

Date of report: 31 May 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 (€)	103,231,746
Other (€)	0
Total (€)	103,231,746

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)	2.1

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 (€)	6,388,220,126
Prudent Market Value of Cover Assets (€)	4,603,822,556
Nominal Overcollateralisation (%)	88.16%
Regulatory Overcollateralisation (%)	36.44%
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 (€)	239,591,012
(D) Annual net swap interest payment (receipt) (€)	-22,160,169
(E) Annual interest payment from substitution assets (€)	129,982
(F) Annual interest payment to covered bonds (€)	-65,338,500
(G) Net interest receivable (€)	152,222,325
<i>*pass if (G) > 0</i>	
Interest Sensitivity Test	Pass
Scenario 1: Up 100bps	0.05061%
Scenario 2: Down 100bps	-0.04220%
Scenario 3: Twist Up	-0.04211%
Scenario 4: Twist Down	0.05053%
<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

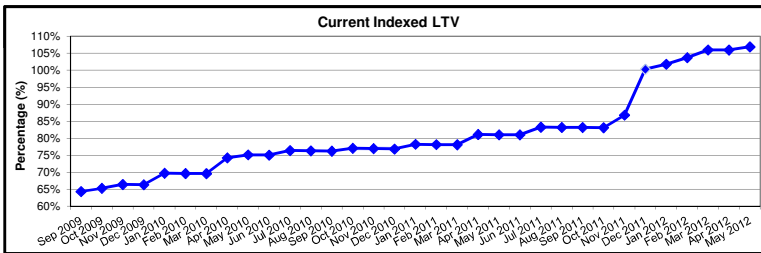
EBS Mortgage Finance Covered Bond Investor Report 31 May 12

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Portfolio Characteristics	
Total Outstanding Current Balance of Mortgages in the Portfolio (€)	6,388,220,126
Number of Mortgages in Pool	56,105
Average Loan Balance (€)	113,862
Weighted Average Current LTV (Indexed) (%)	106.88%
Weighted Average Original LTV (%)	75.75%
Weighted Average Current Seasoning (in Months)	69
Weighted Average Remaining Duration (in Months)	276
Weighted Average Interest Rate (%)	3.82%

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

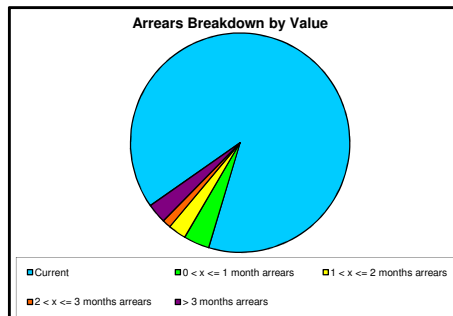
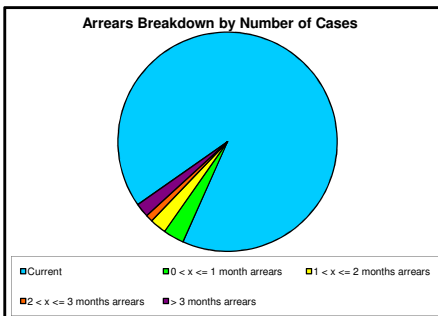
Current Indexed LTV	
Sep 2009	64.32%
Oct 2009	65.30%
Nov 2009	66.39%
Dec 2009	66.36%
Jan 2010	69.72%
Feb 2010	69.66%
Mar 2010	69.60%
Apr 2010	74.27%
May 2010	75.14%
Jun 2010	75.05%
Jul 2010	76.38%
Aug 2010	76.29%
Sep 2010	76.23%
Oct 2010	77.07%
Nov 2010	76.98%
Dec 2010	76.84%
Jan 2011	78.25%
Feb 2011	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%
May 2012	106.88%



