


### EBS Mortgage Finance - Mortgage Covered Bonds

#### Covered Bonds / Ireland

<b>Contacts</b>  <b>Monitoring</b> <b>Client Service Desk</b>	Hogan, John - +44 (207) 772-5260 - John.Hogan@moodys.com Riehm, Johannes - +49 (697) 073-0917 - Johannes.Riehm@moodys.com  Monitor.CB@moodys.com London: +44 20 7772-5454, csdlondon@moodys.com	 Click on the icon to download data into Excel & to see Glossary of terms used Click <a href="#">here</a> to access the covered bond programme webpage on moodys.com
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Reporting as of: 31/03/2019 All amounts in EUR (unless otherwise specified)

For information on how to read this report, see the latest Moody's Covered Bonds Sector Update

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

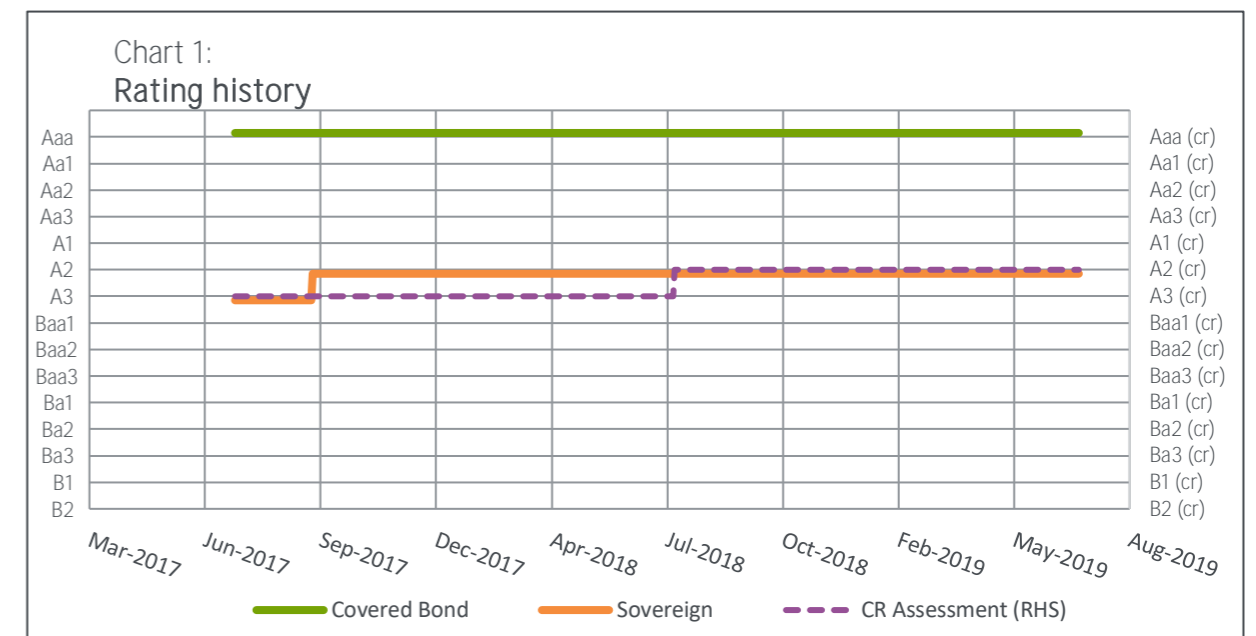
#### I. Programme Overview

##### Overview

Year of initial rating assignment:		2008
Total outstanding liabilities:	EUR	2,500,000,000
Total assets in the Cover Pool:	EUR	3,278,349,158
Issuer name / CR Assessment:	EBS Mortgage Finance / Unrated	
Group or parent name / CR Assessment:	EBS d.a.c. / A2(cr)	
Main collateral type:	Residential	

##### Ratings

Covered bonds rating:	Aaa
Entity used in Moody's EL & TPI analysis:	EBS d.a.c.
CB anchor:	CR Assessment + 1 notch
CR Assessment:	A2(cr)
SUR:	Unrated
Unsecured claim used for Moody's EL analysis:	Yes



