

Mespil 1 RMBS D.A.C. INVESTOR REPORT

From: EBS d.a.c  
 Month Ending: 31 August 2019  
 Interest Payments Date: 23 September 2019

Investor Contacts			
Mark Whelan	Senior Manager EBS d.a.c	00353 1 641 7164	<a href="mailto:mark.whelan@mail.ebs.ie">mark.whelan@mail.ebs.ie</a>
Jonathan Lynch	Collateral Management Specialist, EBS d.a.c	00353 1 641 7195	<a href="mailto:jonathan.lynch@mail.ebs.ie">jonathan.lynch@mail.ebs.ie</a>

Details of Notes Issued						
Class of Notes	Original Rating Fitch/DBRS	Current Rating Fitch/DBRS	Reference	Original Tranche Balance (Euro)	Interest Rate	Final Maturity
A1 Notes	AA/AA	Redeemed	XS0562903038	150,100,000.00	2.50%	Aug-55
A2 Notes	AA/AA	Redeemed	XS0562903202	300,000,000.00	2.00%	Aug-55
A3 Notes	AA/AA	AAA/AAA	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 August 2019
Interest Period End Date	23 September 2019
No of days in Interest Period	32
Next Payments Date	22 October 2019

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%	0.00	0.00%	0.00	0.00	0.00%	0.0000	0.0000
A3 Notes	300,000,000	39.99%	297,801,599.24	100.00%	(4,318,771.13)	293,482,828.11	100.00%	0.9927	0.9783
<b>Total</b>	<b>750,100,000</b>	<b>100%</b>	<b>297,801,599.24</b>	<b>100%</b>	<b>(4,318,771.13)</b>	<b>293,482,828.11</b>	<b>100%</b>	<b>0.3970</b>	<b>0.3913</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%	32	0.00	0.00	0	0
A2 Notes	XS0562903202	2.00%	32	0.00	0.00	0	0
A3 Notes	XS0562903467	1.75%	32	463,260.00	463,260.00	0	0

<b>Credit Enhancement and Liquidity Facilities</b>								
Description	Provider	Balance at close of transaction	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

<b>Mortgage Insurance Receipts</b>	
MIG settlement #1	135,735.00
MIG settlement #2	149,772.53
MIG settlement #3	164,115.86
MIG settlement #4	133,563.00
MIG settlement #5	602,980.00
Less MIG funds on loans sold back to issuer	(116,096.28)
Less applied funds	(254,296.20)
<b>Net Total</b>	<b>815,773.91</b>

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

<b>Revenue Analysis</b>	
	<b>Euro</b>
Revenue Receipts (excluding recovery of losses and any excluded items)	1,311,301.59
Principal Receipts on True Loss & Deemed Loss Loans	283,056.55
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	585.87
<b>Available Revenue Funds</b>	<b>1,594,944.01</b>

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

<b>Allocation of Available Funds</b>	
	<b>Euro</b>
Trustee Fees	0.00
Paying Agent, Corporate Servicer, Account Bank + Other 3rd Party Prior Payments	(21,799.25)
Servicer + Cash Manager Fees & Backup Servicer + Backup Cash Manager fees	(72,285.12)
Class A Notes Interest	(463,260.00)
Class A Principal Deficiency Ledgers	0.00
Class Z Principal Deficiency Sub-Ledger (Class A notes outstanding)	(409,985.34)
Class Z Loan Interest	(55,555.56)
Issuers Profit	(75.00)
Subordinated Loan Interest	(571,983.75)
Subordinated Loan Redemption Amount	0.00
Deferred Consideration	0.00
<b>Total Allocation</b>	<b>(1,594,944.02)</b>
<b>Excess Retained</b>	<b>(0.00)</b>

<b>Principal Deficiency Ledger</b>							
Class of Note	Opening Balance	Deemed Lost 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
A1 Notes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A2 Notes	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
Class Z Loan Note	0.00	393,218.27	16,767.07	0.00	409,985.34	409,985.34	0.00

<b>Cumulative</b>	
Cumulative Losses / Revenue Deficiency Allocated	Cumulative Losses / Revenue Deficiency Paid
0.00	0.00
0.00	0.00
0.00	0.00
143,393,856.66	143,393,856.66

<b>Recoveries</b>		
Class of Note	Principal Recovered from Mortgage Loans	
	This Period	Cumulative
A1 Notes	0	0
A2 Notes	0	0
A3 Notes	0	0
Class Z Loan Note	283,056.55	45,265,250.69

\*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.

<b>Available Principal Funds</b>	
	EUR
Principal Receipts Received	4,191,842.34
Principal Receipts on True Loss & Deemed Loss Loans	(283,056.55)
Released from Retained Principal Receipts Ledger	0.00
Received from EBS/Haven for repurchase of Loans	0.00
Any Credit to Class A + Z Principal Deficiency Sub-Ledger	409,985.34
Less Amount to pay a Revenue Deficiency	0.00
<b>Total Principal Funds</b>	<b>4,318,771.13</b>

<b>Allocation of Principle Receipts</b>	
	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	0.00
Principal Class A3 Notes	(4,318,771.13)
Principal Class Z Loan	0.00
Excess as Available Revenue Receipts	0.00
<b>Total Allocation of Principle Receipts</b>	<b>(4,318,771.13)</b>

\*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.

<b>Mortgage Portfolio Analysis: Properties Under Management</b>					
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	0	0.00	21	4,476,961.07	92
Abandoned	0	0.00	8	1,725,846.64	23
Sold	1	16,767.07	35	2,870,385.77	92

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.

<b>Mortgage Portfolio Analysis</b>		
	At end of Month (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	636,857,301.06	1,000,135,308.07
Loan Purchase during Revolving Period	0.00	10,476,667.73
Compromise Settlements	(10.00)	(11,514,991.31)
Scheduled Principal Payments and Early Redemptions	(4,191,842.34)	(341,856,857.84)
Non-cash Adjustments, including Capitalisations **	(239,218.17)	505,219.04
Up to Optional Redemption date Further Advances	0.00	0.00
Principal Repurchase*	0.00	(25,319,115.14)
Closing Mortgage Principal Balance	632,426,230.55	632,426,230.55

\*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.

\*\*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.

