

EBS Mortgage Finance - Covered Bond Programme

Covered Bonds / Ireland

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Reporting as of:

31/03/2016

All amounts in EUR (unless otherwise specified)

For information on how to read this report, see the latest
Moody's Global Covered Bond Monitoring Overview

Data as provided to Moody's Investors Service (note 1)

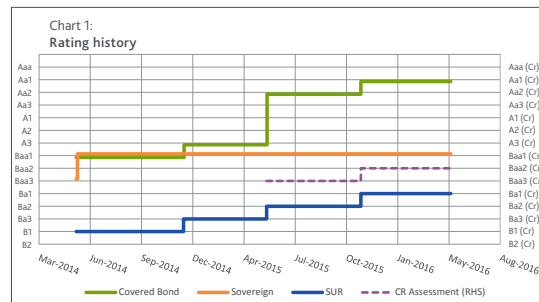
I. Programme Overview

Overview

Year of initial rating assignment:	2008
Total outstanding liabilities:	EUR 2,175,000,000
Total assets in the Cover Pool:	EUR 4,176,741,848
Issuer name / CR Assessment:	EBS Mortgage Finance / n/a n/a
Group or parent name / CR Assessment:	EBS Ltd / Baa2(cr)
Main collateral type:	Residential

Ratings

Covered bonds rating:	Aa1
Entity used in Moody's EL & TPI analysis:	EBS Ltd
CB anchor:	CR Assessment + 1 notch
CR Assessment:	Baa2(cr)
Adjusted BCA:	n/a
SUR:	Ba1
Unsecured claim used for Moody's EL analysis:	Yes



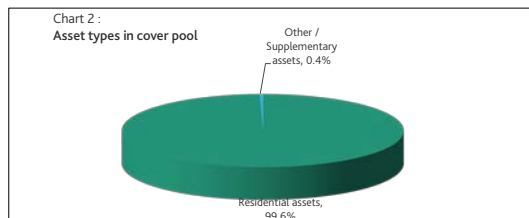
II. Value of the Cover Pool

Collateral quality

Collateral Score:	5.0%
Collateral Score excl. systemic risk:	n/d

Cover Pool losses

Collateral Risk (Collateral Score post-haircut):	3.4%	21%
Market Risk:	12.7%	79%
	16.1%	(100%)



III. Over-Collateralisation Levels

(notes 2 & 3)

Over-Collateralisation (OC) figures presented below can include Eligible and Non-Eligible collateral. Over-collateralisation levels are provided on a "Prudent Market Value" (PMV) basis with the exception of current OC (nominal basis). NPV stress test where stressed: n/a

Current situation

Committed OC:	5.0%
Current OC:	92.0%
OC consistent with current rating (note 4):	9.5%

Sensitivity scenario CB anchor

OC consistent with current rating		
Scenario 1: CB anchor is lowered by	1 notch	11.0%

IV. Timely Payment Indicator & TPI Leeway

Timely Payment Indicator (TPI):	Probable
TPI Leeway:	0

Extract from TPI table - CB anchor is CR Assessment + 1 notch

CR Assessment	Probable
A2(cr)	Aaa
A3(cr)	Aaa
Baa1(cr)	Aaa
Baa2(cr)	Aa1
Baa3(cr)	Aa2
Ba1(cr)	A1
Ba2(cr)	A2-Baa1
Ba3(cr)	A3-Baa2

Legal framework

Does a specific covered bond law apply for this programme:	Yes, Ireland
Main country in which collateral is based:	Ireland
Country in which issuer is based:	Ireland

Timely payment

Refinancing period for principal payments of 6 months or greater:	Yes
Liquidity reserve to support timely payments on all issuances:	Yes Funded

(note 1) The data reported in this PO is based on information provided by the issuer and may include certain assumptions made by Moody's. Moody's accepts no responsibility for the information provided to it and, whilst it believes the assumptions it has made are reasonable, cannot guarantee that they are or will remain accurate. Although Moody's encourages all issuers to provide reporting data in a consistent manner, there may be differences in the way that certain data is categorised by issuers. The data reporting template (which Issuers are requested to use) is available on request.

(note 2) This assumes the Covered Bonds rating is not constrained by the TPI. Also to the extent rating assumptions change following a downgrade or an upgrade of the Issuer, the necessary OC stated here may also change. This is especially significant in the case of Issuers currently rated A2 or A3, as the necessary OC following a 1 notch downgrade may then be substantially higher than the amount suggested here as market risks are considered more critically by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at Moody's discretion.

(note 3) This is the minimum OC calculated to be consistent with the current rating under Moody's expected loss model. However, the level of OC consistent with a given rating level may differ from this amount where ratings are capped under the TPI framework and, for example, where committee discretion is applied.

