

Mespil 1 RMBS LTD. INVESTOR REPORT

From: EBS Limited  
 Month Ending: 30 September 2015  
 Interest Payments Date: 22 October 2015

Investor Contacts			
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Details of Notes Issued					
Class of Notes	Original Rating Fitch/DBRS	Reference	Original Tranche Balance (Euro)	Interest Rate	Final Maturity
A1 Notes	AA/AA	XS0562903038	150,100,000.00	2.50%	Aug-55
A2 Notes	AA/AA	XS0562903202	300,000,000.00	2.00%	Aug-55
A3 Notes	AA/AA	XS0562903467	300,000,000.00	1.75%	Aug-55

Deal Information	
Issue Date	21 December 2010
First Distribution Date	22 February 2011
Minimum Denominations	€100,000
Payments Frequency	Monthly
Interest Calculation	Actual / 360

This Report	
Interest Period Start Date	22 September 2015
Interest Period End Date	22 October 2015
No of days in Interest Period	30
Next Payments Date	23 November 2015

Principal Payments on Notes									
Class of Notes	Original Balance (Euro)	% of Bonds	Opening Balance (Euro)	% of Bonds	Amortisation (Euro)	Closing Balance (Euro)	% of Bonds	Opening Pool Factor	Closing Pool Factor
A1 Notes	150,100,000	20.01%	0.00	0.00%	0.00	0.00	0.00%	0.0000	0.0000
A2 Notes	300,000,000	39.99%	245,788,023.73	45.03%	(6,873,850.33)	238,914,173.40	44.33%	0.8193	0.7964
A3 Notes	300,000,000	39.99%	300,000,000.00	54.97%	0.00	300,000,000.00	55.67%	1.0000	1.0000
<b>Total</b>	<b>750,100,000</b>	<b>100%</b>	<b>545,788,023.73</b>	<b>100%</b>	<b>(6,873,850.33)</b>	<b>538,914,173.40</b>	<b>100%</b>	<b>0.7276</b>	<b>0.7185</b>

Interest Payments on Notes								
Class of Notes	Reference	Interest Rate	Number of Days	Interest Due (Euro)	Interest Paid (Euro)	Unpaid Interest	Cumulative Unpaid	
A1 Notes	XS0562903038	2.50%	30	0.00	0.00	0	0	
A2 Notes	XS0562903202	2.00%	30	409,650.00	409,650.00	0	0	
A3 Notes	XS0562903467	1.75%	30	437,490.00	437,490.00	0	0	

Credit Enhancement and Liquidity Facilities									
Description	Provider	Balance at close of transaction (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	EBS	250,000,000.00	250,000,000.00	0.00	0.00	250,000,000.00	250,000,000.00	0.00	
Reserve Fund (Note 1(a))	EBS	10,001,000.00	10,001,000.00	0.00	0.00	10,001,000.00	10,001,000.00	0.00	

Mortgage Insurance Receipts	
MIG settlement #1	135,735.00
MIG settlement #2	149,772.53
MIG settlement #3	163,995.94
MIG settlement #4	133,563.00
MIG settlement #5	602,980.00
Less MIG funds on loans sold back to issuer	(20,803.23)
Less applied funds	(158,781.08)
<b>Net Total</b>	<b>1,006,462.16</b>

Monies received from an agreed settlement of mortgage indemnity insurance. These monies reside in the reserve account and will only be applied upon sale of a property that was covered under the settlement.

Revenue Analysis		Euro
Revenue Receipts (excluding recovery of losses and any excluded items)		2,465,550.27
Principal Receipts on True Loss & Deemed Loss Loans		1,181,089.07
Interest on Bank Accounts		0.00
Other Net Income		0.00
Received from EBS/Haven for repurchase of Loans		0.00
Principal received from repurchased Deemed & Actual Losses		0.00
Plus Payments of Monies Belonging to Third Parties		0.00
Plus Available Principle Receipts to Cover any Revenue Deficiency		0.00
Mortgage Insurance Receipts Allocated		133.48
<b>Available Revenue Funds</b>		<b>3,646,772.82</b>

\*Excluding General Reserve available in the event that Revenue Funds are less than the aggregate of (a) to (e).

Allocation of Available Funds		Euro
Trustee Fees		0.00
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments		(1,501.84)
Servicer + Cash Manager Fees & Backup Servicer + Backup Cash Manager fees		(89,281.18)
Class A Notes Interest		(847,140.00)
Class A Principal Deficiency Ledgers		0.00
Class Z Principal Deficiency Sub-Ledger (Class A notes outstanding)		(2,708,849.80)
Class Z Loan Interest		0.00
Issuers Profit		0.00
Subordinated Loan Interest		0.00
Subordinated Loan Redemption Amount		0.00
Deferred Consideration		0.00
<b>Total Allocation</b>		<b>(3,646,772.82)</b>
Excess Retained		0.00

Principal Deficiency Ledger								Cumulative	
Class of Note	Opening Balance	Deemed Losses Allocated this Period*	Actual Losses Allocated this Period	Compromise Settlement Losses Allocated this Period	Total Losses Allocated this Period	Total Credited this Period	Closing Balance	Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
A2 Notes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
A3 Notes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Class Z Loan Note	51,069,697.85	1,334,174.40	0.00	0.00	1,334,174.40	2,708,849.80	49,695,022.45	118,716,970.62	69,021,948.16

Class of Note	Principal Recovered from Mortgage Loans	
	This Period	Cumulative
	A1 Notes	0
A2 Notes	0	0
A3 Notes	0	0
Class Z Loan Note	1,181,089.07	7,730,513.50