<b>Mortgage Portfolio Analysis</b>		
	Previous Month	Current Month
Weighted average interest rate	2.56%	2.55%
Annualised CPR (current month unscheduled Repayments annualised)	5.83%	4.04%
Annualised CPR (current month Scheduled & Unscheduled Repayments annualised)	10.21%	8.30%

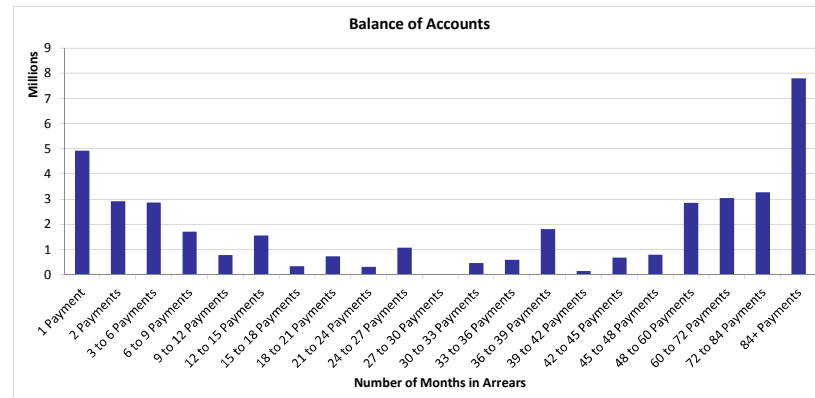
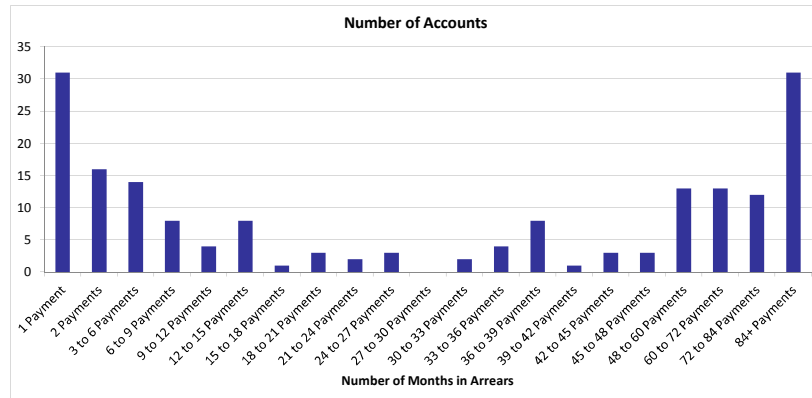
<b>Deal Participation Information</b>				
	Provider	Minimum Rating	Current Rating	Rating Satisfied
Bank Account Provider	BNP Paribas	Fitch F1	Fitch F1	Yes
Servicer	EBS d.a.c	Fitch BBB-	Fitch BBB-	Yes
Backup Servicer	Asset Services	-	RPS2 / -	n/a
Cash Manager	EBS d.a.c	Fitch BBB-	Fitch BBB-	Yes
Back Up Cash Manager	Deutsche Bank	-	Fitch F2/Fitch A-	n/a
Corporatate Servicer	EBS d.a.c	-	-	n/a
Clearing Account Provider	AIB	Moody's P1, Fitch F2/BBB+	Moody's P1, Fitch F3/BBB-	Yes

<b>Deal Participation Information</b>	
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.

<b>1. Number of Repayments in Arrears</b>				
Number of Payments Missed	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Payment	3,543	95.17%	590,633,508	93.85%
1 Payment	31	0.83%	4,922,710	0.78%
2 Payments	16	0.43%	2,913,109	0.46%
3 to 6 Payments	14	0.38%	2,866,954	0.46%
6 to 9 Payments	8	0.21%	1,715,876	0.27%
9 to 12 Payments	4	0.11%	777,380	0.12%
12 to 15 Payments	8	0.21%	1,551,739	0.25%
15 to 18 Payments	1	0.03%	340,385	0.05%
18 to 21 Payments	3	0.08%	732,337	0.12%
21 to 24 Payments	2	0.05%	316,197	0.05%
24 to 27 Payments	3	0.08%	1,071,016	0.17%
27 to 30 Payments	0	0.00%	0	0.00%
30 to 33 Payments	2	0.05%	460,435	0.07%
33 to 36 Payments	4	0.11%	594,051	0.09%
36 to 39 Payments	8	0.21%	1,814,092	0.29%
39 to 42 Payments	1	0.03%	148,584	0.02%
42 to 45 Payments	3	0.08%	676,783	0.11%
45 to 48 Payments	3	0.08%	799,225	0.13%
48 to 60 Payments	13	0.35%	2,856,921	0.45%
60 to 72 Payments	13	0.35%	3,051,341	0.48%
72 to 84 Payments	12	0.32%	3,272,717	0.52%
84+ Payments	31	0.83%	7,801,138	1.24%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>

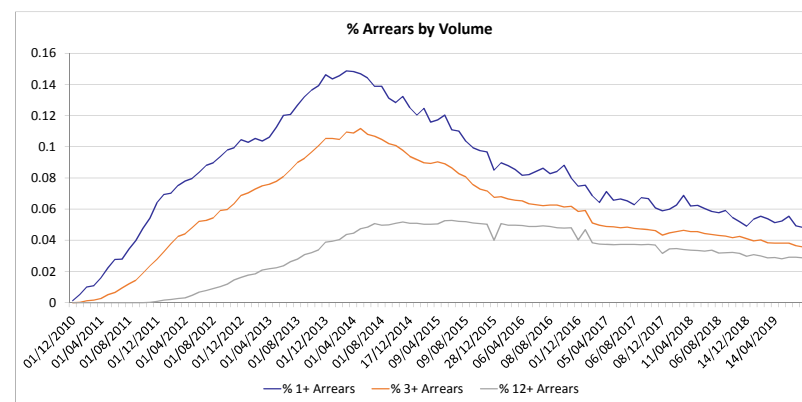
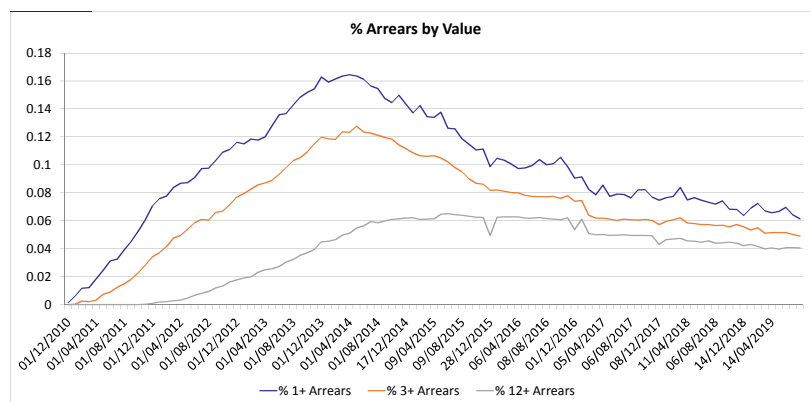