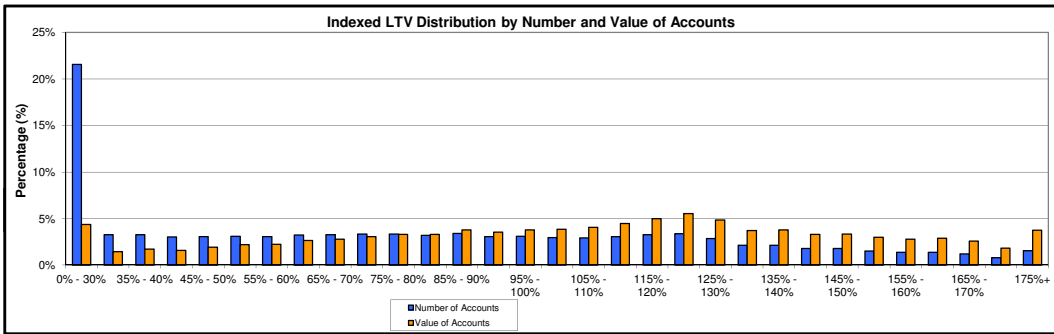
Changes in the CLTV value between October 2011 and December 2011 arose due to the combined effect of the adoption of the regulatory notice and the transfer of additional mortgage collateral into the cover pool. For further information please contact EBS Mortgage Finance.

For the Arrears reporting tables, the arrears level is calculated as follows:
 $Arrears = (Total\ Arrears\ Amount) / (Previous\ Interest\ Due + Previous\ Principal\ Due)$

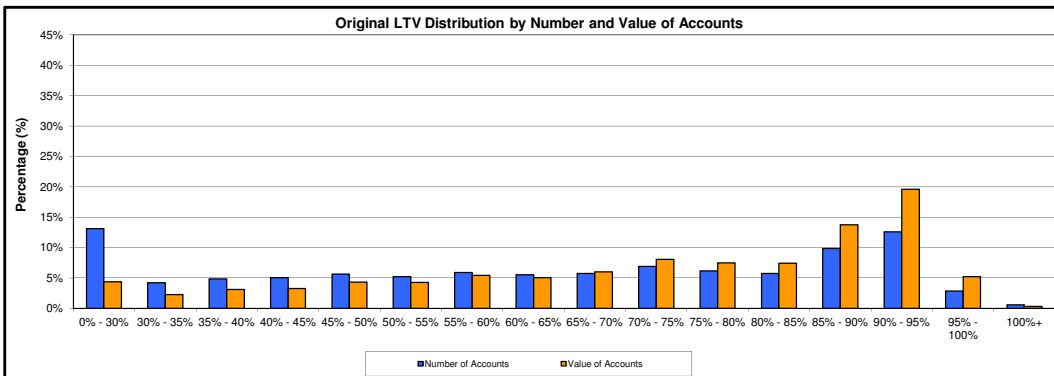
Current Arrears Breakdown	Number	% of Total Number	Balance (€)	% of Total Amount
Current	51,277	91.39%	5,708,499,540	89.36%
0 < x <= 1 month arrears	1,728	3.08%	244,270,009	3.82%
1 < x <= 2 months arrears	1,361	2.43%	168,840,033	2.64%
2 < x <= 3 months arrears	595	1.06%	80,206,791	1.26%
> 3 months arrears	1,144	2.04%	186,403,753	2.92%
Total	56,105	100.00%	6,388,220,126	100.00%



Current Indexed LTV	Number	% of Total Number	Balance (€)	% of Total Amount
0% - 30%	12,105	21.58%	277,795,170	4.35%
30% - 35%	1,823	3.25%	90,467,733	1.42%
35% - 40%	1,828	3.26%	108,029,095	1.69%
40% - 45%	1,685	3.00%	101,003,372	1.58%
45% - 50%	1,706	3.04%	122,460,691	1.92%
50% - 55%	1,736	3.09%	140,039,616	2.19%
55% - 60%	1,703	3.04%	142,536,475	2.23%
60% - 65%	1,814	3.23%	168,457,106	2.64%
65% - 70%	1,823	3.25%	176,237,916	2.76%
70% - 75%	1,862	3.32%	194,801,751	3.05%
75% - 80%	1,859	3.31%	210,582,661	3.30%
80% - 85%	1,786	3.18%	210,426,637	3.29%
85% - 90%	1,901	3.39%	240,500,698	3.76%
90% - 95%	1,711	3.05%	226,105,441	3.54%
95% - 100%	1,726	3.08%	239,987,604	3.76%
100% - 105%	1,655	2.95%	244,456,421	3.83%
105% - 110%	1,633	2.91%	258,661,806	4.05%
110% - 115%	1,702	3.03%	285,495,826	4.47%
115% - 120%	1,829	3.26%	318,775,518	4.99%
120% - 125%	1,890	3.37%	353,598,146	5.54%
125% - 130%	1,601	2.85%	310,199,695	4.86%
130% - 135%	1,187	2.12%	236,866,932	3.71%
135% - 140%	1,197	2.13%	240,108,979	3.76%
140% - 145%	1,001	1.78%	210,826,431	3.30%
145% - 150%	990	1.76%	211,925,187	3.32%
150% - 155%	842	1.50%	189,306,499	2.96%
155% - 160%	771	1.37%	177,625,262	2.78%
160% - 165%	757	1.35%	182,748,544	2.86%
165% - 170%	675	1.20%	163,334,378	2.56%
170% - 175%	446	0.79%	115,669,939	1.81%
175%+	861	1.53%	239,188,599	3.74%
Total	56,105	100.00%	6,388,220,126	100.00%