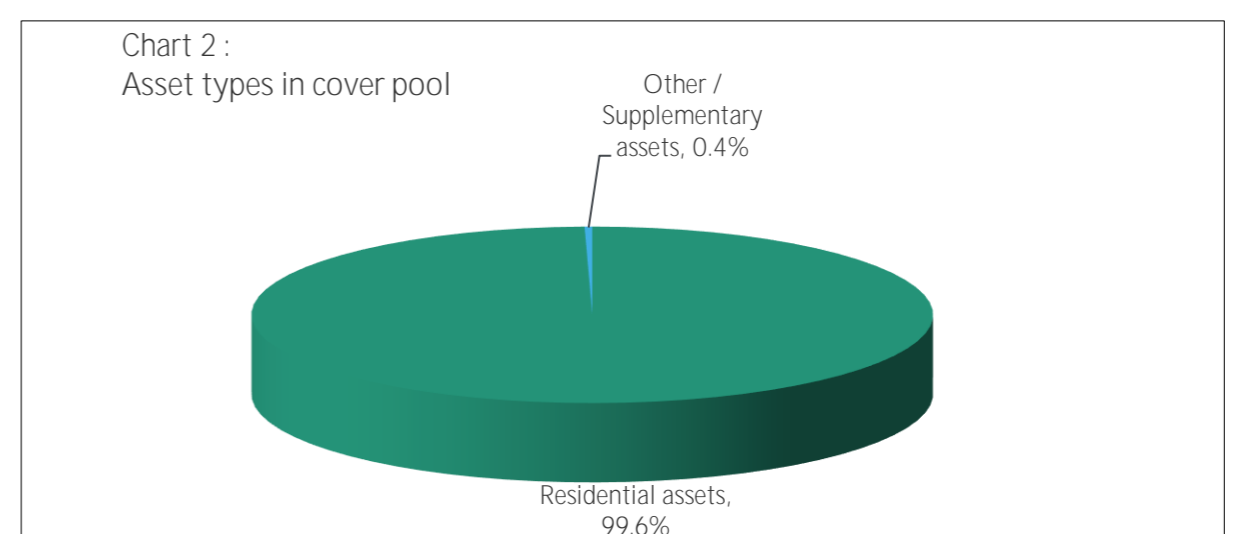
#### II. Value of the Cover Pool

##### 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:	13.0%	79%
	16.3%	(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)

##### Current situation

Committed OC (Nominal):	5.0%
Current OC:	31.1%
OC consistent with current rating (note 4)	10.0%

##### Sensitivity scenario CB anchor

OC consistent with current rating		
Scenario 1: CB anchor is lowered by	1 notch	13.0%

#### IV. Timely Payment Indicator & TPI Leeway

Timely Payment Indicator (TPI):	Probable
TPI Leeway:	2

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

CR Assessment	Probable
Aa2(cr)	Aaa
Aa3(cr)	Aaa
A1(cr)	Aaa
A2(cr)	Aaa
A3(cr)	Aaa
Baa1(cr)	Aaa
Baa2(cr)	Aa1
Baa3(cr)	Aa2

##### 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 CR assessments of A3(cr) or Baa1(cr), 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.