2. Repayments in Arrears - Last 6 Months

Months in Arrears Value of Accounts (€m)	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19
12+ Arrears	26.02	26.24	25.41	26.08	25.82	25.49
3+ Arrears**	33.32	33.40	33.08	33.00	31.84	30.85
1+ Arrears*	43.74	42.63	42.83	44.59	40.71	38.68
Total Arrears	43.74	42.63	42.83	44.59	40.71	38.68
Total Portfolio	651.48	648.19	642.79	639.36	633.76	629.32
Months in Arrears Number of Accounts	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19
12+ Arrears	109	110	106	110	109	107
3+ Arrears**	146	145	144	144	137	133
1+ Arrears*	205	195	198	209	184	180
Total Arrears	205	195	198	209	184	180
Total Portfolio	3,802	3,792	3,773	3,762	3,738	3,723

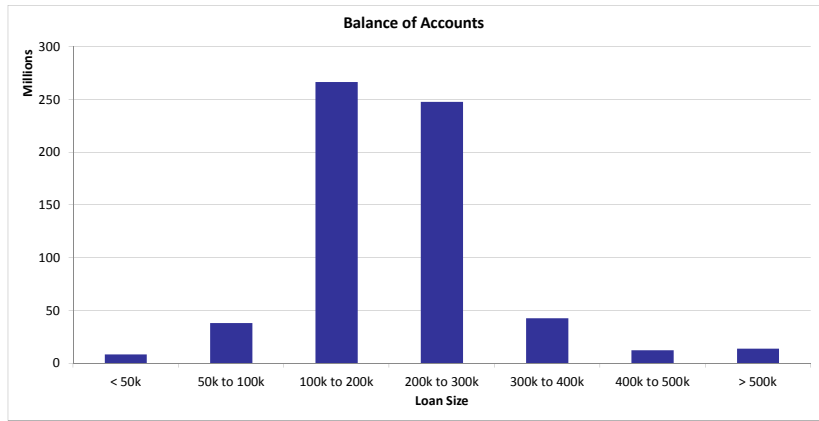
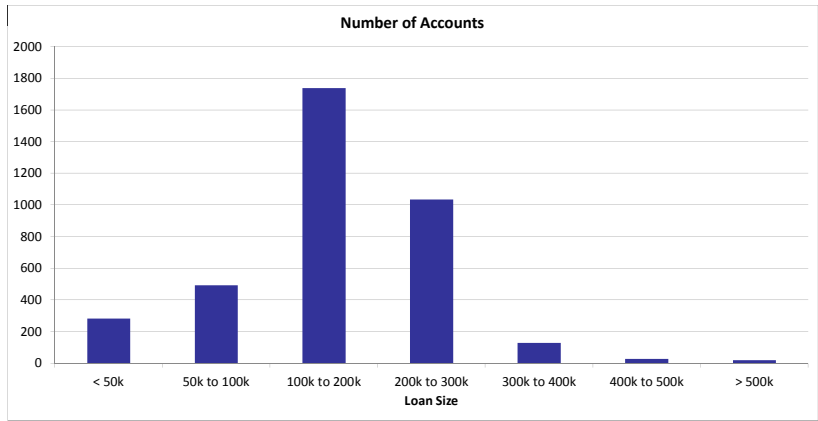
\* 1+ Arrears includes loans in 3+ and 12+ Arrears

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

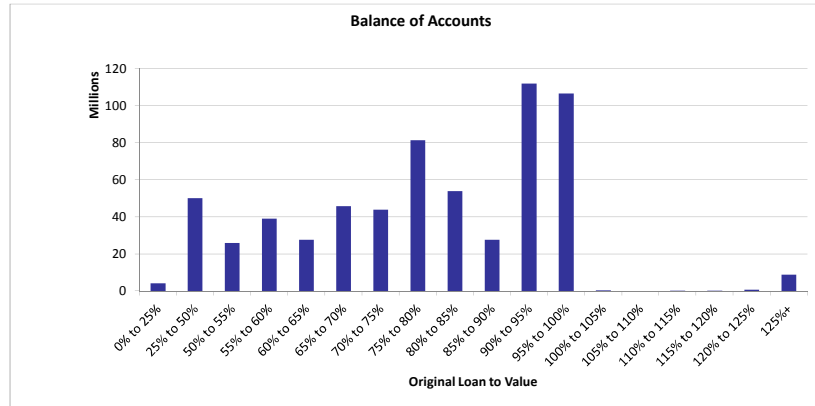
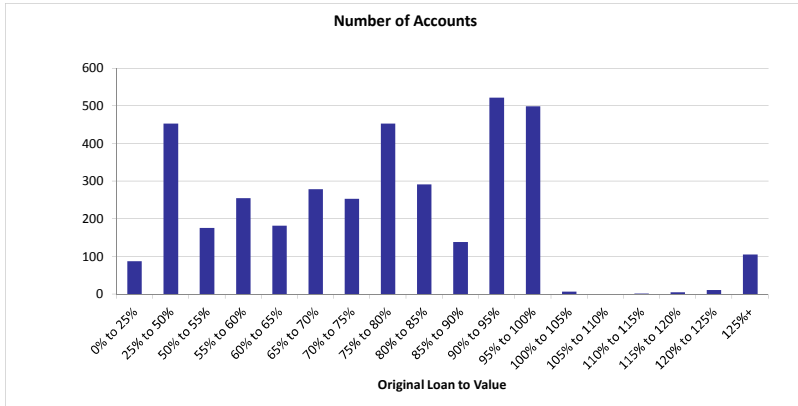


3. Cure Rates - Last 6 Months						
	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19
Total Cases Any Arrears	253	246	244	271	235	233
Total Cured to 0 Arrears	41	37	34	23	56	24
% Cure Rate to 0 Arrears	16.21%	15.04%	13.93%	8.49%	23.83%	10.30%

4. Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 50k	282	7.57%	8,250,434	1.31%
50k to 100k	493	13.24%	38,083,737	6.05%
100k to 200k	1,739	46.71%	266,640,432	42.37%
200k to 300k	1,034	27.77%	247,726,215	39.36%
300k to 400k	128	3.44%	42,515,985	6.76%
400k to 500k	28	0.75%	12,396,483	1.97%
> 500k	19	0.51%	13,703,214	2.18%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>
<b>Weighted Average Loan Size</b>			<b>169,034.78</b>	