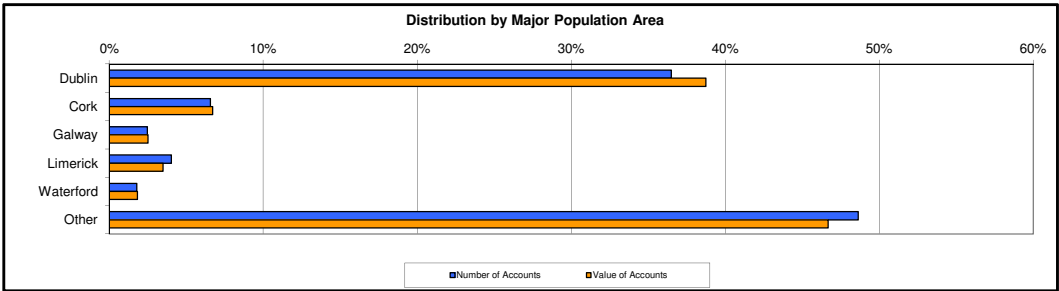


Original LTV	Number	% of Total Number	Balance (€)	% of Total Amount
0% - 30%	7,346	13.09%	278,476,908	4.36%
30% - 35%	2,372	4.23%	145,627,631	2.28%
35% - 40%	2,733	4.87%	199,026,309	3.12%
40% - 45%	2,840	5.06%	208,289,935	3.26%
45% - 50%	3,175	5.66%	277,710,361	4.35%
50% - 55%	2,929	5.22%	271,280,225	4.25%
55% - 60%	3,307	5.89%	346,517,133	5.42%
60% - 65%	3,111	5.54%	321,739,623	5.04%
65% - 70%	3,234	5.76%	385,147,751	6.03%
70% - 75%	3,871	6.90%	514,150,559	8.05%
75% - 80%	3,447	6.14%	479,585,350	7.51%
80% - 85%	3,224	5.75%	474,590,584	7.43%
85% - 90%	5,520	9.84%	877,705,553	13.74%
90% - 95%	7,072	12.60%	1,252,601,166	19.61%
95% - 100%	1,589	2.83%	333,569,969	5.22%
100%+	335	0.60%	22,201,069	0.35%
Total	56,105	100.00%	6,388,220,126	100.00%

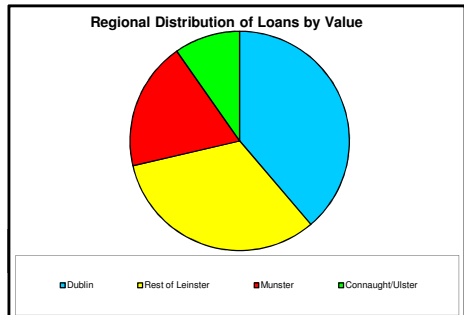
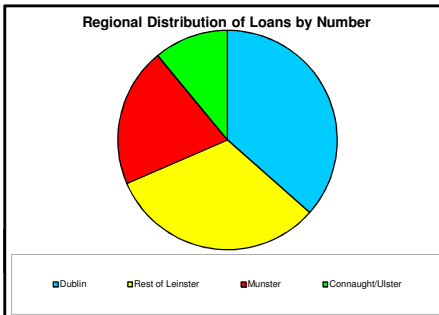


Note: OLTV represented above is the EBS Underwriters' assessed OLTV for the purpose of loan application and approval.