\*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		5,346,089.60
Principal Receipts on True Loss & Deemed Loss Loans Released from Retained Principal Receipts Ledger		(1,181,089.07)
Received from EBS/Haven for repurchase of Loans		0.00
Any Credit to Class A + Z Principal Deficiency Sub-Ledger		2,708,849.80
Less Amount to pay a Revenue Deficiency		0.00
Total Principal Funds		6,873,850.33

Allocation of Principle Receipts		EUR
During Revolving Period Principal due on New Portfolios		0.00
Prior to 1st Optional Redemption date Principal due on Further Advances		0.00
During Revolving Period Retained Principal Receipts		0.00
Principal Class A1 Notes		0.00
Principal Class A2 Notes		(6,873,850.33)
Principal Class A3 Notes		0.00
Principal Class Z Loan		0.00
Excess as Available Revenue Receipts		0.00
Total Allocation of Principle Receipts		(6,873,850.33)

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	197,306.90	29	6,216,423.77	47
Abandoned	2	398,442.00	11	2,492,979.80	16
Sold	3	382,439.40	34	4,109,336.00	39

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	855,815,979.05	1,000,135,308.07
Loan Purchase during Revolving Period	0.00	10,476,667.73
Compromise Settlements	(525,353.83)	(4,989,364.24)
Scheduled Principal Payments and Early Redemptions	(5,346,089.60)	(150,017,795.73)
Capitalisation Arrangements	284,274.31	3,187,697.33
Up to Optional Redemption date Further Advances	0.00	0.00
Principal Repurchase*	0.00	(8,563,703.23)
Closing Mortgage Principal Balance	850,228,809.93	850,228,809.93

\*From March 2015 Principal Repurchase shows loans that have been removed since February 2012.  
The cumulative figure for Scheduled Principal Payments and Early Redemptions has been amended to reflect this.

Mortgage Portfolio Analysis		
	Previous Month	Current Month
Weighted average interest rate	3.13%	2.98%
Annualised CPR (current month unscheduled Repayments annualised)	0.58%	3.17%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	2.37%	4.48%

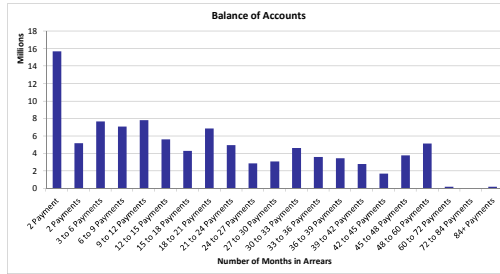
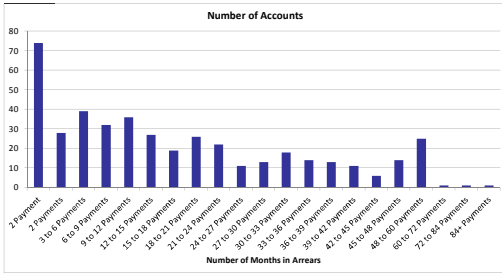
Deal Participation Information				
	Provider	Minimum Rating	Current Rating	Rating Satisfied
Bank Account Provider	BNP Paribas	Fitch F1	Fitch F1	Yes
Servicer	EBS Limited	Fitch BBB-	Fitch BBB-	Yes
Backup Servicer	Crown Mortgage Management	-	RPS3 / -	n/a
Cash Manager	EBS Limited	Fitch BBB-	Fitch BBB-	Yes
Back Up Cash Manager	Deutsche Bank	-	Fitch F1+/Fitch A+	n/a
Corporate Servicer	EBS Limited	-	-	n/a
Clearing Account Provider	AIB	Fitch F2 / BBB+	Fitch F2	Yes (Short-term)

Deal Participation Information	
Note Trustee	BNY Mellon Corporate Trustee Services Ltd.
Security Trustee	BNY Mellon Corporate Trustee Services Ltd.
Paying Agent	The Bank of New York Mellon
Lead Managers	J.P. Morgan Securities Ltd.
Listing	Irish Stock Exchange

**Stratification Tables**

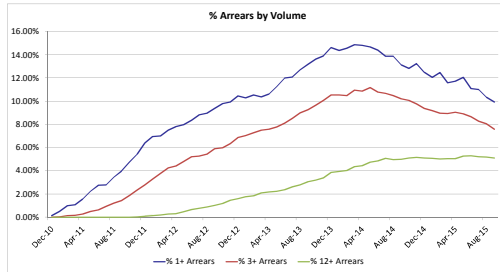
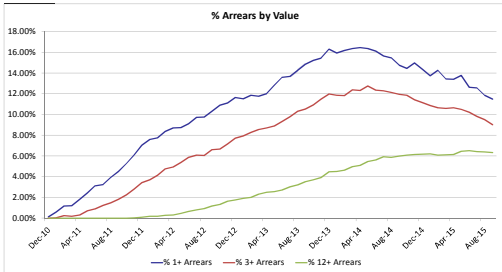
Note: The losses recognised have not yet been reflected in the following stratification tables.

