related properties < 100%</i>	

Scenario 1: Up 100bps = Sensitivity of 100bps upward shift in the yield curve as % of total own funds

Scenario 2: Down 100bps = Sensitivity of 100bps downward shift in the yield curve as % of total own funds

Scenario 3: Twist Up = Sensitivity of upward change in the slope of the yield curve as % of total own funds

Scenario 4: Twist Down = Sensitivity of downward change in the slope of the yield curve as % of total own funds

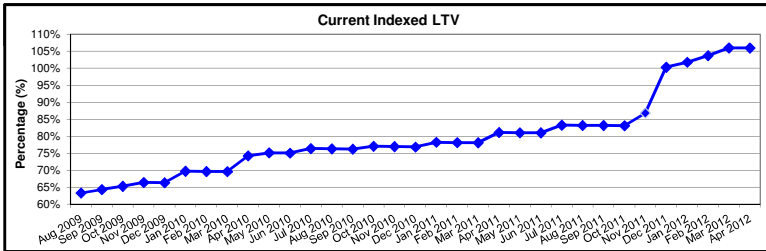
EBS Mortgage Finance Covered Bond Investor Report 30 April 12

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Portfolio Characteristics	
Total Outstanding Current Balance of Mortgages in the Portfolio (€)	6,441,906,840
Number of Mortgages in Pool	56,530
Average Loan Balance (€)	113,956
Weighted Average Current LTV (Indexed) (%)	105.95%
Weighted Average Original LTV (%)	75.68%
Weighted Average Current Seasoning (in Months)	68
Weighted Average Remaining Duration (in Months)	277
Weighted Average Interest Rate (%)	3.82%

CLTV Index table and graph details the PTBSB/ESRI Index up to end November 2011 and the CSO Index from December 2011.

Current Indexed LTV	
Aug 2009	63.31%
Sep 2009	64.32%
Oct 2009	65.30%
Nov 2009	66.39%
Dec 2009	66.36%
Jan 2010	69.72%
Feb 2010	69.66%
Mar 2010	69.60%
Apr 2010	74.27%
May 2010	75.14%
Jun 2010	75.05%
Jul 2010	76.38%
Aug 2010	76.29%
Sep 2010	76.23%
Oct 2010	77.07%
Nov 2010	76.98%
Dec 2010	76.84%
Jan 2011	78.25%
Feb 2011	78.15%
Mar 2011	78.10%
Apr 2011	81.13%
May 2011	81.05%
Jun 2011	81.02%
Jul 2011	83.25%
Aug 2011	83.21%
Sep 2011	83.18%
Oct 2011	83.13%
Nov 2011	86.81%
Dec 2011	100.29%
Jan 2012	101.78%
Feb 2012	103.73%
Mar 2012	106.01%
Apr 2012	105.95%

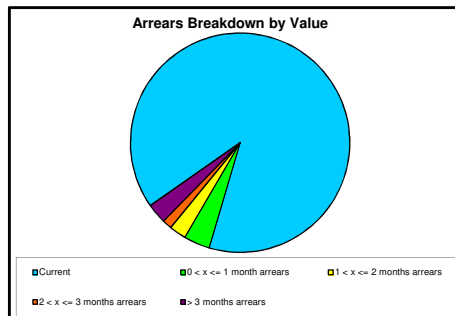
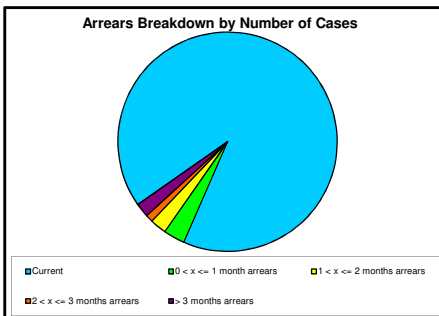


Changes in the CLTV value between October 2011 and December 2011 arose due to the combined effect of the adoption of the regulatory notice and the transfer of additional mortgage collateral into the cover pool. For further information please contact EBS Mortgage Finance.