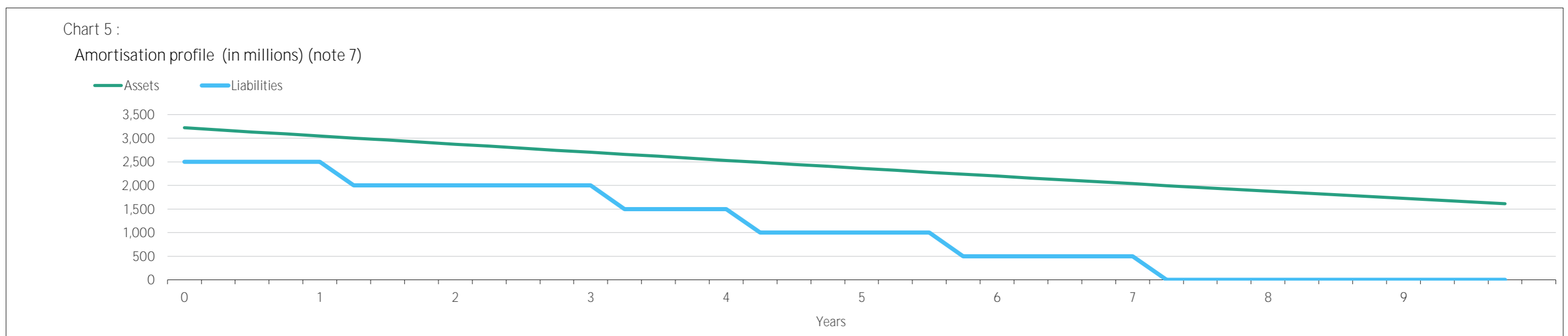
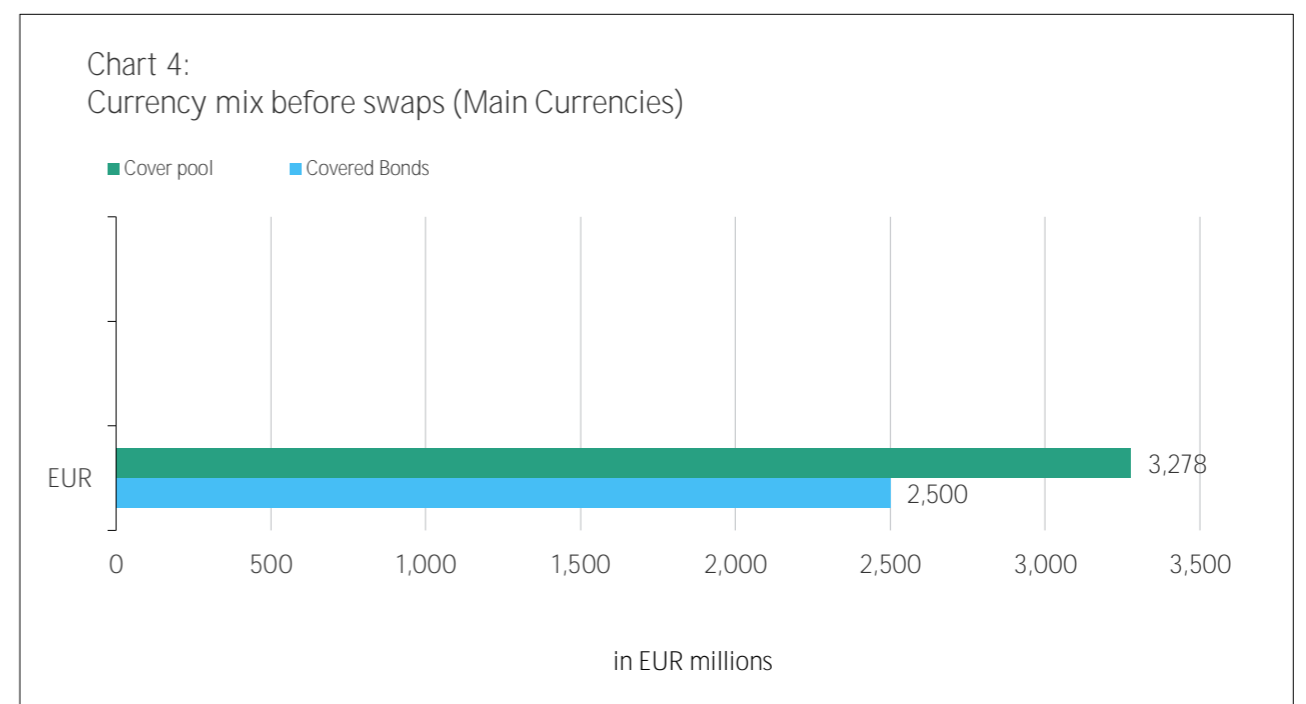
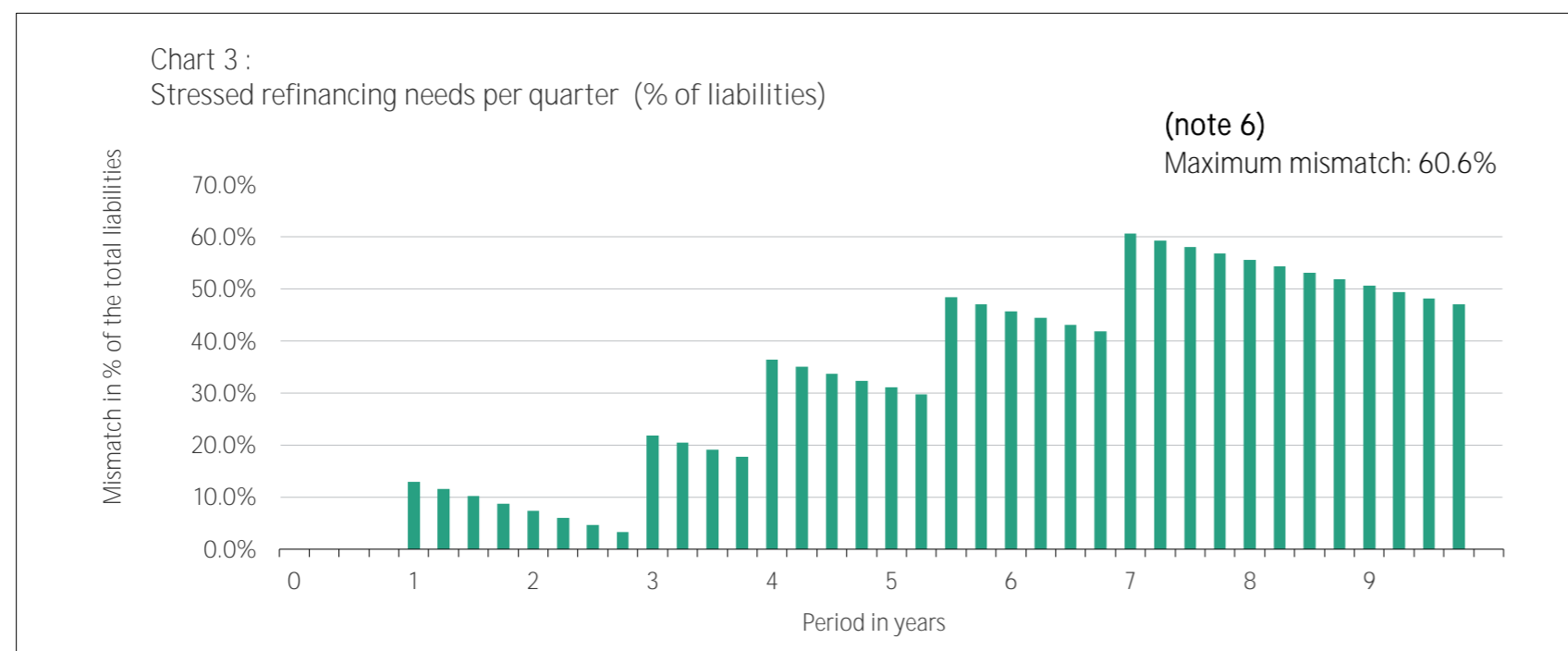
## V. Asset Liability Profile