Number of Repayments in Arrears				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Payment	3,906	90.06%	746,129,779	88.52%
2 Payment	74	1.71%	15,681,148	1.86%
2 Payments	28	0.65%	5,174,170	0.61%
3 to 6 Payments	39	0.90%	7,686,834	0.91%
6 to 9 Payments	32	0.74%	7,090,810	0.84%
9 to 12 Payments	36	0.83%	7,834,795	0.93%
12 to 15 Payments	27	0.62%	5,634,837	0.67%
15 to 18 Payments	19	0.44%	4,305,750	0.51%
18 to 21 Payments	26	0.60%	6,881,015	0.82%
21 to 24 Payments	22	0.51%	4,950,820	0.59%
24 to 27 Payments	11	0.25%	2,861,785	0.34%
27 to 30 Payments	13	0.30%	3,107,237	0.37%
30 to 33 Payments	18	0.42%	4,629,275	0.55%
33 to 36 Payments	14	0.32%	3,609,328	0.43%
36 to 39 Payments	13	0.30%	3,447,705	0.41%
39 to 42 Payments	11	0.25%	2,818,941	0.33%
42 to 45 Payments	6	0.14%	1,701,779	0.20%
45 to 48 Payments	14	0.32%	3,794,285	0.45%
48 to 60 Payments	25	0.58%	5,152,078	0.61%
60 to 72 Payments	1	0.02%	194,585	0.02%
72 to 84 Payments	1	0.02%	9,968	0.00%
84+ Payments	1	0.02%	220,056	0.03%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>



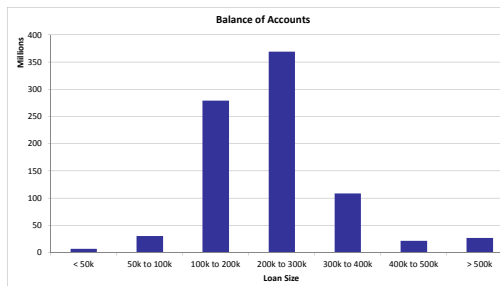
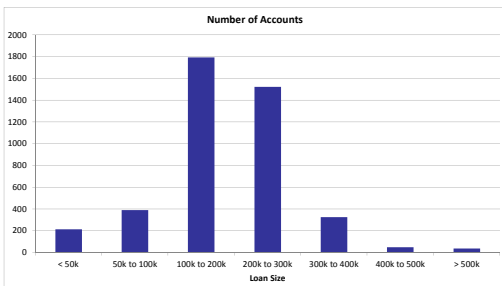
Repayments in Arrears - Last 6 Months							
Months in Arrears	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	
Value of Accounts (€m)							
12+ Arrears	52.91	55.56	55.75	54.88	54.30	53.32	
3+ Arrears**	91.88	90.26	87.60	83.60	80.77	75.93	
1+ Arrears*	115.69	118.31	108.14	107.17	100.75	96.79	
<b>Total Arrears</b>	<b>115.69</b>	<b>118.31</b>	<b>108.14</b>	<b>107.17</b>	<b>100.75</b>	<b>96.79</b>	
<b>Total Portfolio</b>	<b>862.36</b>	<b>858.97</b>	<b>856.12</b>	<b>852.29</b>	<b>848.57</b>	<b>842.92</b>	
Months in Arrears	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	
Number of Accounts							
12+ Arrears	221	230	231	227	226	222	
3+ Arrears**	396	389	378	361	351	329	
1+ Arrears*	514	526	485	480	450	431	
<b>Total Arrears</b>	<b>514</b>	<b>526</b>	<b>485</b>	<b>480</b>	<b>450</b>	<b>431</b>	
<b>Total Portfolio</b>	<b>4,379</b>	<b>4,367</b>	<b>4,369</b>	<b>4,358</b>	<b>4,351</b>	<b>4,337</b>	

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

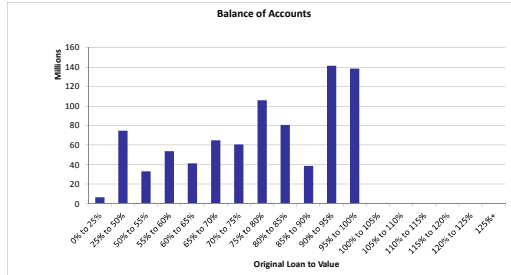


Cure Rates - Last 6 Months							
	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	
Total Cases Any Arrears	618	636	578	574	552	526	
Total Cured to 0 Arrears	59	52	83	48	70	77	
% Cure Rate to 0 Arrears	9.55%	8.18%	14.36%	8.36%	12.68%	14.64%	

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 50k	213	4.91%	6,863,168	0.81%
50k to 100k	391	9.02%	30,491,266	3.62%
100k to 200k	1,795	41.39%	279,222,432	33.13%
200k to 300k	1,524	35.14%	369,130,176	43.79%
300k to 400k	226	7.52%	100,508,171	12.87%
400k to 500k	49	1.13%	21,767,779	2.58%
> 500k	39	0.90%	26,933,987	3.20%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>
<b>Weighted Average Loan Size</b>			<b>194,354.85</b>	

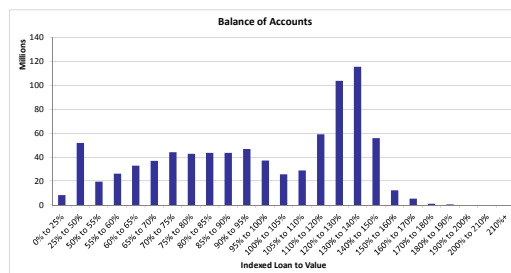
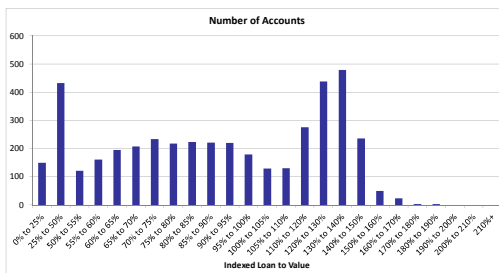


