


EBS Mortgage Finance - Mortgage Covered Bonds

Covered Bonds / Ireland

Contacts	Millon, Paul - +44 (207) 772-1379 - Paul.Millon@moodys.com Kumar, Kiran - +91 (806) 113-3659 - Kiran.Kumar3@moodys.com	 Click on the icon to download data into Excel & to see Glossary of terms used Click here to access the covered bond programme webpage on moodys.com
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Reporting as of: 30/06/2019 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)

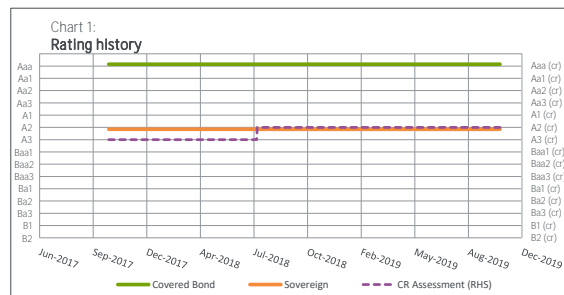
I. Programme Overview

Overview

Year of initial rating assignment:	2008
Total outstanding liabilities:	EUR 2,500,000,000
Total assets in the Cover Pool:	EUR 3,524,139,106
Issuer name / CR Assessment:	EBS Mortgage Finance / n/a
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)
SIJR:	n/a
Unsecured claim used for Moody's EL analysis:	Yes



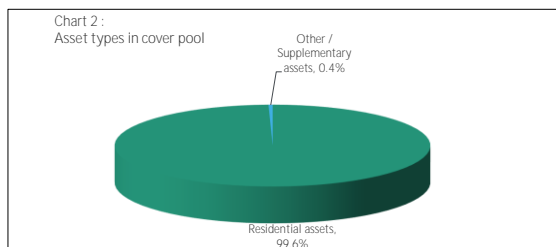
II. Value of the Cover Pool

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:	12.9%	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:	41.0%
OC consistent with current rating (note 4)	10.0%

Sensitivity scenario CB anchor

Scenario	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.

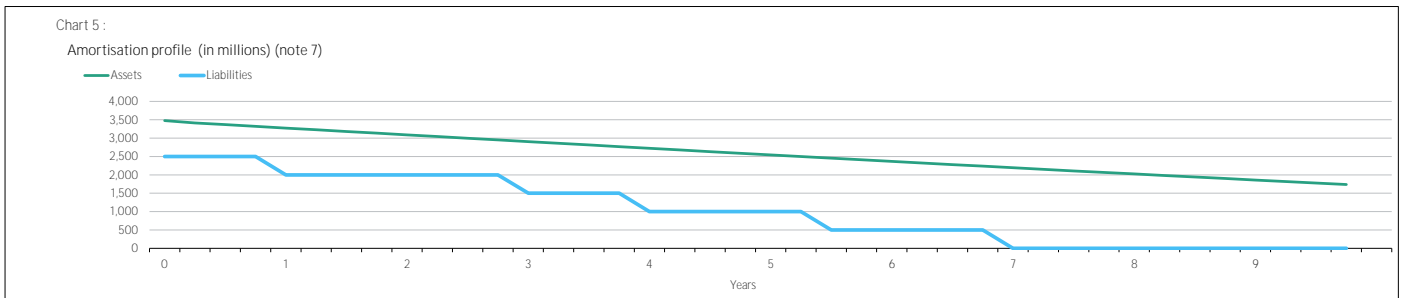
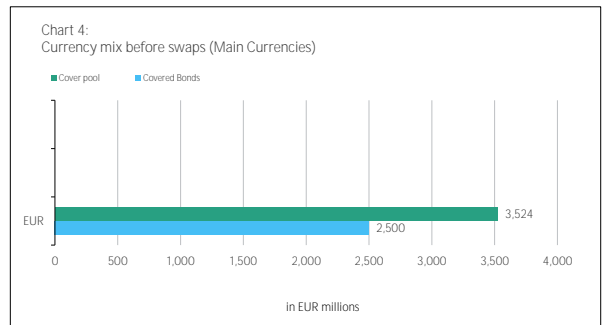
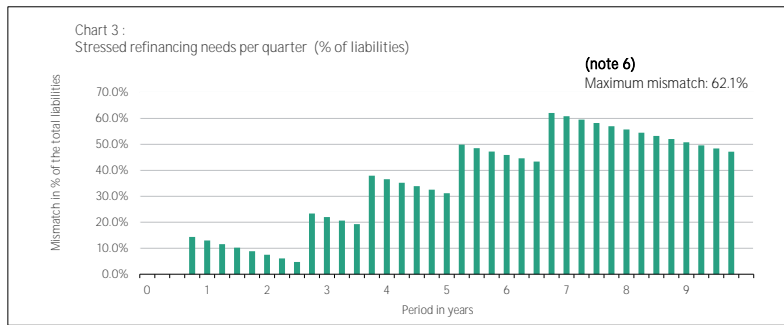
V. Asset Liability Profile

Interest Rate & Duration Mismatch (note 5)