### Interest Rate & Duration Mismatch (note 5)

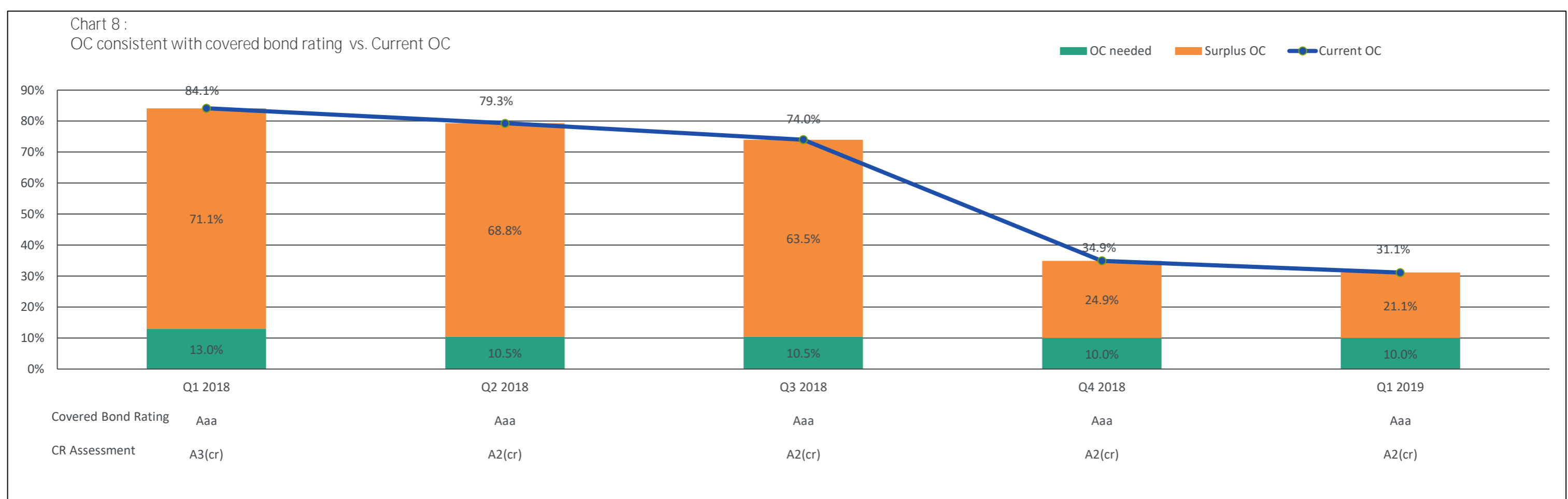
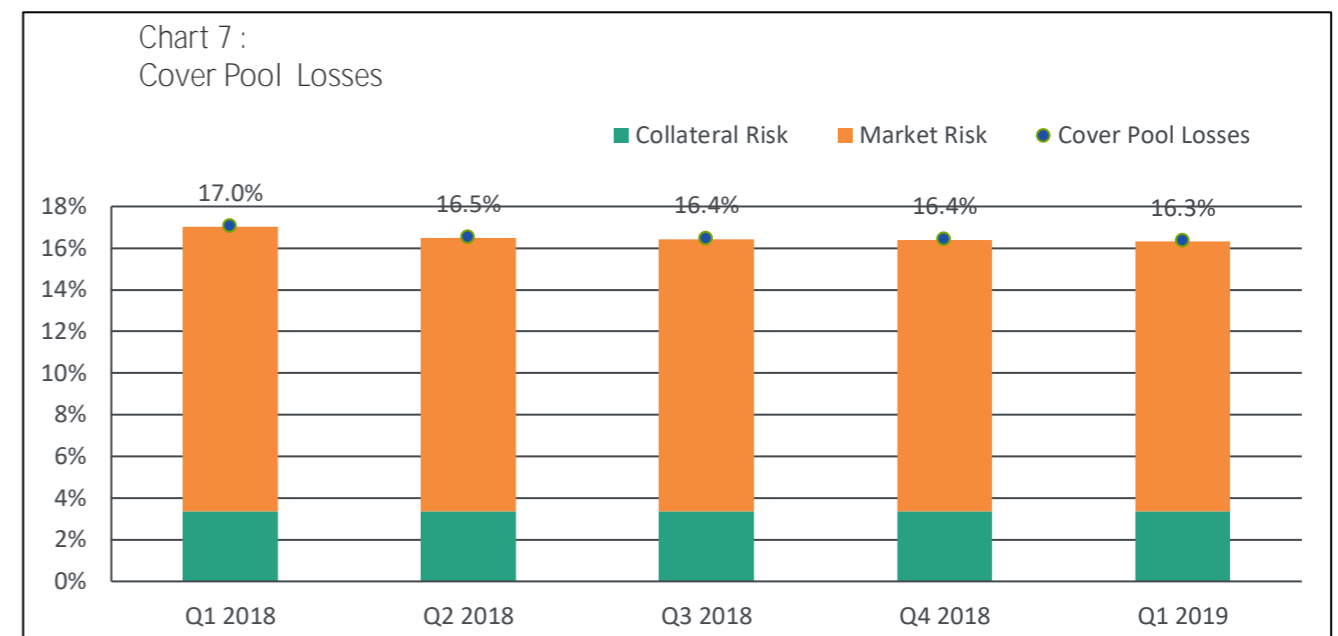
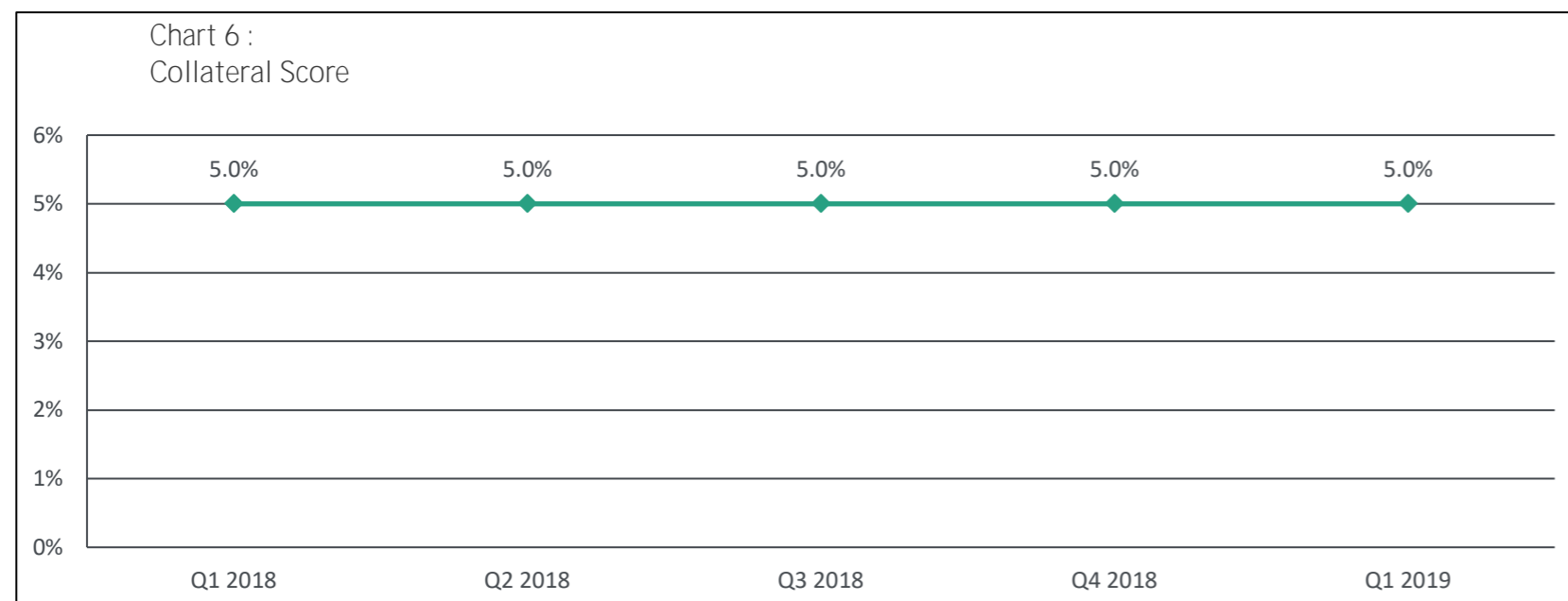
Fixed rate assets in the cover pool:	20.4%
Fixed rate covered bonds outstanding:	0.0%
WAL of outstanding covered bonds:	4.3 years
WAL of the cover pool:	10.3 years