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	107	2.47%	6,769,965	0.80%
25% to 50%	554	12.77%	74,903,443	8.89%
50% to 55%	188	4.33%	33,300,926	3.95%
55% to 60%	309	7.12%	54,038,552	6.41%
60% to 65%	227	5.23%	41,336,202	4.90%
65% to 70%	350	8.07%	65,136,740	7.73%
70% to 75%	303	6.99%	60,947,898	7.23%
75% to 80%	531	12.24%	106,123,171	12.59%
80% to 85%	390	8.99%	80,962,756	9.61%
85% to 90%	179	4.13%	38,948,892	4.62%
90% to 95%	600	13.83%	141,646,775	16.80%
95% to 100%	597	13.77%	138,638,903	16.45%
100% to 105%	1	0.02%	15,352	0.00%
105% to 110%	0	0.00%	0	0.00%
110% to 115%	0	0.00%	0	0.00%
115% to 120%	0	0.00%	0	0.00%
120% to 125%	0	0.00%	0	0.00%
125%+	1	0.02%	147,404	0.02%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>
<b>Weighted Average Original LTV</b>			<b>77.54%</b>	

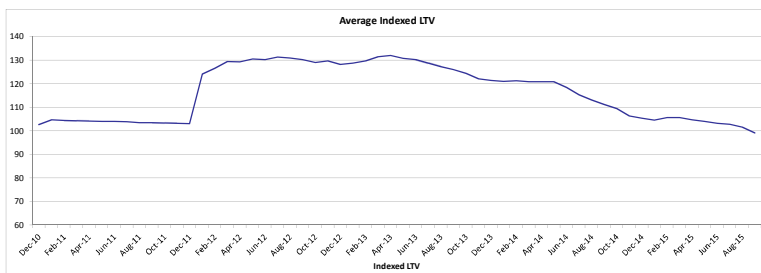


\*LTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure 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%	150	3.46%	8,215,970	0.97%
25% to 50%	433	9.98%	51,989,667	6.17%
50% to 55%	122	2.81%	19,561,143	2.32%
55% to 60%	161	3.71%	26,174,425	3.11%
60% to 65%	195	4.50%	33,042,373	3.92%
65% to 70%	208	4.80%	36,881,560	4.38%
70% to 75%	234	5.40%	44,179,090	5.24%
75% to 80%	218	5.03%	42,805,022	5.08%
80% to 85%	224	5.16%	43,747,317	5.19%
85% to 90%	222	5.12%	43,625,870	5.18%
90% to 95%	220	5.07%	46,806,245	5.55%
95% to 100%	179	4.13%	37,231,911	4.42%
100% to 105%	129	2.97%	25,704,017	3.05%
105% to 110%	131	3.02%	28,932,479	3.43%
110% to 120%	276	6.36%	59,118,797	7.01%
120% to 130%	439	10.12%	103,884,533	12.32%
130% to 140%	479	11.04%	115,619,366	13.72%
140% to 150%	236	5.44%	55,889,564	6.63%
150% to 160%	50	1.15%	12,433,126	1.48%
160% to 170%	24	0.55%	5,458,353	0.65%
170% to 180%	4	0.09%	1,056,415	0.13%
180% to 190%	3	0.07%	559,737	0.07%
190% to 200%	0	0.00%	0	0.00%
200% to 210%	0	0.00%	0	0.00%
210%+	0	0.00%	0	0.00%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>
<b>Weighted Average Indexed LTV</b>			<b>99.18%</b>	

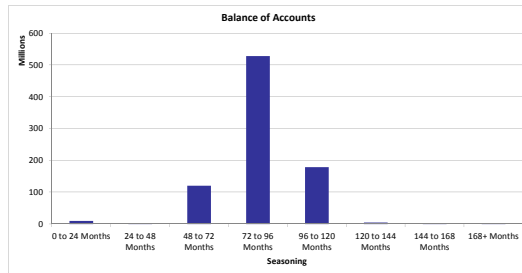
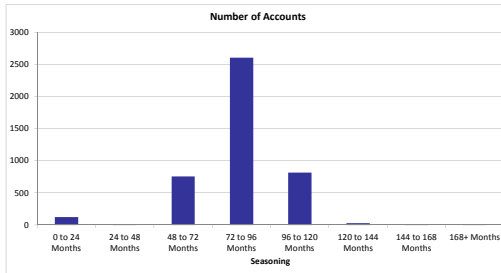


Average Indexed LTV - Last 6 Months						
Indexed LTV	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15
Indexed LTV	104.70	104.12	103.21	102.89	101.64	99.18



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

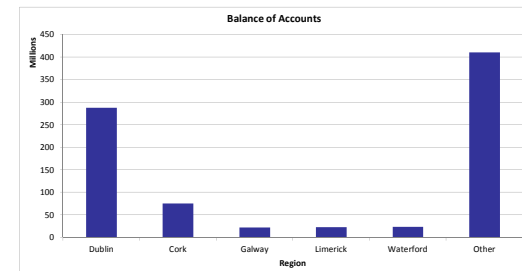
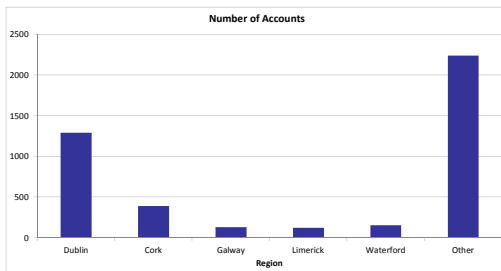
Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	124	2.86%	9,433,673	1.12%
24 to 48 Months	3	0.07%	438,278	0.05%
48 to 72 Months	757	17.45%	120,043,112	14.24%
72 to 96 Months	2,605	60.06%	527,930,726	62.63%
96 to 120 Months	814	18.77%	179,073,917	21.24%
120 to 144 Months	29	0.67%	5,203,149	0.62%
144 to 168 Months	4	0.09%	712,823	0.08%
168+ Months	1	0.02%	81,302	0.01%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>
<b>Weighted Average Seasoning</b>			<b>86.52</b>	