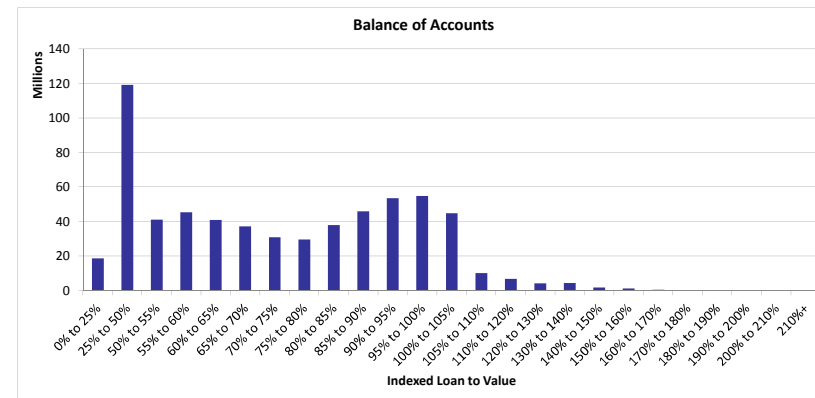
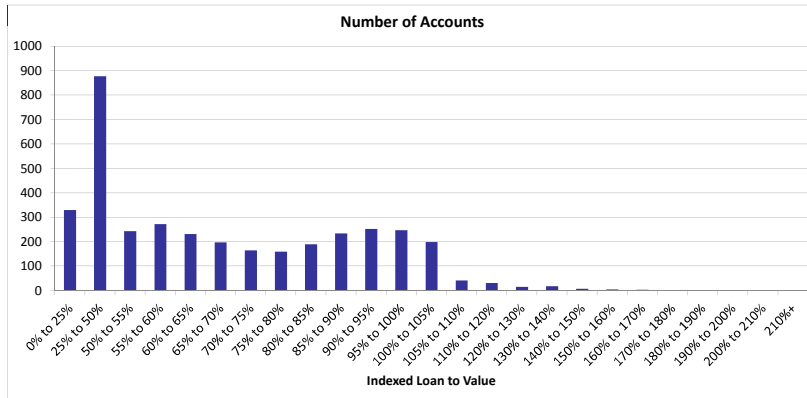
5. Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	88	2.36%	4,208,271	0.67%
25% to 50%	453	12.17%	50,225,493	7.98%
50% to 55%	176	4.73%	25,936,503	4.12%
55% to 60%	255	6.85%	39,139,215	6.22%
60% to 65%	182	4.89%	27,732,260	4.41%
65% to 70%	279	7.49%	45,899,588	7.29%
70% to 75%	254	6.82%	43,973,494	6.99%
75% to 80%	453	12.17%	81,429,795	12.94%
80% to 85%	292	7.84%	53,949,274	8.57%
85% to 90%	139	3.73%	27,667,153	4.40%
90% to 95%	522	14.02%	112,052,642	17.81%
95% to 100%	499	13.40%	106,605,754	16.94%
100% to 105%	7	0.19%	369,747	0.06%
105% to 110%	0	0.00%	0	0.00%
110% to 115%	2	0.05%	170,277	0.03%
115% to 120%	5	0.13%	197,811	0.03%
120% to 125%	11	0.30%	803,203	0.13%
125%+	106	2.85%	8,956,019	1.42%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>
<b>Weighted Average Original LTV</b>			<b>79.75%</b>	



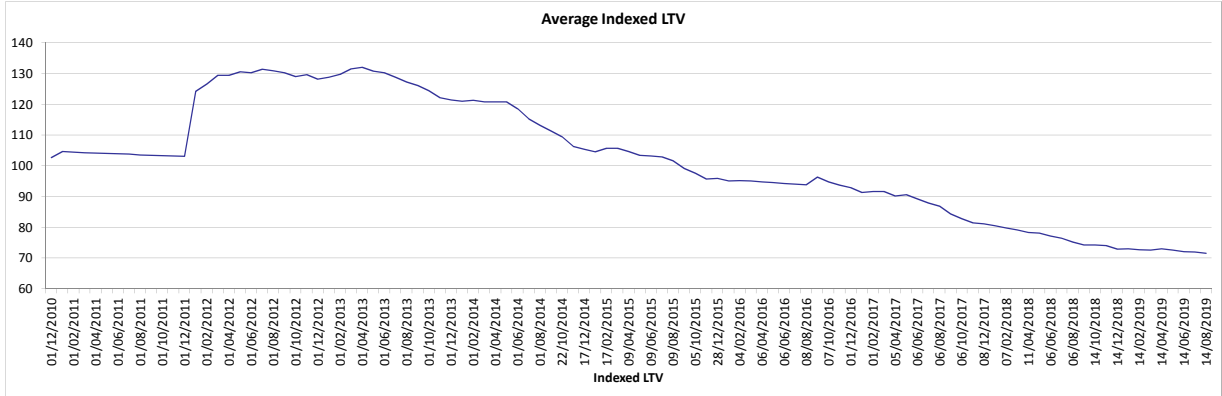
\*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure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