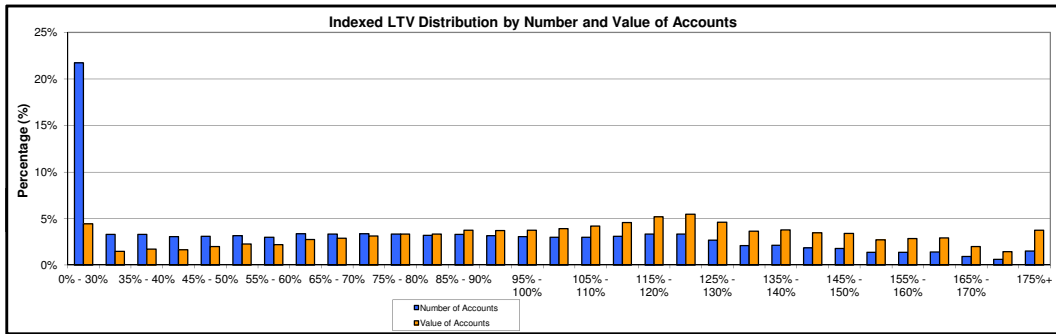
For the Arrears reporting tables, the arrears level is calculated as follows:

$$\text{Arrears} = (\text{Total Arrears Amount}) / (\text{Previous Interest Due} + \text{Previous Principal Due})$$

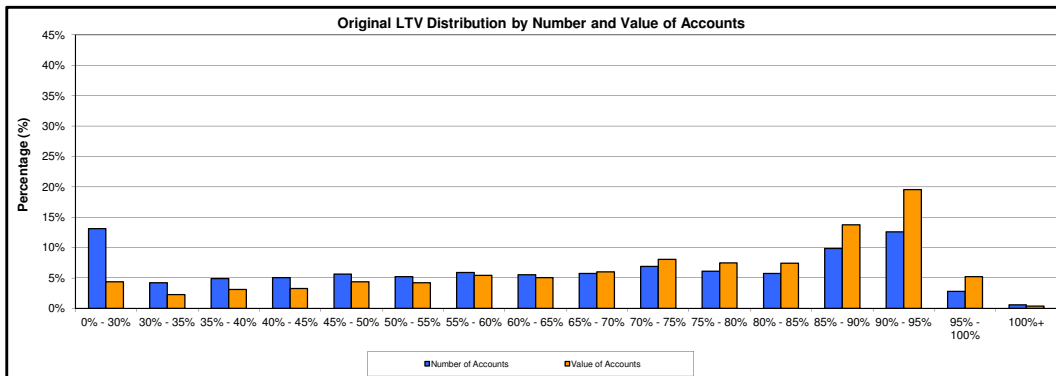
Current Arrears Breakdown	Number	% of Total Number	Balance (€)	% of Total Amount
Current	51,601	91.28%	5,752,236,480	89.29%
0 < x <= 1 month arrears	1,781	3.15%	248,897,332	3.86%
1 < x <= 2 months arrears	1,370	2.42%	160,708,846	2.49%
2 < x <= 3 months arrears	620	1.10%	89,653,697	1.39%
> 3 months arrears	1,158	2.05%	190,410,486	2.96%
Total	56,530	100.00%	6,441,906,840	100.00%