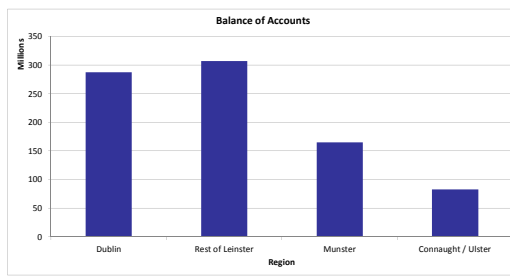
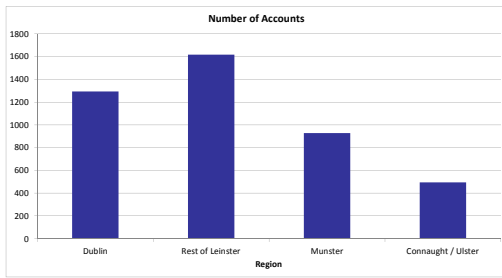
Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Carlow	68	1.57%	11,625,043	1.38%
Cavan	49	1.13%	8,658,196	1.03%
Clare	99	2.28%	17,248,966	2.05%
Cork	393	9.06%	75,485,356	8.96%
Donegal	60	1.38%	8,508,063	1.01%
Dublin	1,294	29.84%	287,504,683	34.11%
Galway	130	3.00%	22,446,472	2.66%
Kerry	58	1.34%	9,540,029	1.13%
Kildare	283	6.53%	60,541,977	7.18%
Kilkenny	114	2.63%	20,360,425	2.42%
Laois	116	2.67%	19,847,140	2.35%
Leitrim	17	0.39%	2,825,294	0.34%
Limerick	124	2.86%	22,761,952	2.70%
Longford	31	0.71%	5,448,263	0.65%
Louth	228	5.26%	41,769,457	4.96%
Mayo	81	1.87%	14,267,151	1.69%
Meath	181	4.17%	37,312,184	4.43%
Monaghan	56	1.29%	8,938,356	1.06%
Offaly	106	2.44%	17,511,256	2.08%
Roscommon	46	1.06%	7,935,394	0.94%
Sligo	57	1.31%	9,477,041	1.12%
Tipperary	102	2.35%	16,412,706	1.95%
Waterford	154	3.55%	23,923,697	2.84%
Westmeath	88	2.03%	14,638,150	1.74%
Wexford	175	4.04%	31,630,036	3.75%
Wicklow	227	5.23%	46,299,493	5.49%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>

Property Area (County)								
County	Number of Accounts	% Number of Accounts	PDH		BTL			
			Outstanding Balance	% of Total Outstanding Balance	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Carlow	66	1.64%	11,407,295	1.47%	2	0.63%	217,748	0.33%
Cavan	47	1.17%	8,349,641	1.07%	2	0.63%	308,555	0.47%
Clare	95	2.36%	16,791,158	2.16%	4	1.25%	457,808	0.70%
Cork	368	9.16%	70,193,622	9.03%	25	7.81%	5,291,934	8.10%
Donegal	53	1.32%	7,687,512	0.99%	7	2.19%	820,551	1.26%
Dublin	1,170	29.13%	258,760,980	33.28%	124	38.75%	28,743,703	43.99%
Galway	120	2.99%	21,134,664	2.72%	10	3.13%	1,311,808	2.01%
Kerry	47	1.17%	7,451,615	0.96%	11	3.44%	2,088,414	3.20%
Kildare	266	6.62%	57,415,359	7.38%	17	5.31%	3,126,618	4.79%
Kilkenny	108	2.69%	18,687,898	2.40%	6	1.88%	1,672,527	2.56%
Laois	112	2.79%	19,261,243	2.48%	4	1.25%	585,897	0.90%
Leitrim	14	0.35%	2,262,529	0.29%	3	0.94%	562,764	0.86%
Limerick	114	2.84%	19,853,476	2.55%	10	3.13%	2,908,476	4.45%
Longford	29	0.72%	5,120,500	0.66%	2	0.63%	327,764	0.50%
Louth	216	5.38%	39,772,258	5.11%	12	3.75%	1,997,199	3.06%
Mayo	70	1.74%	12,398,648	1.59%	11	3.44%	1,868,503	2.86%
Meath	170	4.23%	35,071,474	4.51%	11	3.44%	2,240,710	3.43%
Monaghan	51	1.27%	7,900,502	1.02%	5	1.56%	1,037,854	1.59%
Offaly	101	2.51%	16,100,856	2.07%	5	1.56%	1,410,400	2.16%
Roscommon	42	1.05%	7,243,702	0.93%	4	1.25%	691,692	1.06%
Sligo	54	1.34%	8,886,205	1.14%	3	0.94%	388,837	0.90%
Tipperary	96	2.39%	15,592,183	2.01%	6	1.88%	820,423	1.26%
Waterford	143	3.56%	22,187,794	2.85%	11	3.44%	1,735,903	2.66%
Westmeath	84	2.09%	13,942,254	1.79%	4	1.25%	695,896	1.07%
Wexford	164	4.08%	30,125,223	3.87%	11	3.44%	1,504,813	2.30%
Wicklow	217	5.40%	43,979,346	5.66%	10	3.13%	2,320,147	3.55%
<b>Total</b>	<b>4,017</b>	<b>100%</b>	<b>777,580,034</b>	<b>100%</b>	<b>320</b>	<b>100%</b>	<b>65,336,945</b>	<b>100%</b>

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	1,294	29.84%	287,504,683	34.11%
Cork	393	9.06%	75,485,356	8.96%
Galway	130	3.00%	22,446,472	2.66%
Limerick	124	2.86%	22,761,952	2.70%
Waterford	154	3.55%	23,923,697	2.84%
Other	2,242	51.69%	410,794,620	48.73%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>