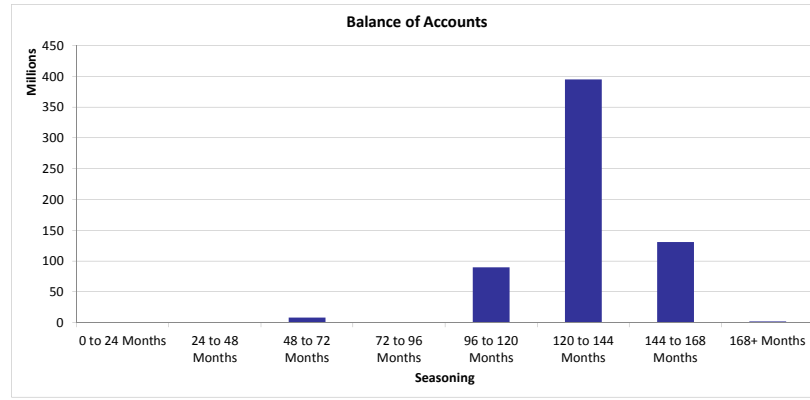
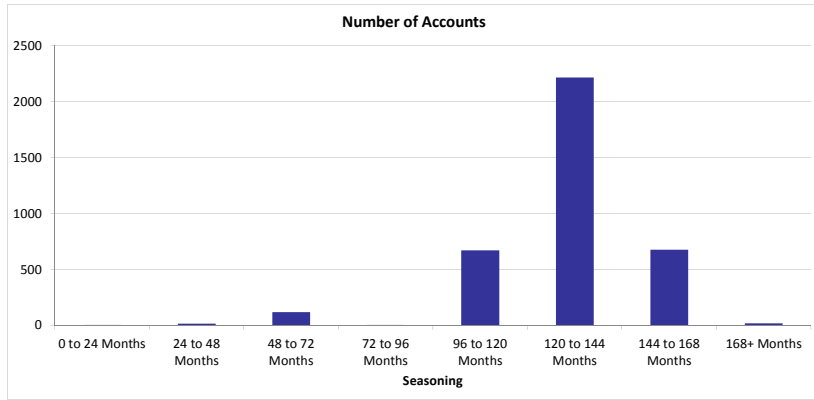
6. Indexed LTV				
Indexed LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	330	8.86%	18,655,611	2.96%
25% to 50%	878	23.58%	119,128,138	18.93%
50% to 55%	243	6.53%	41,086,424	6.53%
55% to 60%	272	7.31%	45,320,401	7.20%
60% to 65%	232	6.23%	40,890,756	6.50%
65% to 70%	197	5.29%	37,291,243	5.93%
70% to 75%	165	4.43%	30,933,360	4.92%
75% to 80%	160	4.30%	29,711,625	4.72%
80% to 85%	190	5.10%	37,911,089	6.02%
85% to 90%	234	6.29%	45,855,362	7.29%
90% to 95%	253	6.80%	53,484,378	8.50%
95% to 100%	248	6.66%	54,822,986	8.71%
100% to 105%	199	5.35%	44,813,186	7.12%
105% to 110%	41	1.10%	10,118,681	1.61%
110% to 120%	31	0.83%	6,805,303	1.08%
120% to 130%	16	0.43%	4,253,293	0.68%
130% to 140%	18	0.48%	4,474,044	0.71%
140% to 150%	7	0.19%	1,765,877	0.28%
150% to 160%	5	0.13%	1,210,005	0.19%
160% to 170%	3	0.08%	559,737	0.09%
170% to 180%	0	0.00%	0	0.00%
180% to 190%	0	0.00%	0	0.00%
190% to 200%	0	0.00%	0	0.00%
200% to 210%	0	0.00%	0	0.00%
210%+	1	0.03%	224,998	0.04%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>
<b>Weighted Average Indexed LTV</b>			<b>71.60%</b>	



Average Indexed LTV - Last 6 Months						
	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19
Indexed LTV	72.65	73.03	72.67	72.11	71.98	71.60



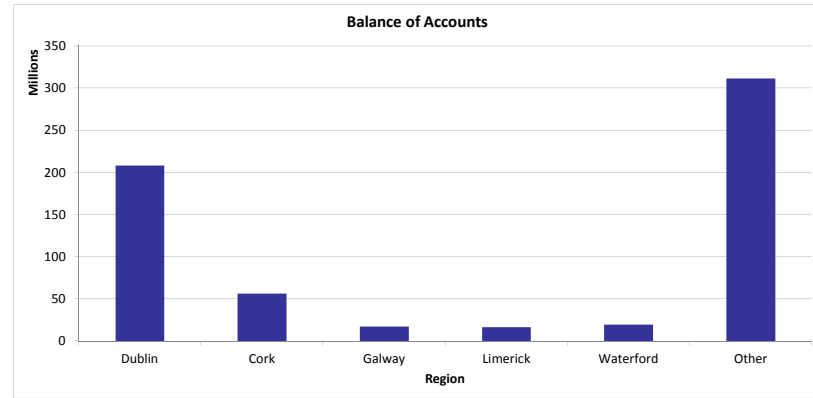
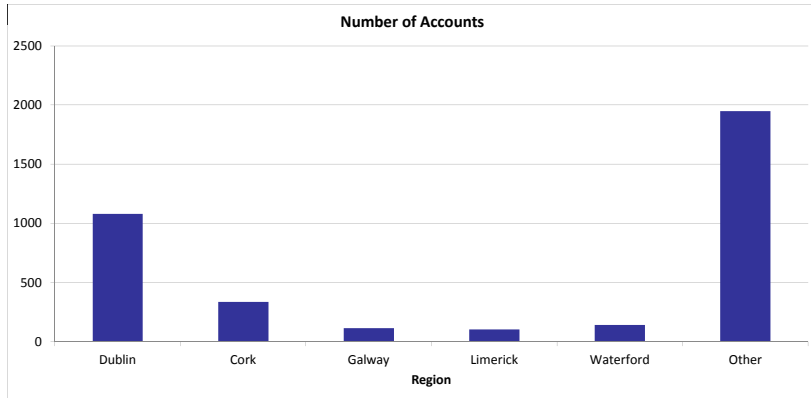
8. Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	5	0.13%	348,837	0.06%
24 to 48 Months	16	0.43%	1,157,940	0.18%
48 to 72 Months	118	3.17%	8,490,064	1.35%
72 to 96 Months	3	0.08%	431,179	0.07%
96 to 120 Months	671	18.02%	90,313,987	14.35%
120 to 144 Months	2,217	59.55%	395,177,522	62.79%
144 to 168 Months	675	18.13%	130,927,894	20.80%
168+ Months	18	0.48%	2,469,075	0.39%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>
<i>Weighted Average Seasoning</i>			132.37	