Current Indexed LTV	Number	% of Total Number	Balance (€)	% of Total Amount
0% - 30%	12,285	21.73%	284,900,474	4.42%
30% - 35%	1,866	3.30%	93,929,250	1.46%
35% - 40%	1,865	3.30%	109,938,583	1.71%
40% - 45%	1,716	3.04%	104,744,828	1.63%
45% - 50%	1,752	3.10%	126,716,536	1.97%
50% - 55%	1,786	3.16%	145,734,191	2.26%
55% - 60%	1,690	2.99%	141,502,872	2.20%
60% - 65%	1,894	3.35%	176,543,143	2.74%
65% - 70%	1,889	3.34%	186,160,963	2.89%
70% - 75%	1,905	3.37%	200,279,928	3.11%
75% - 80%	1,876	3.32%	214,107,729	3.32%
80% - 85%	1,804	3.19%	214,923,013	3.34%
85% - 90%	1,869	3.31%	239,665,813	3.72%
90% - 95%	1,779	3.15%	237,770,749	3.69%
95% - 100%	1,723	3.05%	239,821,689	3.72%
100% - 105%	1,679	2.97%	251,722,710	3.91%
105% - 110%	1,683	2.98%	269,917,399	4.19%
110% - 115%	1,745	3.09%	294,855,149	4.58%
115% - 120%	1,887	3.34%	334,222,704	5.19%
120% - 125%	1,879	3.32%	352,575,128	5.47%
125% - 130%	1,506	2.66%	297,143,227	4.61%
130% - 135%	1,172	2.07%	235,197,467	3.65%
135% - 140%	1,200	2.12%	243,772,652	3.78%
140% - 145%	1,042	1.84%	222,834,093	3.46%
145% - 150%	1,006	1.78%	218,505,288	3.39%
150% - 155%	763	1.35%	175,370,328	2.72%
155% - 160%	776	1.37%	183,229,975	2.84%
160% - 165%	784	1.39%	187,563,007	2.91%
165% - 170%	511	0.90%	126,961,929	1.97%
170% - 175%	347	0.61%	91,212,410	1.42%
175%+	851	1.51%	240,083,617	3.73%
Total	56,530	100.00%	6,441,906,840	100.00%

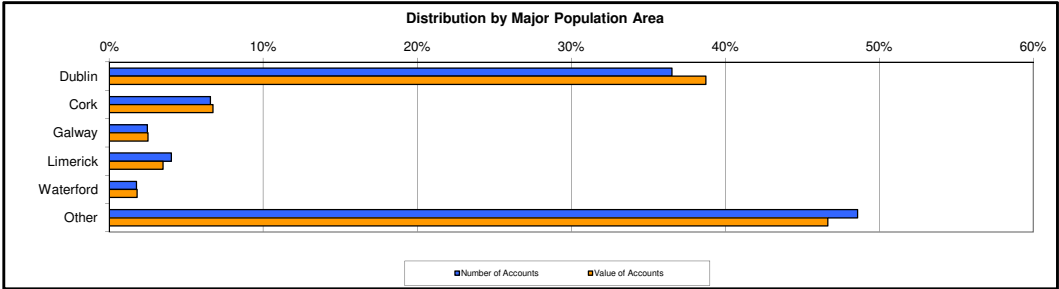


Original LTV	Number	% of Total Number	Balance (€)	% of Total Amount
0% - 30%	7,427	13.14%	283,193,723	4.40%
30% - 35%	2,395	4.24%	147,487,378	2.29%
35% - 40%	2,758	4.88%	201,061,079	3.12%
40% - 45%	2,863	5.06%	210,814,833	3.27%
45% - 50%	3,198	5.66%	280,607,278	4.36%
50% - 55%	2,948	5.21%	273,343,072	4.24%
55% - 60%	3,330	5.89%	348,621,674	5.41%
60% - 65%	3,131	5.54%	324,553,515	5.04%
65% - 70%	3,253	5.75%	387,952,114	6.02%
70% - 75%	3,908	6.91%	519,148,641	8.06%
75% - 80%	3,467	6.13%	483,213,507	7.50%
80% - 85%	3,253	5.75%	479,807,028	7.45%
85% - 90%	5,562	9.84%	885,843,985	13.75%
90% - 95%	7,107	12.57%	1,259,111,646	19.55%
95% - 100%	1,593	2.82%	334,657,952	5.20%
100%+	337	0.60%	22,489,417	0.35%
Total	56,530	100.00%	6,441,906,840	100.00%

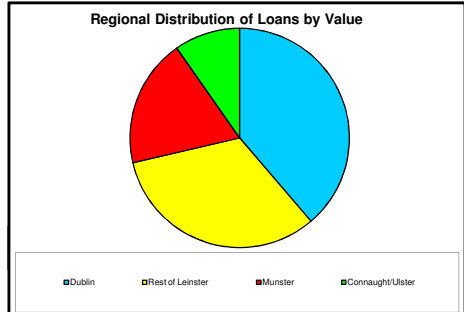
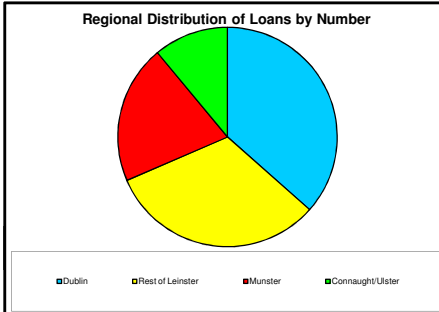


Note: OLTV represented above is the EBS Underwriters' assessed OLTV for the purpose of loan application and approval.