### 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's.com](http://www.moody's.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 no swap in place in Cover Pool, no prepayment and no further CB issuance.

VII. Cover Pool Information - Residential Assets

Overview

Asset type:	Residential
Asset balance:	3,266,427,777
Average loan balance:	104,939
Number of loans:	31,127
Number of borrowers:	24,736
Number of properties:	24,878
WA remaining term (in months):	225
WA seasoning (in months):	144

Details on LTV

WA unindexed LTV (*)	59.0%
WA Indexed LTV:	57.3%
Valuation type:	Market Value
LTV threshold:	75.0%
Junior ranks:	n/d
Prior ranks:	0.0%

Specific Loan and Borrower characteristics

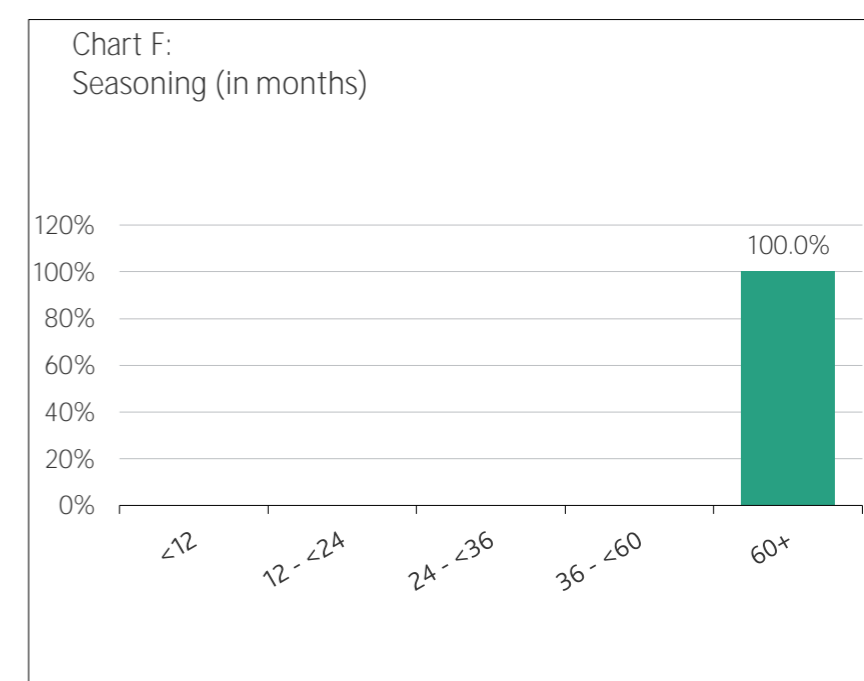
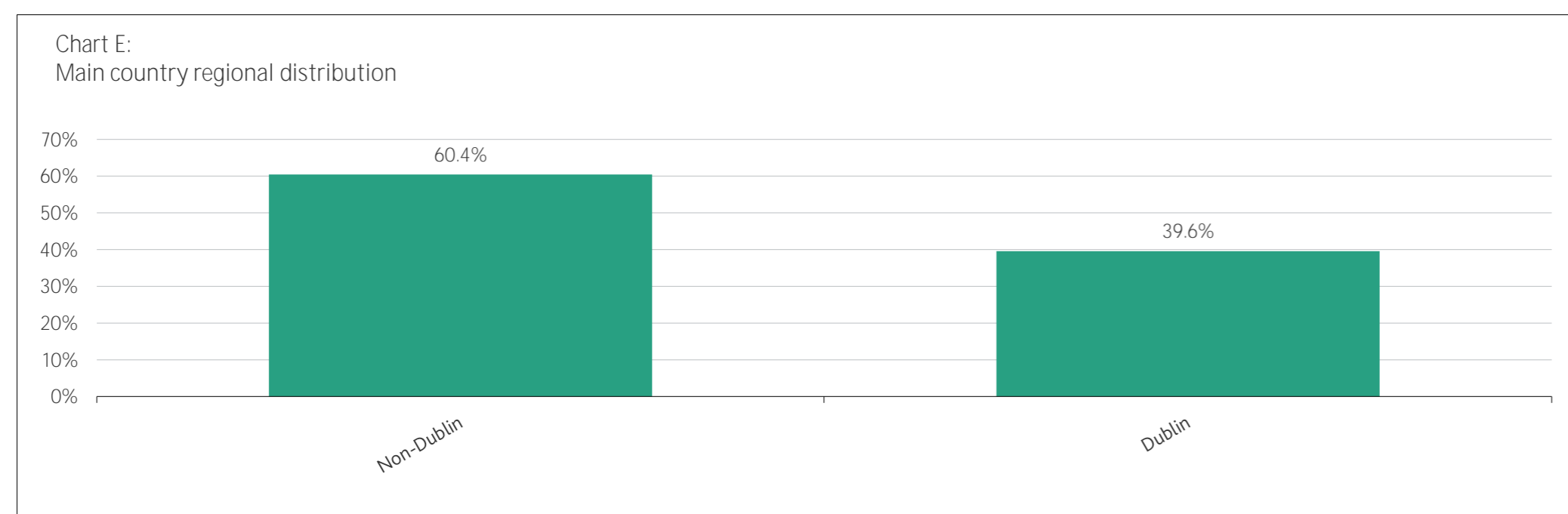