(note 4) The OC consistent with the current rating is the minimum level of over-collateralisation which is necessary to support the covered bond rating at its current level on the basis of the pool as per the cut-off date. The sensitivity run is based on certain assumptions, including that the Covered Bonds rating is not constrained by the TPI. Further, this sensitivity run is a model output only and therefore a simplification as it does not take into account certain assumptions that may change as an issuer is downgraded, and as a result the actual OC number consistent with the current rating may be higher than shown. The OC required may also differ from the model output in situations when committee discretion is applied. In any event, the OC amounts stated here are subject to change at any time at Moody's discretion.

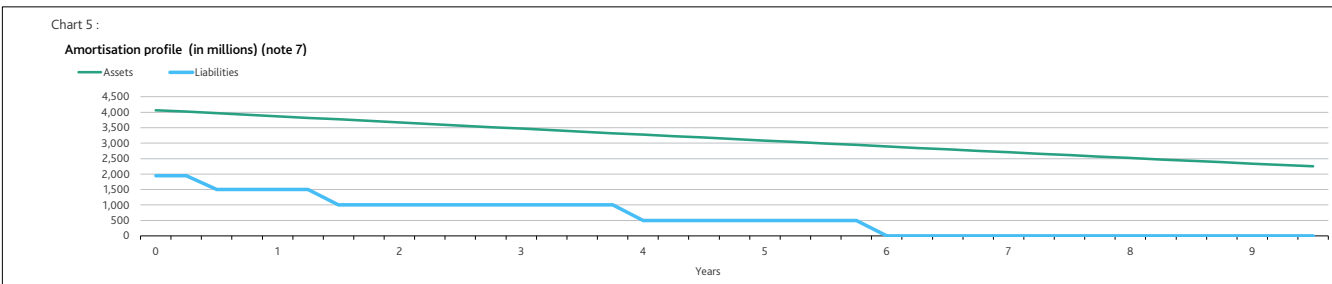
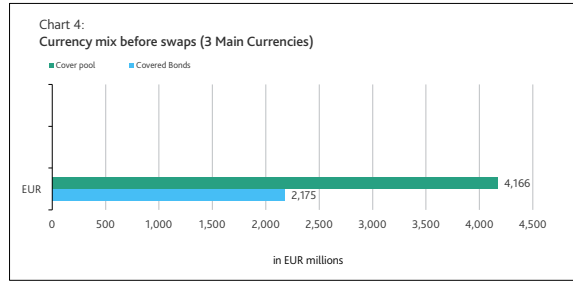
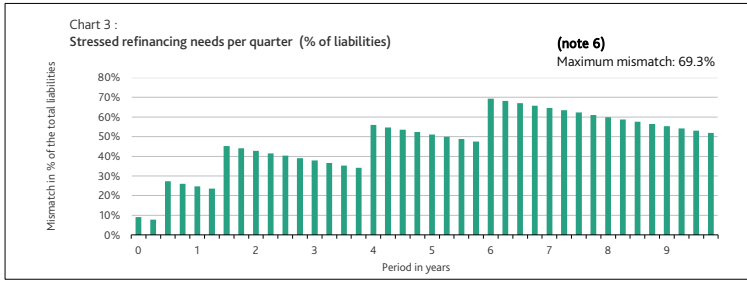
V. Asset Liability Profile

Interest Rate & Duration Mismatch (note 5)