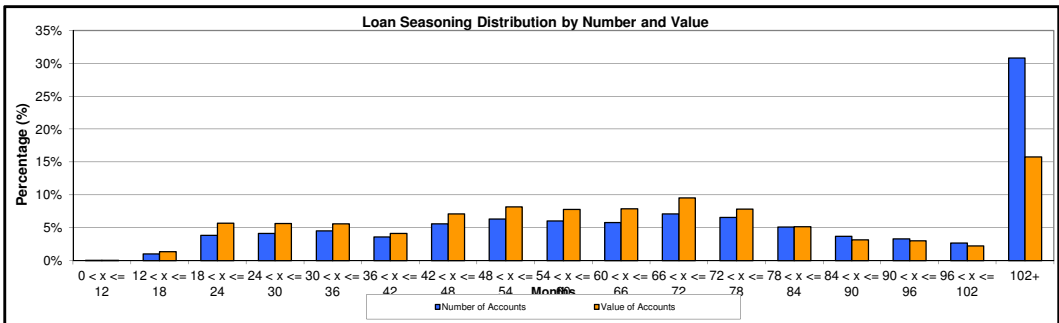
Regional Distribution	Number	% of Total Number	Balance (€)	% of Total Amount
Dublin	20,480	36.50%	2,475,489,169	38.75%
Cork	3,683	6.56%	429,553,393	6.72%
Galway	1,390	2.48%	161,543,171	2.53%
Limerick	2,262	4.03%	223,310,455	3.50%
Waterford	1,003	1.79%	116,830,311	1.83%
Other	27,287	48.64%	2,981,493,627	46.67%
Total	56,105	100.00%	6,388,220,126	100.00%



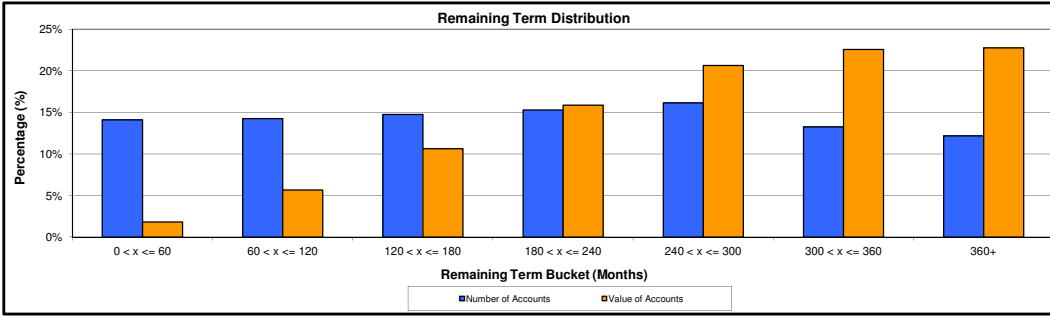
Regional Distribution	Number	% of Total Number	Balance (€)	% of Total Amount
Dublin	20,480	36.50%	2,475,489,169	38.75%
Rest of Leinster	17,956	32.00%	2,084,257,193	32.63%
Munster	11,492	20.48%	1,207,540,197	18.90%
Connaught/Ulster	6,177	11.01%	620,933,567	9.72%
Total	56,105	100.00%	6,388,220,126	100.00%