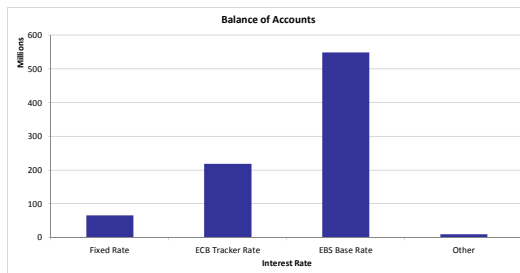
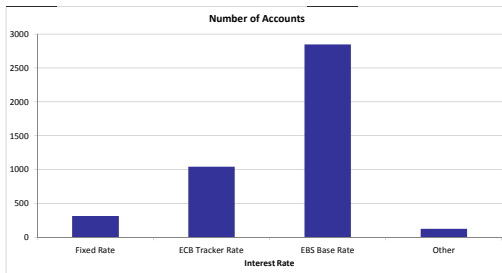
Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	1,294	29.84%	287,504,683	34.11%
Rest of Leinster	1,617	37.28%	306,983,424	36.42%
Munster	930	21.44%	165,372,906	19.62%
Connaught / Ulster	496	11.44%	83,055,966	9.85%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>



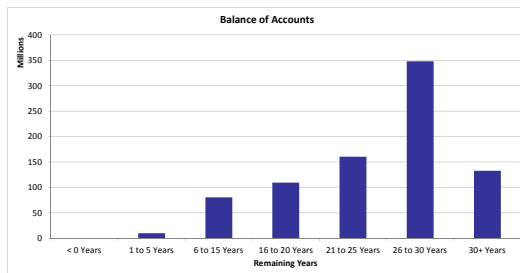
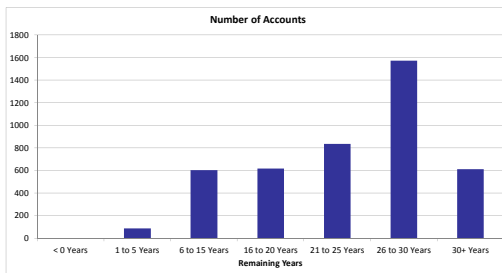
Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	316	7.29%	66,027,741	7.83%
ECB Tracker Rate	1,045	24.09%	218,251,446	25.89%
EBS Base Rate	2,849	65.69%	548,765,842	65.10%
Other***	127	2.93%	9,871,951	1.17%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>

Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	316	3.55
ECB Tracker Rate	1,045	1.13
EBS Base Rate	2,849	3.92
Other***	127	0.00

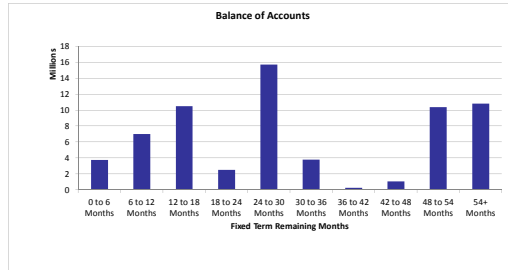
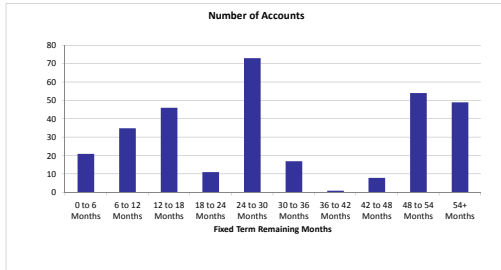
\*\*\* Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 0 Years	2	0.05%	18,618	0.00%
1 to 5 Years	87	2.01%	10,057,416	1.19%
6 to 15 Years	605	13.95%	80,888,737	9.60%
16 to 20 Years	619	14.27%	109,689,999	13.01%
21 to 25 Years	837	19.30%	160,553,833	19.05%
26 to 30 Years	1,573	36.27%	348,435,903	41.34%
30+ Years	614	14.16%	133,272,474	15.81%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>
<b>Weighted Average Remaining Years</b>			<b>24.56</b>	

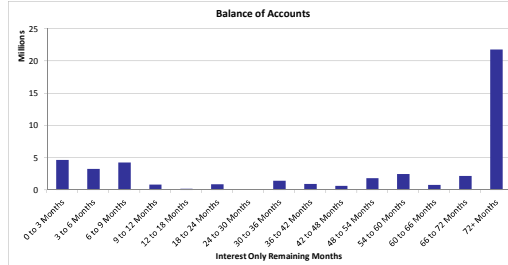
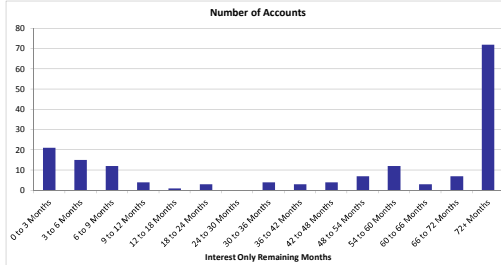


Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	21	6.65%	3,746,413	5.67%
6 to 12 Months	35	11.08%	6,996,988	10.60%
12 to 18 Months	46	14.56%	10,522,311	15.94%
18 to 24 Months	11	3.48%	2,487,691	3.77%
24 to 30 Months	73	23.10%	15,747,374	23.85%
30 to 36 Months	17	5.38%	3,773,377	5.71%
36 to 42 Months	1	0.32%	250,927	0.38%
42 to 48 Months	8	2.53%	1,067,422	1.62%
48 to 54 Months	54	17.09%	10,404,711	15.76%
54+ Months	50	15.82%	11,030,526	16.71%
<b>Total</b>	<b>316</b>	<b>100.00%</b>	<b>66,027,741</b>	<b>100.00%</b>
<b>Weighted Fixed Term Remaining Months</b>			<b>32.53</b>	