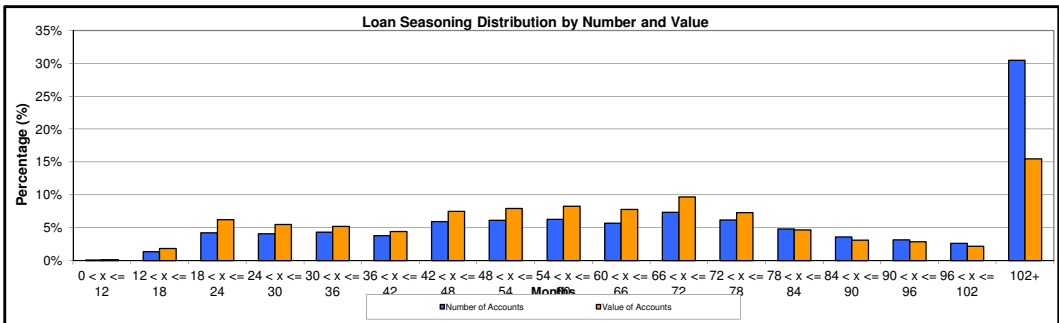
Regional Distribution	Number	% of Total Number	Balance (€)	% of Total Amount
Dublin	20,656	36.54%	2,495,918,373	38.75%
Cork	3,718	6.58%	433,519,223	6.73%
Galway	1,404	2.48%	162,946,167	2.53%
Limerick	2,277	4.03%	225,925,772	3.51%
Waterford	1,004	1.78%	117,283,474	1.82%
Other	27,471	48.60%	3,006,313,832	46.67%
Total	56,530	100.00%	6,441,906,840	100.00%



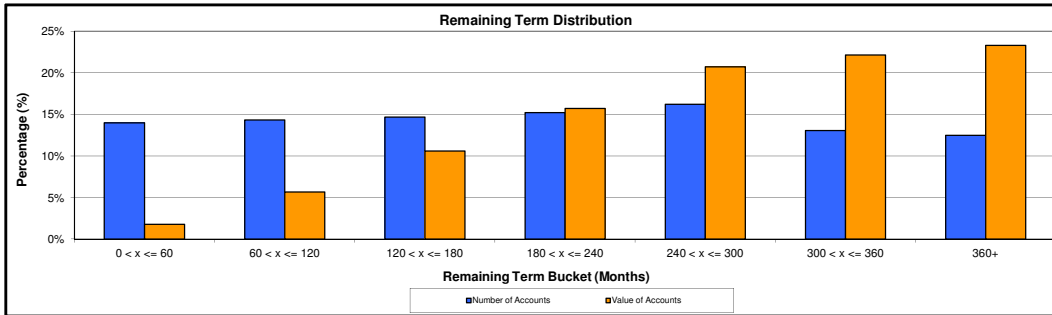
Regional Distribution	Number	% of Total Number	Balance (€)	% of Total Amount
Dublin	20,656	36.54%	2,495,918,373	38.75%
Rest of Leinster	18,076	31.98%	2,102,505,950	32.64%
Munster	11,566	20.46%	1,217,352,611	18.90%
Connaught/Ulster	6,232	11.02%	626,129,907	9.72%
Total	56,530	100.00%	6,441,906,840	100.00%