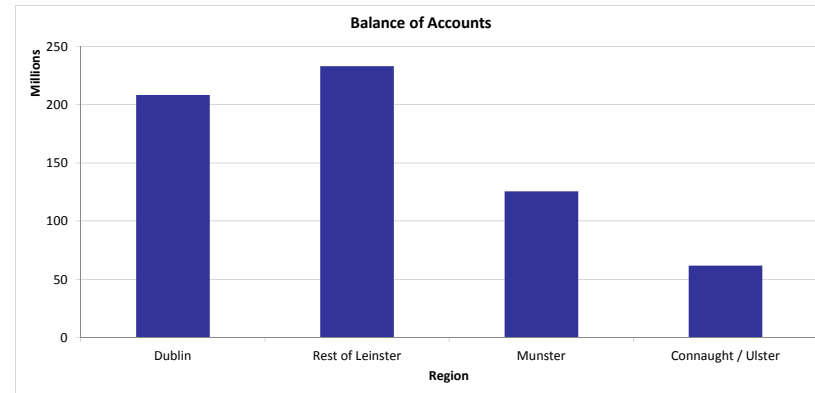
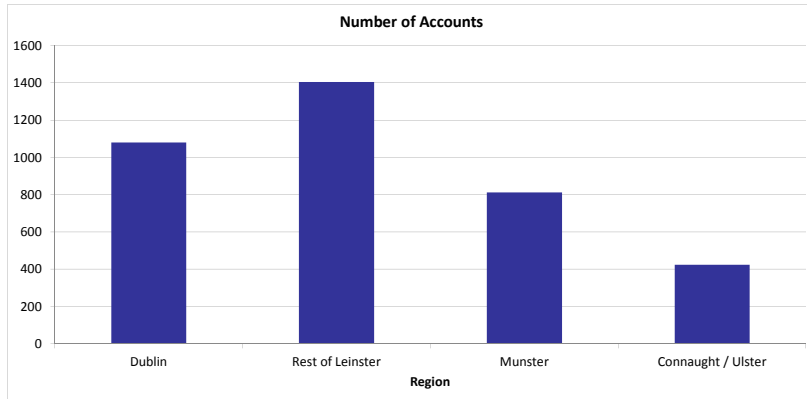
9. Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
CARLOW	64	1.72%	9,756,099	1.55%
CAVAN	43	1.15%	6,870,426	1.09%
CLARE	91	2.44%	13,565,202	2.16%
CORK	335	9.00%	56,174,056	8.93%
DONEGAL	50	1.34%	6,218,384	0.99%
DUBLIN	1,080	29.01%	208,392,725	33.11%
GALWAY	114	3.06%	17,358,294	2.76%
KERRY	51	1.37%	7,666,694	1.22%
KILDARE	239	6.42%	44,900,416	7.13%
KILKENNY	105	2.82%	16,070,261	2.55%
LAOIS	107	2.87%	16,127,065	2.56%
LEITRIM	14	0.38%	1,927,925	0.31%
LIMERICK	103	2.77%	16,463,985	2.62%
LONGFORD	28	0.75%	3,962,256	0.63%
LOUTH	195	5.24%	29,974,952	4.76%
MAYO	70	1.88%	10,716,491	1.70%
MEATH	160	4.30%	29,778,712	4.73%
MONAGHAN	46	1.24%	6,276,032	1.00%
OFFALY	98	2.63%	13,875,722	2.20%
ROSCOMMON	41	1.10%	5,784,624	0.92%
SLIGO	47	1.26%	6,878,072	1.09%
TIPPERARY	91	2.44%	12,580,598	2.00%
WATERFORD	142	3.81%	19,326,052	3.07%
WESTMEATH	72	1.93%	10,495,846	1.67%
WEXFORD	148	3.98%	23,918,081	3.80%
WICKLOW	189	5.08%	34,257,529	5.44%
Total	3,723	100.00%	629,316,498	100.00%

10. 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	62	1.76%	9,558,872	1.61%	2	1.03%	197,227	0.56%
CAVAN	43	1.22%	6,870,426	1.16%	0	0.00%	0	0.00%
CLARE	89	2.52%	13,365,510	2.25%	2	1.03%	199,692	0.57%
CORK	318	9.01%	53,031,609	8.92%	17	8.76%	3,142,446	8.96%
DONEGAL	49	1.39%	6,133,331	1.03%	1	0.52%	85,053	0.24%
DUBLIN	1,000	28.34%	192,586,749	32.41%	80	41.24%	15,805,975	45.05%
GALWAY	106	3.00%	16,401,576	2.76%	8	4.12%	956,718	2.73%
KERRY	44	1.25%	6,193,779	1.04%	7	3.61%	1,472,916	4.20%
KILDARE	231	6.55%	43,288,511	7.28%	8	4.12%	1,611,905	4.59%
KILKENNY	100	2.83%	15,226,755	2.56%	5	2.58%	843,505	2.40%
LAOIS	106	3.00%	15,959,926	2.69%	1	0.52%	167,139	0.48%
LEITRIM	13	0.37%	1,854,393	0.31%	1	0.52%	73,532	0.21%
LIMERICK	98	2.78%	14,517,407	2.44%	5	2.58%	1,946,578	5.55%
LONGFORD	28	0.79%	3,962,256	0.67%	0	0.00%	0	0.00%
LOUTH	188	5.33%	29,341,203	4.94%	7	3.61%	633,749	1.81%
MAYO	62	1.76%	9,473,125	1.59%	8	4.12%	1,243,367	3.54%
MEATH	153	4.34%	28,204,685	4.75%	7	3.61%	1,574,027	4.49%
MONAGHAN	43	1.22%	5,828,500	0.98%	3	1.55%	447,532	1.28%
OFFALY	94	2.66%	12,966,967	2.18%	4	2.06%	908,756	2.59%
ROSCOMMON	40	1.13%	5,764,122	0.97%	1	0.52%	20,502	0.06%
SLIGO	46	1.30%	6,799,159	1.14%	1	0.52%	78,913	0.22%
TIPPERARY	89	2.52%	12,462,735	2.10%	2	1.03%	117,863	0.34%
WATERFORD	136	3.85%	18,620,572	3.13%	6	3.09%	705,480	2.01%
WESTMEATH	69	1.96%	10,011,202	1.68%	3	1.55%	484,644	1.38%
WEXFORD	139	3.94%	22,977,544	3.87%	9	4.64%	940,537	2.68%
WICKLOW	183	5.19%	32,826,292	5.52%	6	3.09%	1,431,237	4.08%
Total	3,529	100.00%	594,227,207	100.00%	194	100.00%	35,089,292	100.00%

11. Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	1,080	29.01%	208,392,725	33.11%
Cork	335	9.00%	56,174,056	8.93%
Galway	114	3.06%	17,358,294	2.76%
Limerick	103	2.77%	16,463,985	2.62%
Waterford	142	3.81%	19,326,052	3.07%
Other	1,949	52.35%	311,601,386	49.51%
Total	3,723	100.00%	629,316,498	100.00%