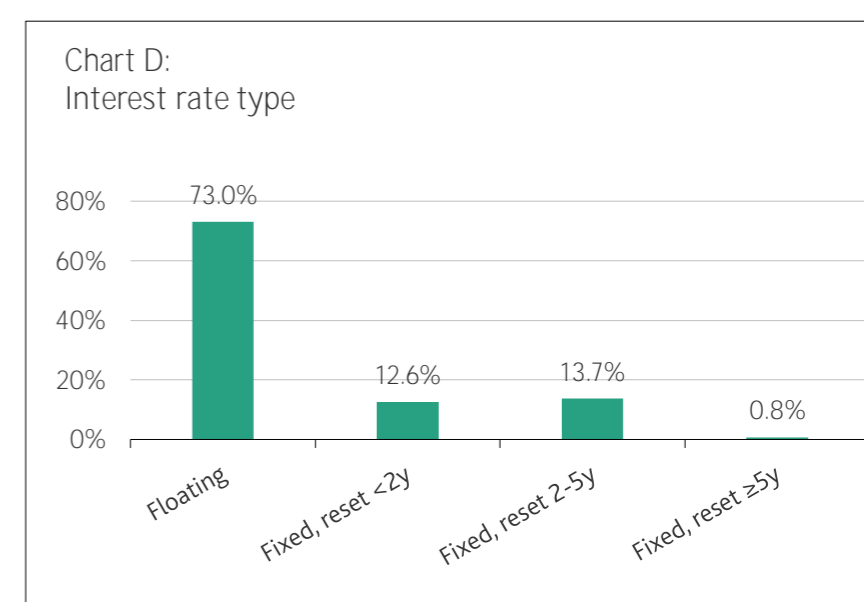
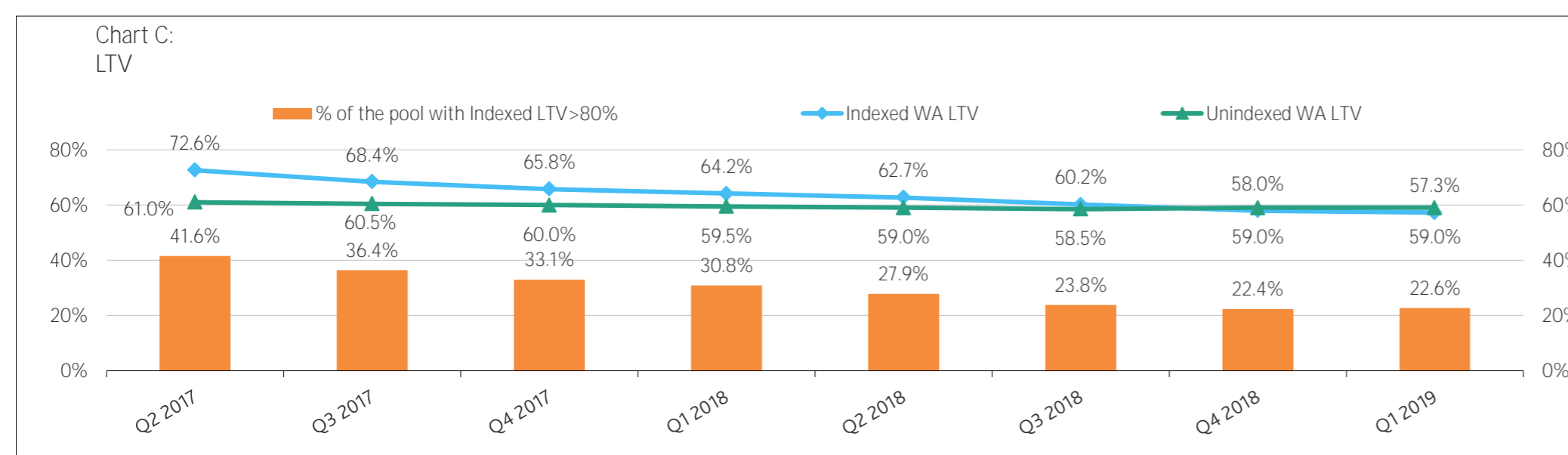
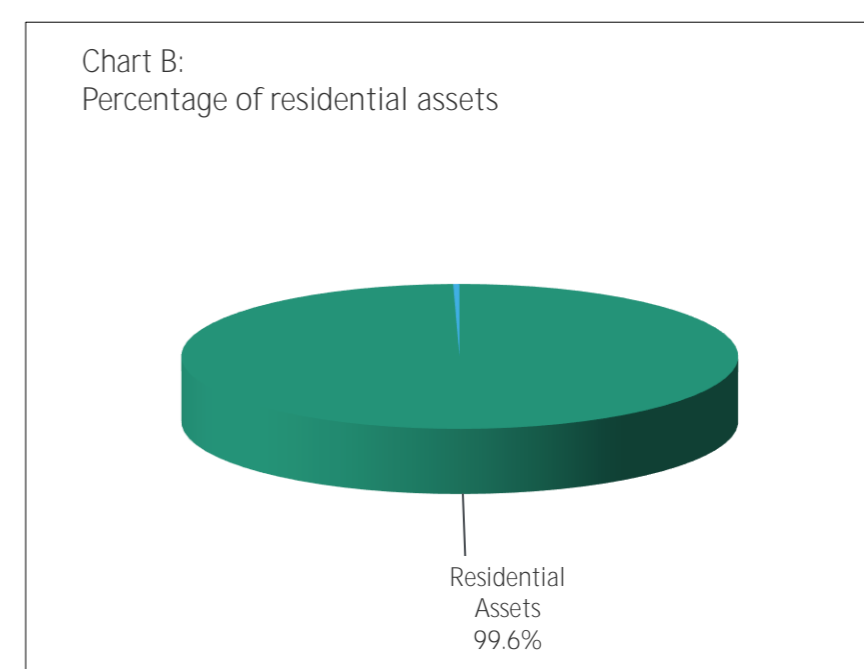
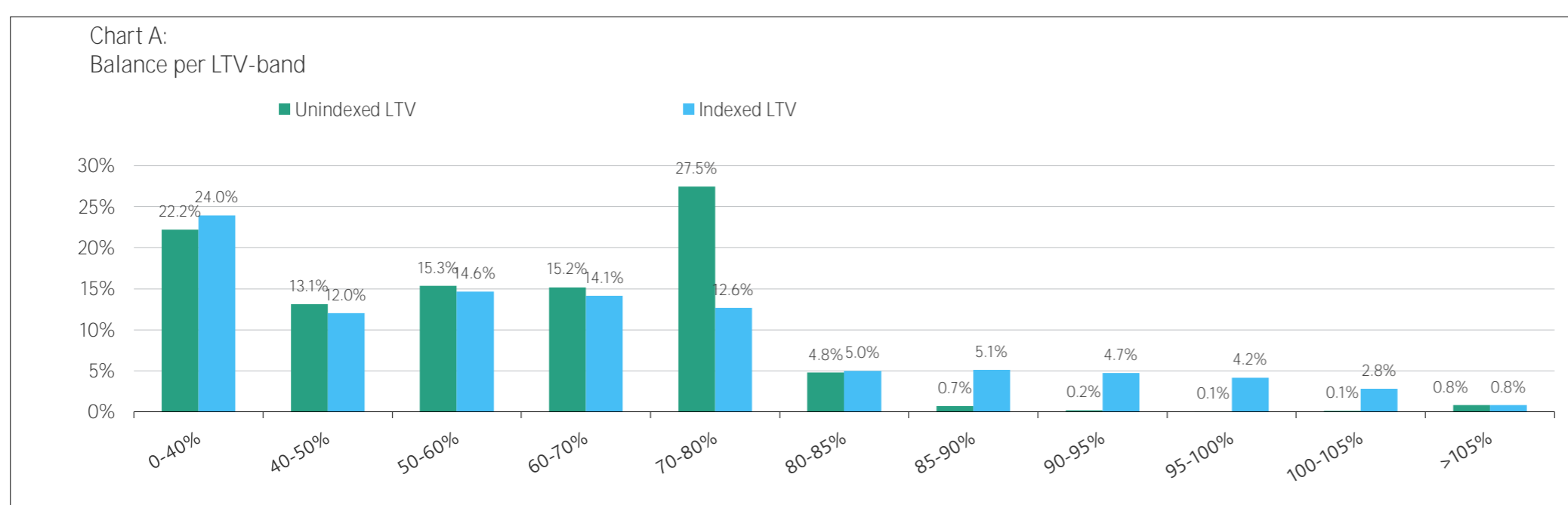
Loans with an external guarantee in addition to a mortgage:	n/d
Interest only Loans	0.0%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.2%
Limited income verified:	0.0%
Adverse credit characteristics (**)	0.0%