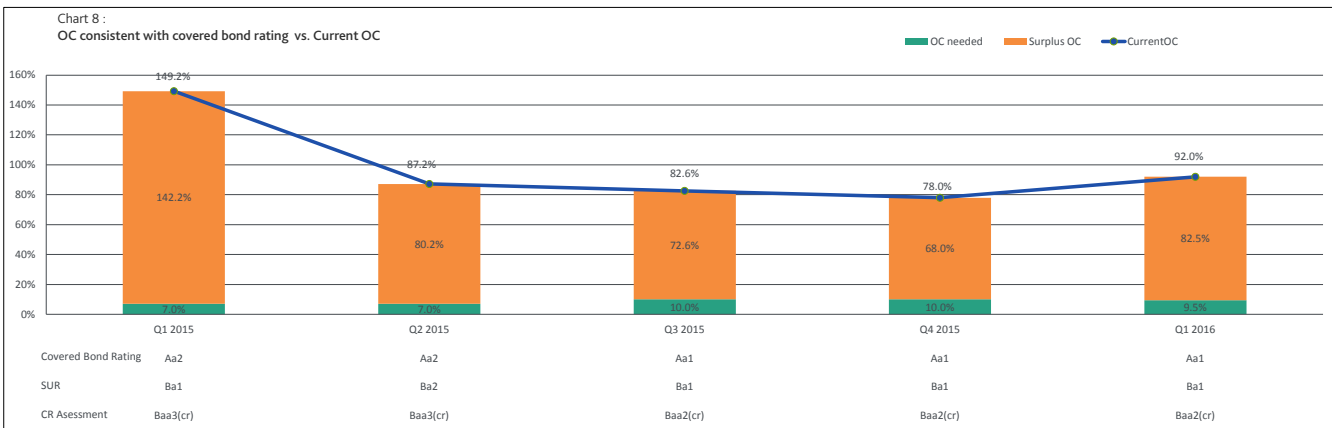
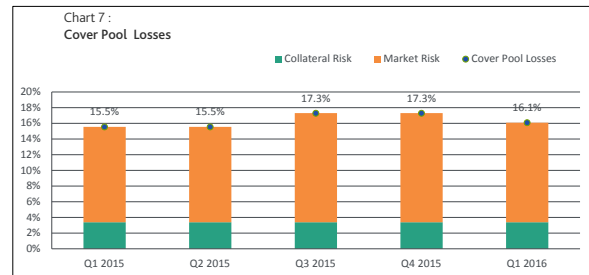
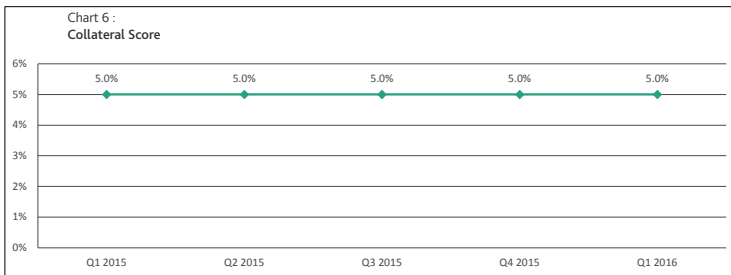
Fixed rate assets in the cover pool:	5.1%
Fixed rate covered bonds outstanding:	0.0%
WAL of outstanding covered bonds:	3.0 years
WAL of the cover pool:	11.6 years

Swap Arrangements

Interest rate swap(s) in the Cover Pool:	Yes
Intra-group interest rate swap(s) provider(s):	Yes
Currency swap(s) in the Cover Pool:	No
Intra-group currency swap(s) provider(s):	No



VI. Performance Evolution



This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on www.moody.com for the most updated credit rating action information and rating history.

(note 5) This assumes no prepayment.

(note 6) Based on principal flows only. Assumptions include no prepayments, principal collections limited to the portion of assets that make up the amount of the liabilities plus committed OC, no further CB issuance and no further assets added to the cover pool.

(note 7) Assumptions include swaps in place in Cover Pool, no prepayment and no further CB issuance.

VII. Cover Pool Information - Residential Assets

Overview

Asset type:	Residential
Asset balance:	4,160,290,608
Average loan balance:	107,468
Number of loans:	38,712
Number of borrowers:	29,800
Number of properties:	30,022
WA remaining term (in months):	248
WA seasoning (in months):	111

Details on LTV

WA unindexed LTV (*):	62.4%
WA indexed LTV:	75.3%
Valuation type:	Market Value
LTV threshold:	75.0%
Junior ranks:	n/d
Prior ranks:	0.0%