Principal Repayments Holiday Status				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Y	168	3.87%	46,190,165	5.48%
N	4,169	96.13%	796,726,814	94.52%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>

Principal Repayments Holiday Remaining Term				
Principal Repayments Holiday Remaining Term	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 3 Months	21	12.50%	4,678,164	10.13%
3 to 6 Months	15	8.93%	3,265,153	7.07%
6 to 9 Months	12	7.14%	4,265,840	9.24%
9 to 12 Months	4	2.38%	847,431	1.83%
12 to 18 Months	1	0.60%	200,000	0.43%
18 to 24 Months	3	1.79%	873,536	1.89%
24 to 30 Months	0	0.00%	0	0.00%
30 to 36 Months	4	2.38%	1,427,697	3.09%
36 to 42 Months	3	1.79%	934,585	2.02%
42 to 48 Months	4	2.38%	632,416	1.37%
48 to 54 Months	7	4.17%	1,819,323	3.94%
54 to 60 Months	12	7.14%	2,496,175	5.40%
60 to 66 Months	3	1.79%	781,990	1.69%
66 to 72 Months	7	4.17%	2,194,291	4.75%
72+ Months	72	42.86%	21,773,564	47.14%
<b>Total</b>	<b>168</b>	<b>100.00%</b>	<b>46,190,165</b>	<b>100.00%</b>
<b>Weighted Principal Repayments Holiday Remaining Term</b>			<b>94.18</b>	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Home loan	4,017	92.62%	777,580,034	92.25%
Retail BTL	320	7.38%	65,336,945	7.75%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
<b>Total</b>	<b>4,337</b>	<b>100.00%</b>	<b>842,916,979</b>	<b>100.00%</b>

## NOTES:

### 1. LIQUIDITY AND CREDIT SUPPORT

- (a) Reserve Fund (1% of the principal outstanding of the Notes on the Closing Date)
- (b) Available Revenue Receipts
- (c) Subordination of the Class Z Loan

### 2. PRIORITY OF Payments

Revenue and principal Payments on Mespil 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.) and other 3rd Party fees
3. Satisfaction of Servicer + Cash Manager fees
4. Pay Interest due on Class A1, A2 & A3 Notes
5. Credit Class A1, A2 & A3 Principal Deficiency Ledger to eliminate any debit thereon
6. Credit General Reserve Ledger to required amount
7. Credit Class Z Principal Deficiency Sub-Ledger (if Class A notes outstanding) to clear the debt thereon
8. Pay Interest due on Class Z Loan
9. Credit Class Z Principal Deficiency Sub-Ledger (Class A notes redeemed) to clear the debt thereon
10. Pay Issuers Profit of €75
11. Pay Interest due on Subordinated Loans
12. Pay Subordinated Loan Redemption Amounts
13. Pay Deferred Consideration due to Sellers
14. Excess (if any) back to Issuer

#### (b) Pre-Acceleration Payments of Principal

Principal Payments must be applied sequentially in the following order of priority:

1. During Revolving Period - Satisfaction of principal due to each Seller for New Portfolios
2. Prior to 1st Optional Redemption date - Satisfaction of principal due to each Seller for Further Advances
3. During Revolving Period - Deposit of all remaining principal receipts into Reserve Account
4. Payments of Principal on Class A1 Notes
5. Payments of Principal on Class A2 Notes
6. Payments of Principal on Class A3 Notes
7. Payments of Principal on Class Z Loan
8. Excess (if any) applied as Available Revenue Receipts

### 3. REVOLVING PERIOD + SALE DATES

On each Sale Date, during the period from the Closing Date until the earlier to occur of (a) the Revolving Period Termination Date; and (b) the Calculation Date occurring in February 2012, being the thirteenth Interest Payments Date occurring after the Closing Date (the "Revolving Period"), each Seller may offer to sell New Loans to the Issuer subject to the satisfaction of the relevant Asset Conditions. On each Sale Date, each Seller may offer to sell and the Issuer may agree to purchase further advances made by such Seller to a Borrower which are secured by a mortgage on the same Property as a Loan advanced by such Seller (a "Further Advance") subject to the satisfaction of the relevant Asset Conditions. The Issuer will use Principal Receipts and amounts standing to the credit of the Retained Principal Receipts Ledger towards the purchase of New Loans and Further Advances from each Seller, if offered for sale.

### 4. Asset Conditions

#### (i) New Loan Asset Conditions

(a) no Event of Default is continuing;

(b) as at the relevant Monthly Test Date, the ratio of (A) divided by (B) is less than [3] per cent., where (A) is the Current Balance of the Loans comprising the Portfolio, in respect of which (i) the aggregate amount in Arrears is more than three times the Monthly Payments then due, and (ii) Loan was subject to an Interest Capitalisation unless such Loan has been current for 12 consecutive months up to the relevant Monthly Test date, and (B) is the aggregate Current Balance of the Loans comprising the Portfolio at that date;

(c) as at the relevant Monthly Test Date, the General Reserve Fund is at the General Reserve Fund Required Amount;

(d) the yield on the New Loan 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 and Haven;

(e) the relevant Seller has delivered, on the relevant Sale Date, a Solvency Certificate signed by an Authorised Signatory of the Seller in accordance with the terms of the relevant Mortgage Sale Agreement;

(f) the aggregate Current Balance of New Loans sold to the Issuer does not exceed €100,000,000;

(g) as at the relevant Monthly Test Date, the percentage of loans to First Time Buyers is not more than 2 per cent above the percentage of loans to First Time Buyers as at the Closing Date;

(h) no New Loan will contain an interest-only part

(i) no New Loan has been in arrears (other than Technical Arrears, as defined below)

(j) the Original LTV ratio is equal or less than 90 per cent.