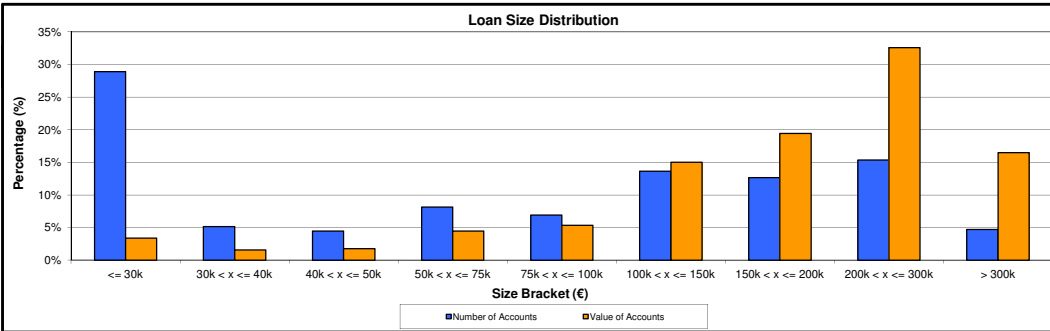
Seasoning in Months	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 12	21	0.04%	2,858,566	0.04%
12 < x <= 18	566	1.01%	85,385,856	1.34%
18 < x <= 24	2,153	3.84%	362,003,205	5.67%
24 < x <= 30	2,319	4.13%	360,770,513	5.65%
30 < x <= 36	2,540	4.53%	357,899,846	5.60%
36 < x <= 42	2,013	3.59%	262,099,843	4.10%
42 < x <= 48	3,135	5.59%	451,661,872	7.07%
48 < x <= 54	3,535	6.30%	522,308,301	8.18%
54 < x <= 60	3,370	6.01%	496,927,682	7.78%
60 < x <= 66	3,242	5.78%	503,382,703	7.88%
66 < x <= 72	3,973	7.08%	609,933,582	9.55%
72 < x <= 78	3,669	6.54%	499,967,151	7.83%
78 < x <= 84	2,865	5.11%	329,935,340	5.16%
84 < x <= 90	2,080	3.71%	199,759,685	3.13%
90 < x <= 96	1,844	3.29%	193,128,860	3.02%
96 < x <= 102	1,493	2.66%	142,226,265	2.23%
102+	17,287	30.81%	1,007,970,855	15.78%
Total	56,105	100.00%	6,388,220,126	100.00%



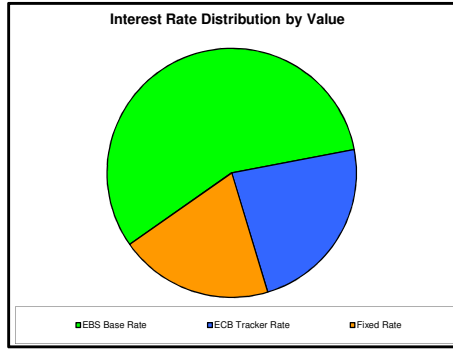
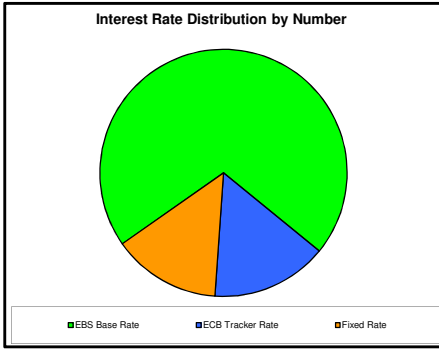
Remaining Term in Months	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 60	7,904	14.09%	116,498,754	1.82%
60 < x <= 120	8,002	14.26%	361,658,902	5.66%
120 < x <= 180	8,271	14.74%	679,774,039	10.64%
180 < x <= 240	8,591	15.31%	1,014,854,435	15.89%
240 < x <= 300	9,058	16.14%	1,320,352,143	20.67%
300 < x <= 360	7,436	13.25%	1,441,354,033	22.56%
360+	6,843	12.20%	1,453,727,819	22.76%
Total	56,105	100.00%	6,388,220,126	100.00%