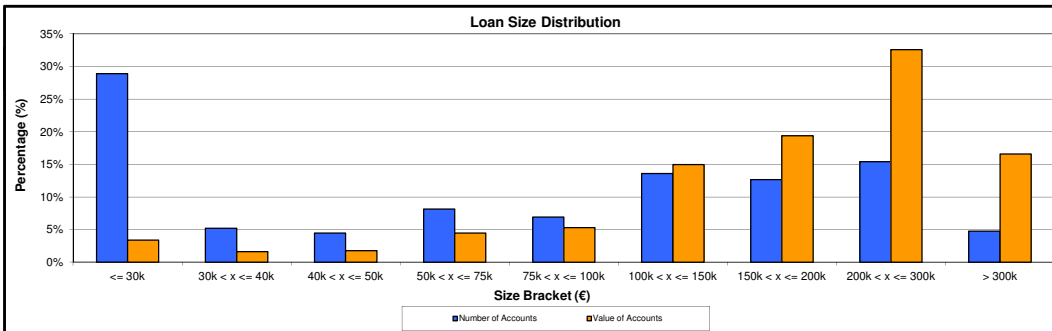
Seasoning in Months	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 12	50	0.09%	6,805,710	0.11%
12 < x <= 18	764	1.35%	117,930,602	1.83%
18 < x <= 24	2,375	4.20%	401,861,769	6.24%
24 < x <= 30	2,310	4.09%	353,314,742	5.48%
30 < x <= 36	2,452	4.34%	335,582,645	5.21%
36 < x <= 42	2,139	3.78%	284,228,648	4.41%
42 < x <= 48	3,343	5.91%	482,734,408	7.49%
48 < x <= 54	3,454	6.11%	511,339,245	7.94%
54 < x <= 60	3,552	6.28%	533,503,238	8.28%
60 < x <= 66	3,210	5.68%	502,148,447	7.80%
66 < x <= 72	4,145	7.33%	622,784,805	9.67%
72 < x <= 78	3,500	6.19%	468,907,605	7.28%
78 < x <= 84	2,721	4.81%	301,160,404	4.68%
84 < x <= 90	2,020	3.57%	199,019,598	3.09%
90 < x <= 96	1,793	3.17%	183,397,679	2.85%
96 < x <= 102	1,482	2.62%	139,167,346	2.16%
102+	17,220	30.46%	998,019,950	15.49%
Total	56,530	100.00%	6,441,906,840	100.00%



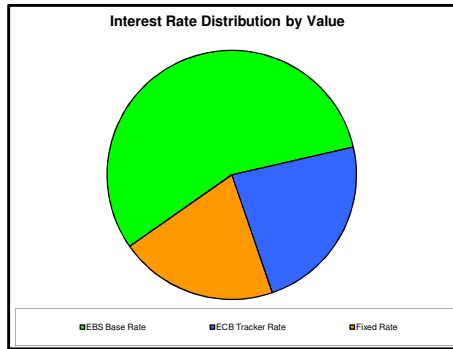
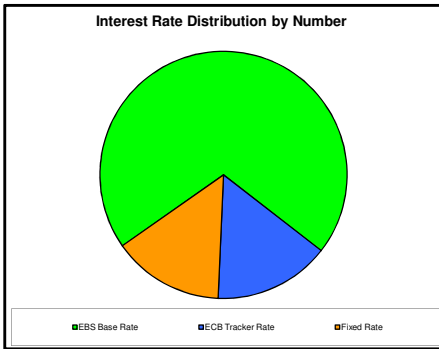
Remaining Term in Months	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 60	7,902	13.98%	115,457,508	1.79%
60 < x <= 120	8,109	14.34%	365,203,902	5.67%
120 < x <= 180	8,299	14.68%	683,581,415	10.61%
180 < x <= 240	8,599	15.21%	1,012,616,236	15.72%
240 < x <= 300	9,169	16.22%	1,335,651,134	20.73%
300 < x <= 360	7,396	13.08%	1,426,959,051	22.15%
360+	7,056	12.48%	1,502,437,594	23.32%
Total	56,530	100.00%	6,441,906,840	100.00%