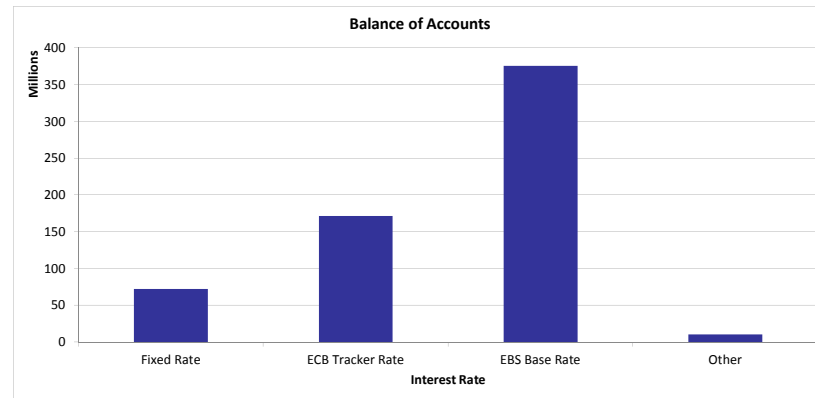
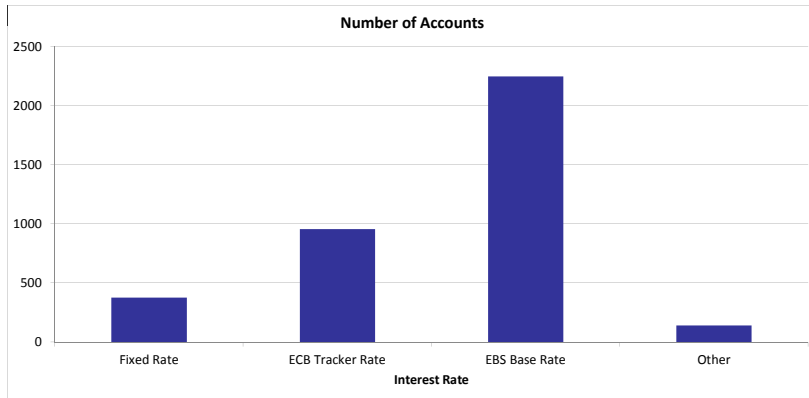
12. Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	1,080	29.01%	208,392,725	33.11%
Rest of Leinster	1,405	37.74%	233,116,938	37.04%
Munster	813	21.84%	125,776,589	19.99%
Connaught / Ulster	425	11.42%	62,030,247	9.86%
Total	3,723	100.00%	629,316,498	100.00%



13. Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	376	10.10%	72,127,326	11.46%
ECB Tracker Rate	957	25.71%	171,395,739	27.24%
EBS Base Rate	2,248	60.38%	375,365,412	59.65%
Other***	142	3.81%	10,428,020	1.66%
Total	3,723	100.00%	629,316,498	100.00%

13a. Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	376	2.95
ECB Tracker Rate	957	1.09
EBS Base Rate	2,248	3.23
Other***	142	0.00

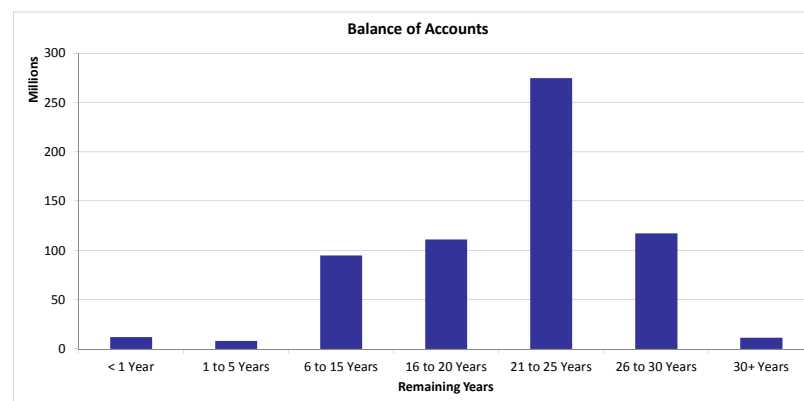
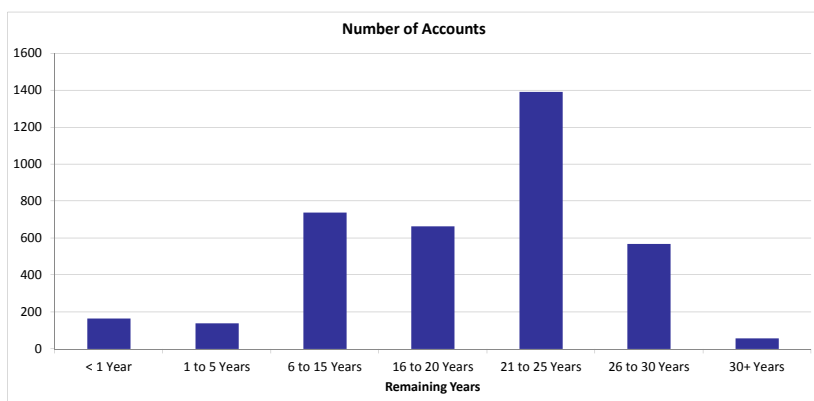
\*\*\* Other refers to loans on zero interest rate. These loans are subject to this interest rate in accordance with the EBS Mortgage Arrears Resolution Strategy as it applies to "Split Loans". The entire mortgage debt of the non interest bearing portion of a "Split Loan" is recorded against the Principal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



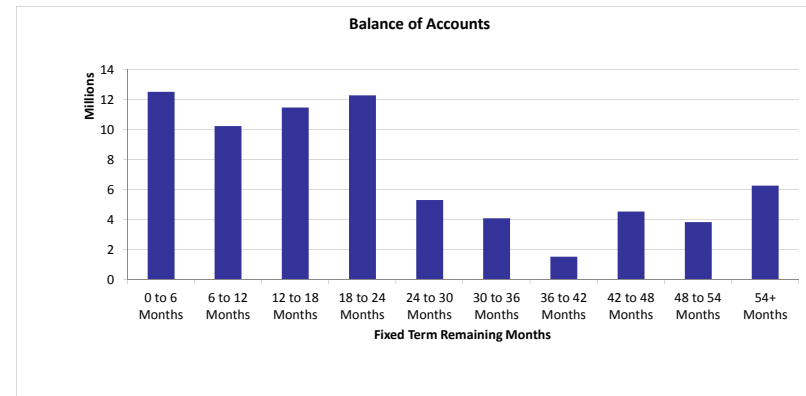
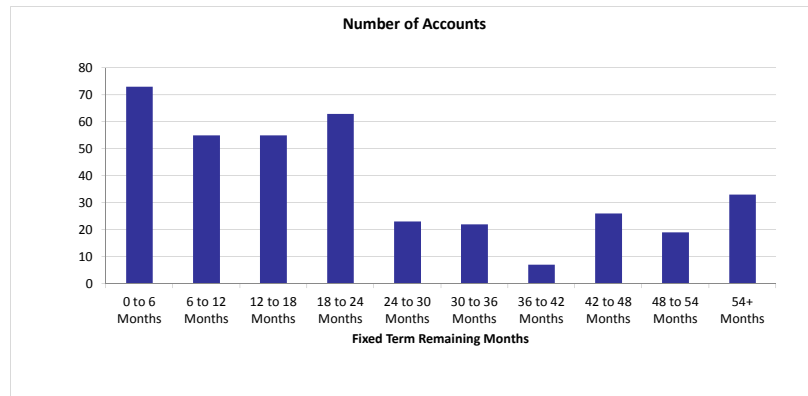