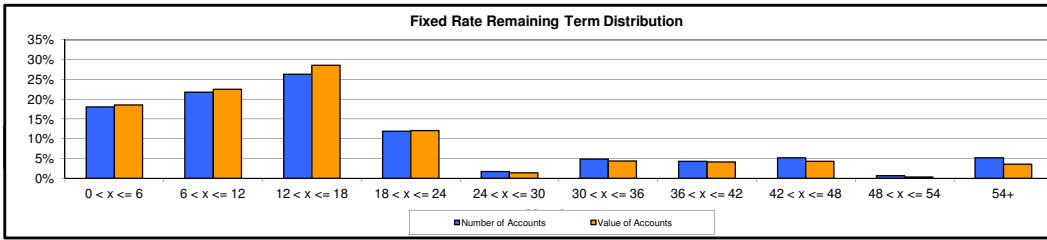
Mortgage Size (EUR)	Number	% of Total Number	Balance (€)	% of Total Amount
<= 30k	16,208	28.89%	215,746,091	3.38%
30k < x <= 40k	2,899	5.17%	101,127,502	1.58%
40k < x <= 50k	2,513	4.48%	112,559,766	1.76%
50k < x <= 75k	4,566	8.14%	283,800,669	4.44%
75k < x <= 100k	3,892	6.94%	340,166,388	5.32%
100k < x <= 150k	7,645	13.63%	959,080,813	15.01%
150k < x <= 200k	7,109	12.67%	1,240,826,174	19.42%
200k < x <= 300k	8,625	15.37%	2,081,312,771	32.58%
> 300k	2,648	4.72%	1,053,599,952	16.49%
Total	56,105	100.00%	6,388,220,126	100.00%



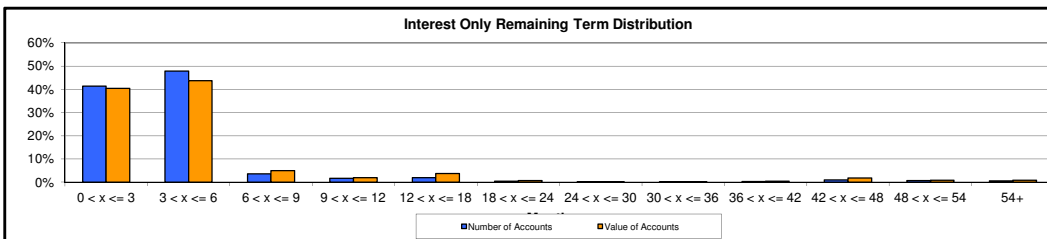
Interest Rate Type	Number	% of Total Number	Balance (€)	% of Total Amount
EBS Base Rate	39,618	70.61%	3,624,046,654	56.73%
ECB Tracker Rate	8,539	15.22%	1,489,183,938	23.31%
Fixed Rate	7,948	14.17%	1,274,989,534	19.96%
Total	56,105	100.00%	6,388,220,126	100.00%



Fixed Rate Remaining Term	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 6	1,434	18.05%	236,476,488	18.55%
6 < x <= 12	1,730	21.77%	287,623,588	22.56%
12 < x <= 18	2,093	26.34%	364,741,148	28.61%
18 < x <= 24	947	11.92%	153,713,515	12.06%
24 < x <= 30	136	1.71%	17,300,468	1.36%
30 < x <= 36	385	4.85%	56,241,610	4.41%
36 < x <= 42	340	4.28%	52,919,164	4.15%
42 < x <= 48	414	5.21%	55,279,058	4.34%
48 < x <= 54	53	0.67%	4,533,822	0.36%
54+	413	5.20%	46,105,379	3.62%
Total	7,945	100.00%	1,274,934,241	100.00%



Interest Only Remaining Term	Number	% of Total Number	Balance (€)	% of Total Amount
0 < x <= 3	1,119	41.37%	190,134,696	40.47%
3 < x <= 6	1,294	47.84%	205,446,264	43.73%
6 < x <= 9	99	3.66%	23,631,783	5.03%
9 < x <= 12	44	1.63%	9,468,907	2.02%
12 < x <= 18	54	2.00%	17,436,667	3.71%
18 < x <= 24	14	0.52%	3,263,492	0.69%
24 < x <= 30	3	0.11%	861,110	0.18%
30 < x <= 36	3	0.11%	717,214	0.15%
36 < x <= 42	9	0.33%	2,245,455	0.48%
42 < x <= 48	29	1.07%	8,579,618	1.83%
48 < x <= 54	21	0.78%	4,117,746	0.88%
54+	16	0.59%	3,867,986	0.82%
Total	2,705	100.00%	469,770,938	100.00%



Investor Contacts

Mark Whelan
 General Manager,
 EBS Mortgage Finance
 353 1 641 7164
mark.whelan@mail.ebs.ie