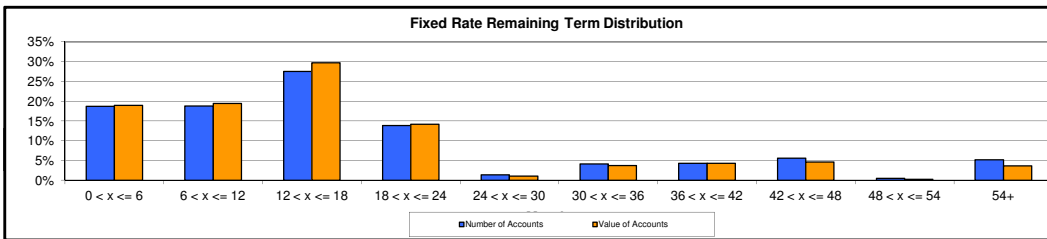
Mortgage Size (EUR)	Number	% of Total Number	Balance (€)	% of Total Amount
<= 30k	16,331	28.89%	217,778,619	3.38%
30k < x <= 40k	2,946	5.21%	102,772,399	1.60%
40k < x <= 50k	2,532	4.48%	113,450,508	1.76%
50k < x <= 75k	4,602	8.14%	286,086,626	4.44%
75k < x <= 100k	3,915	6.93%	342,175,130	5.31%
100k < x <= 150k	7,675	13.58%	963,064,782	14.95%
150k < x <= 200k	7,150	12.65%	1,248,030,906	19.37%
200k < x <= 300k	8,695	15.38%	2,099,205,655	32.59%
> 300k	2,684	4.75%	1,069,342,216	16.60%
Total	56,530	100.00%	6,441,906,840	100.00%



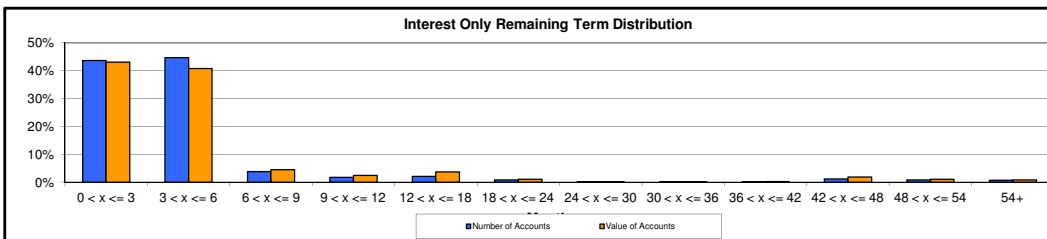
Interest Rate Type	Number	% of Total Number	Balance (€)	% of Total Amount
EBS Base Rate	39,703	70.23%	3,616,816,555	56.15%
ECB Tracker Rate	8,582	15.18%	1,502,026,534	23.32%
Fixed Rate	8,245	14.59%	1,323,063,752	20.54%
Total	56,530	100.00%	6,441,906,841	100.00%



Fixed Rate Remaining Term	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 6	1,540	18.68%	250,817,778	18.96%
6 < x <= 12	1,548	18.78%	257,217,542	19.44%
12 < x <= 18	2,269	27.53%	392,998,259	29.70%
18 < x <= 24	1,142	13.85%	188,047,913	14.21%
24 < x <= 30	116	1.41%	14,649,158	1.11%
30 < x <= 36	341	4.14%	49,251,979	3.72%
36 < x <= 42	357	4.33%	57,157,746	4.32%
42 < x <= 48	460	5.58%	61,297,557	4.63%
48 < x <= 54	39	0.47%	3,527,561	0.27%
54+	431	5.23%	48,052,252	3.63%
Total	8,243	100.00%	1,323,017,746	100.00%



Interest Only Remaining Term	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 3	1,155	43.70%	203,693,148	43.14%
3 < x <= 6	1,181	44.68%	192,706,893	40.81%
6 < x <= 9	101	3.82%	21,315,405	4.51%
9 < x <= 12	47	1.78%	11,337,329	2.40%
12 < x <= 18	56	2.12%	17,734,893	3.76%
18 < x <= 24	22	0.83%	4,975,180	1.05%
24 < x <= 30	3	0.11%	860,948	0.18%
30 < x <= 36	2	0.08%	441,217	0.09%
36 < x <= 42	5	0.19%	1,154,405	0.24%
42 < x <= 48	31	1.17%	8,701,222	1.84%
48 < x <= 54	22	0.83%	5,083,178	1.08%
54+	18	0.68%	4,174,844	0.88%
Total	2,643	100.00%	472,178,661	100.00%



Investor Contacts

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