(k) the Current LTV ratio is equal or less than 90 per cent.

(l) the Current Balance is equal or less than €750,000

(m) the original term of the loan is equal or less than 40 years

(n) the aggregate Current Balance of Buy-to-Let New Loans and Further Advances sold to the Issuer during the Revolving Period does not exceed €10,000,000;

(o) the weighted average Original LTV of the Loans comprising the Portfolio (including the New Loan) is not more than the weighted average Original LTV of the Loans in the Portfolio as at the Closing Date;

"Technical Arrears" - arrear instances due to the following technical cases:

- Cases where the loan went into arrears immediately after the first Payments due to a non-credit related reason associated to an incorrect completion of the Direct Debit mandate form, incorrect set of the Direct Debit itself or late set up of the Direct Debit.

- Cases where the loan went into arrears during the life of the loan due to a non-credit related reason associated to a change of Direct Debit instructions (i.e. if a borrower changed banks and therefore needed to change the DD instruction).

- Cases where a minor arrears occurred at some stage in the loan's lifetime for no more than 2 consecutive months and such arrears level was less than [15]% of the scheduled Payments.

"Current LTV" - principal balance outstanding of the Loan (for the avoidance of doubt, including any Further Advances secured by the same property) divided by the latest physical valuation of the property.

"Original LTV" - original principal loan amount divided by the appraised valuation of the property (for the avoidance of doubt, if the Original LTV refers to a Further Advance, the original principal loan amount will contemplate the outstanding balance of all Loans secured by the property including the appraised amount of the Further Advance).



**(II) Further Advance Asset Conditions**

- (a) no Event of Default is continuing;
- (b) as at the relevant Monthly Test Date, the ratio of (A) divided by (B) is less than 5 per cent, where (A) is the Current Balance of the Loans comprising the Portfolio, in respect of which (i) the aggregate amount in Arrears is more than three times the Monthly Payments then due, and (ii) Loan was subject to an Interest Capitalisation unless such Loan has been current for 12 consecutive months up to the relevant Monthly Test date, and (B) is the aggregate Current Balance of the Loans comprising the Portfolio at that date;
- (c) as at the relevant Monthly Test Date, the General Reserve Fund is at the General Reserve Fund Required Amount;
- (d) the Cash Manager is not aware that the then current ratings of the Notes then outstanding would be downgraded, withdrawn or qualified as a result of the relevant Further Advances forming part of the Portfolio;
- (e) each Further Advance complies with the Loan Warranties at its relevant Sale Date;
- (f) the yield on the Further Advance 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 and Haven;
- (g) the Principal Deficiency Ledger does not have a debit balance as at the immediately preceding Interest Payments Date after applying all Available Revenue Receipts on that Interest Payments Date;
- (h) the aggregate amount of all Further Advances (including the Further Advances made since the Closing Date) does not exceed ten per cent. of the Current Balance of the Loans comprised in the Portfolio on the Closing Date;
- (i) the relevant Seller has delivered, on the relevant Sale Date, a Solvency Certificate signed by an Authorised Signatory of the Seller in accordance with the terms of the relevant Mortgage Sale Agreement;
- (j) the Original LTV ratio is equal or less than 90 per cent.
- (k) the Current LTV ratio is equal or less than 90 per cent.
- (l) the Current Balance of the relevant loan and the Further Advance is equal or less than €750,000
- (m) the original term of the Further Advance is equal or less than 40 years
- (n) the weighted average Original LTV of the Loans comprising the Portfolio (including the Further Advance) is not more than the weighted average Original LTV of the Loans in the Portfolio as at the Closing Date;

**(III) Product Switch Asset Conditions**

- (a) no Event of Default is continuing;
- (b) as at the relevant Monthly Test Date, the ratio of (A) divided by (B) is less than 5 per cent, where (A) is the Current Balance of the Loans comprising the Portfolio, in respect of which (i) the aggregate amount in Arrears is more than three times the Monthly Payments then due, and (ii) Loan was subject to an Interest Capitalisation unless such Loan has been current for 12 consecutive months up to the relevant Monthly Test date, and (B) is the aggregate Current Balance of the Loans comprising the Portfolio at that date;
- (c) as at the relevant Monthly Test Date, the General Reserve Fund is at the General Reserve Fund Required Amount;
- (d) the Cash Manager is not aware that the then current ratings of the Notes then outstanding would be downgraded, withdrawn or qualified as a result of the relevant Product Switch remaining in or forming part of the Portfolio;
- (e) each Loan and its Related Security which is the subject of a Product Switch complies at the date of such Product Switch with the Loan Warranties;
- (f) the yield on the Product Switch 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 and Haven;
- (g) the Principal Deficiency Ledger does not have a debit balance as at the immediately preceding Interest Payments Date after applying all Available Revenue Receipts on that Interest Payments Date;
- (h) the Current Balance of Buy-to-Let Loans divided by the Current Balance of the Loans in the Portfolio (considering such Product Switch) is not more than 1% above the Current Balance of Buy-to-Let Loans divided by the Current Balance of the Loans in the Portfolio as of the Closing Date;
- (i) the Current Balance of loans with an interest-only part divided by the Current Balance of the Loans in the Portfolio (considering such Product Switch) is not more than 3% above the Current Balance of loans with an interest-only part divided by the Current Balance of the Loans in the Portfolio as of the Closing Date.