n/d: information not disclosed by Issuer
n/a: information not applicable

Specific Loan and Borrower characteristics

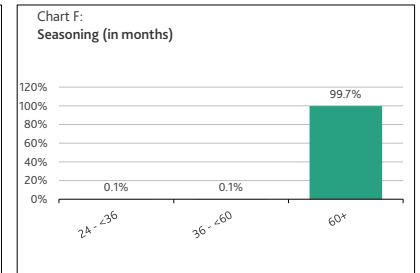
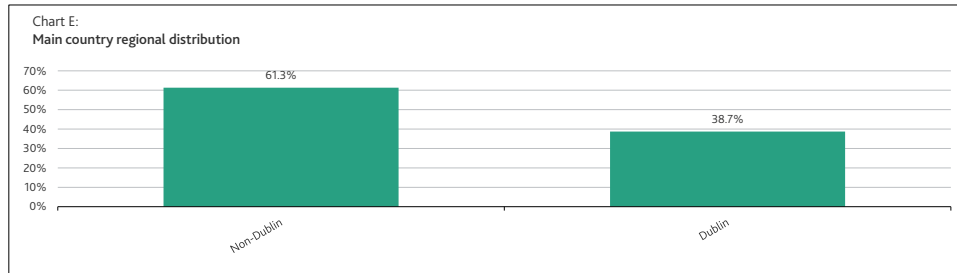
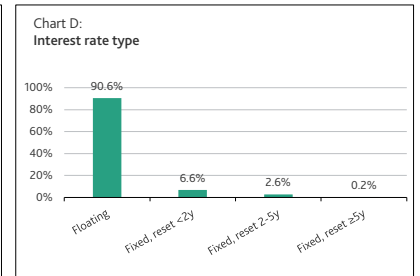
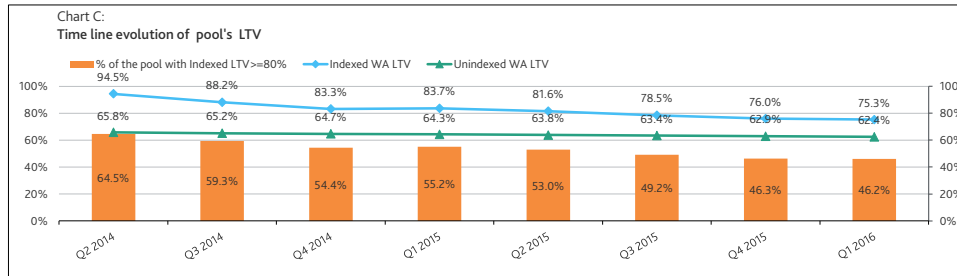
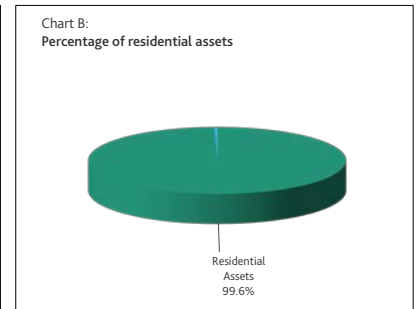
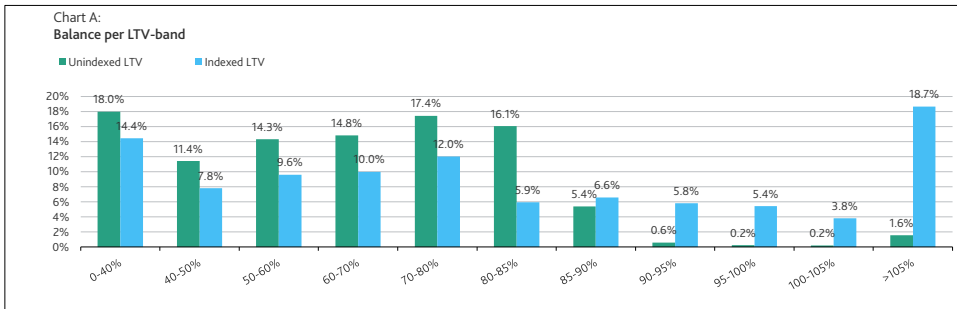
Loans with an external guarantee in addition to a mortgage:	n/a
Interest only Loans:	0.1%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.1%
Limited income verified:	0.0%
Adverse credit characteristics (**):	0.0%

Performance

Loans in arrears (≥ 2months - < 6months):	0.6%
Loans in arrears (≥ 6months - < 12months):	0.2%
Loans in arrears (≥ 12months):	0.0%
Loans in a foreclosure procedure:	0.0%

Multi-Family Properties

Loans to tenants of tenant-owned Housing Cooperatives:	n/a
Other type of Multi-Family loans (***):	n/a



(note *) may be based on property value at time of origination or further advance or borrower refinancing.
(note **) Typically borrowers with a previous personal bankruptcy or borrowers with record of court claims against them at time of origination.
(note ***) This "other" type refers to loans directly to Housing Cooperatives and to Landlords of Multi-Family properties (not included in Buy to Let).

Appendix 1: Liabilities Information: Last 50 Issuances

ISIN	Series Number	Currency	Outstanding Amount	Issuance Date	Expected Maturity	Legal Final Maturity	Interest Rate Type	Coupon	Principal Payment
XS1245821563	EBS MF SERIES 14	EUR	500,000,000	12/06/2015	12/06/2020	12/06/2021	Floating rate	1 month Euribor + 35 bps	BULLETT
XS1245821647	EBS MF SERIES 15	EUR	500,000,000	12/06/2015	12/06/2022	12/06/2023	Floating rate	1 month Euribor + 50 bps	BULLETT
XS0994526175	EBS MF SERIES 13	EUR	225,000,000	15/11/2013	24/05/2016	15/06/2016	Floating rate	1 month Euribor + 130 bps	BULLETT
XS0868354878	EBS MF SERIES 11	EUR	500,000,000	19/12/2012	19/12/2017	19/12/2018	Floating rate	1 month Euribor + 200 bps	BULLETT
XS0869121987	EBS MF SERIES 12	EUR	300,000,000	19/12/2012	19/12/2016	19/12/2017	Floating rate	1 month Euribor + 200 bps	BULLETT
XS0712183333	EBS MF SERIES 09	EUR	150,000,000	25/11/2011	25/11/2016	25/11/2017	Floating rate	1 month Euribor + 200 bps	BULLETT

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