Performance

Loans in arrears (≥ 2months - < 6months):	0.6%
Loans in arrears (≥ 6months - < 12months):	0.0%
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).

VIII. Swap Information

Counterparty	Type	Notional Amount	Collateral trigger	Replacement Trigger
<b>Total</b>	<b>Total</b>	<b>2,735,789,349</b>		
	Currency	-		
	Interest rate	2,735,789,349		
<b>EBS</b>	<b>Subtotal</b>	<b>2,735,789,349</b>		
	Currency	-		
	Interest rate	2,735,789,349	A1/P1	A3/P2

IX. Liabilities Information: Last 50 Issuances

ISIN	Series Number	Currency	Outstanding Amount	Issuance Date	Expected Maturity	Legal Final Maturity	Interest Rate Type	Coupon	Principal Payment
XS1923627506	EBS MF SERIES 18	EUR	500,000,000	19/12/2018	19/06/2026	19/06/2027	Floating rate	1 month Euribor + 75 bps	BULLET
XS1729160074	EBS MF SERIES 17	EUR	500,000,000	29/11/2017	29/11/2024	29/11/2025	Floating rate	1 month Euribor + 75 bps	BULLET
XS1437008870	EBS MF SERIES 16	EUR	500,000,000	22/06/2016	22/06/2023	22/06/2024	Floating rate	1 month Euribor + 60 bps	BULLET
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	BULLET
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	BULLET



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