**14. Remaining Years**

Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Year	165	4.43%	11,920,191	1.89%
1 to 5 Years	139	3.73%	7,972,968	1.27%
6 to 15 Years	738	19.82%	94,845,104	15.07%
16 to 20 Years	663	17.81%	111,242,467	17.68%
21 to 25 Years	1,392	37.39%	274,832,767	43.67%
26 to 30 Years	569	15.28%	117,217,124	18.63%
30+ Years	57	1.53%	11,285,878	1.79%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>
<i>Weighted Average Remaining Years</i>			21.28	

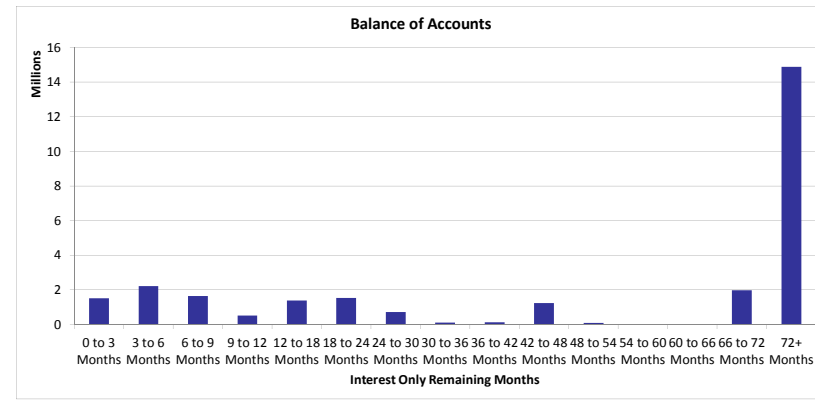
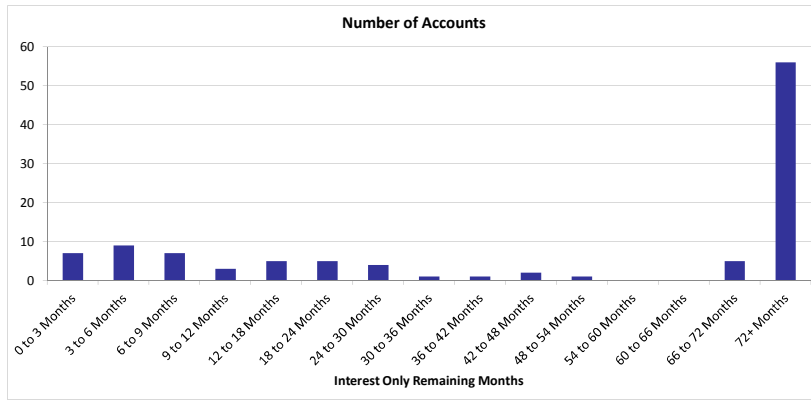


15. Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	73	17.36%	12,522,279	17.36%
6 to 12 Months	55	14.20%	10,244,868	14.20%
12 to 18 Months	55	15.91%	11,478,781	15.91%
18 to 24 Months	63	17.05%	12,294,548	17.05%
24 to 30 Months	23	7.35%	5,303,705	7.35%
30 to 36 Months	22	5.68%	4,095,267	5.68%
36 to 42 Months	7	2.12%	1,531,696	2.12%
42 to 48 Months	26	6.29%	4,538,760	6.29%
48 to 54 Months	19	5.32%	3,838,983	5.32%
54+ Months	33	8.70%	6,278,439	8.70%
<b>Total</b>	<b>376</b>	<b>100.00%</b>	<b>72,127,326</b>	<b>100.00%</b>
<i>Weighted Fixed Term Remaining Months</i>			23.40	



<b>16. Principal Repayments Holiday Status</b>				
Principal Repayments Holiday Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Y	106	4.46%	28,086,884	4.46%
N	3,617	95.54%	601,229,614	95.54%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498</b>	<b>100.00%</b>

<b>16a. Principal Repayments Holiday Remaining Term</b>				
Principal Repayments Holiday Remaining Term	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 3 Months	7	6.60%	1,526,981	5.44%
3 to 6 Months	9	8.49%	2,221,085	7.91%
6 to 9 Months	7	6.60%	1,658,225	5.90%
9 to 12 Months	3	2.83%	533,125	1.90%
12 to 18 Months	5	4.72%	1,400,438	4.99%
18 to 24 Months	5	4.72%	1,534,533	5.46%
24 to 30 Months	4	3.77%	730,857	2.60%
30 to 36 Months	1	0.94%	122,500	0.44%
36 to 42 Months	1	0.94%	144,439	0.51%
42 to 48 Months	2	1.89%	1,240,000	4.41%
48 to 54 Months	1	0.94%	99,605	0.35%
54 to 60 Months	0	0.00%	0	0.00%
60 to 66 Months	0	0.00%	0	0.00%
66 to 72 Months	5	4.72%	1,983,160	7.06%
72+ Months	56	52.83%	14,891,935	53.02%
<b>Total</b>	<b>106</b>	<b>100.00%</b>	<b>28,086,884</b>	<b>100.00%</b>
<b>Weighted Principal Repayments Holiday Remaining Term</b>			<b>92.97</b>	



17. Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Homeloan	3,529	94.42%	594,227,207	94.42%
Retail BTL	194	5.58%	35,089,292	5.58%
Commercial BTL	0	0.00%	0	0.00%
Commercial	0	0.00%	0	0.00%
<b>Total</b>	<b>3,723</b>	<b>100.00%</b>	<b>629,316,498.23</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

##### (l) 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 40years

(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 Debt 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.