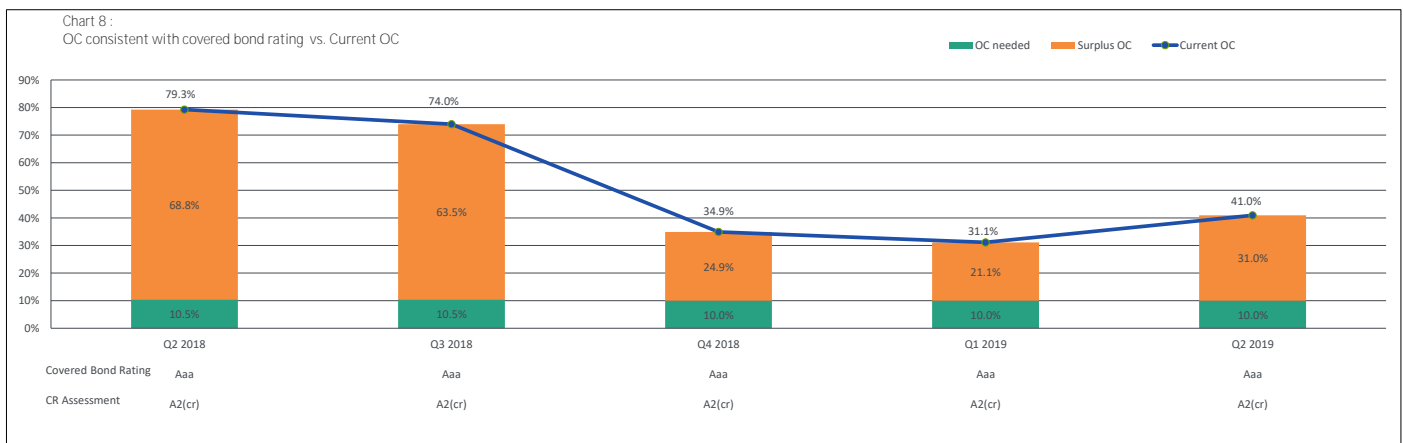
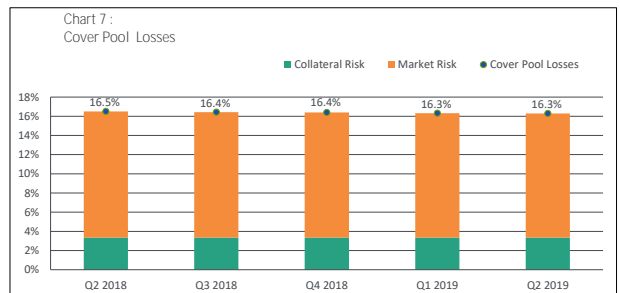
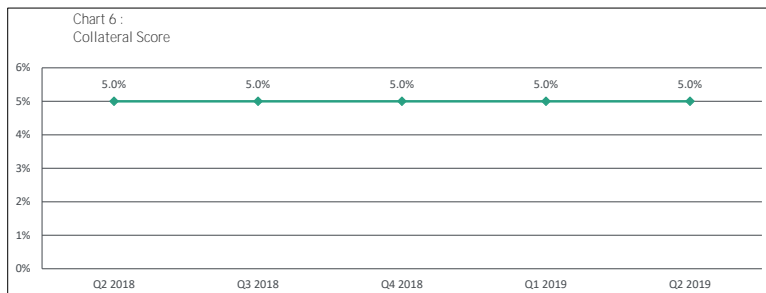
Fixed rate assets in the cover pool:	21.3%
Fixed rate covered bonds outstanding:	0.0%
WAL of outstanding covered bonds:	4.1 years
WAL of the cover pool:	10.3 years

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.moodys.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:	3,509,269,894
Average loan balance:	104,745
Number of loans:	33,503
Number of borrowers:	26,225
Number of properties:	26,381
WA remaining term (in months):	223
WA seasoning (in months):	147

Specific Loan and Borrower characteristics

Loans with an external guarantee in addition to a mortgage:	n/d
Interest only Loans	0.1%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.3%
Limited income verified:	0.0%
Adverse credit characteristics (**)	0.0%

Details on LTV

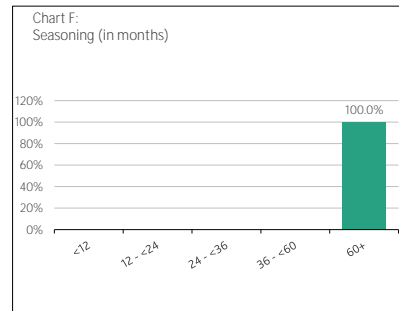
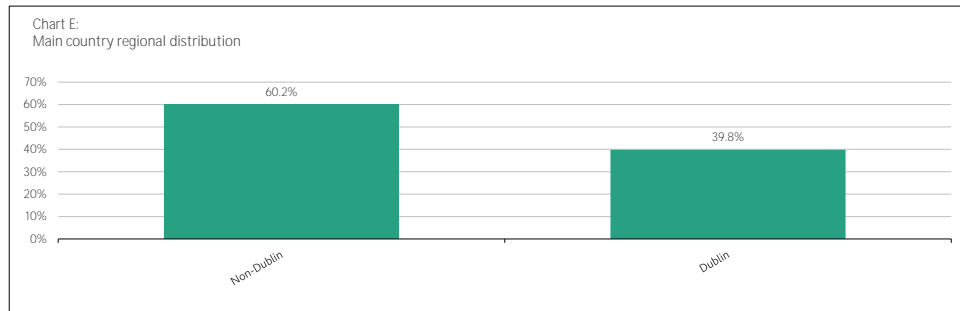
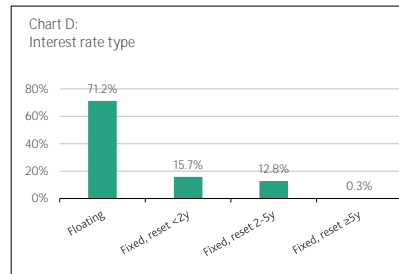
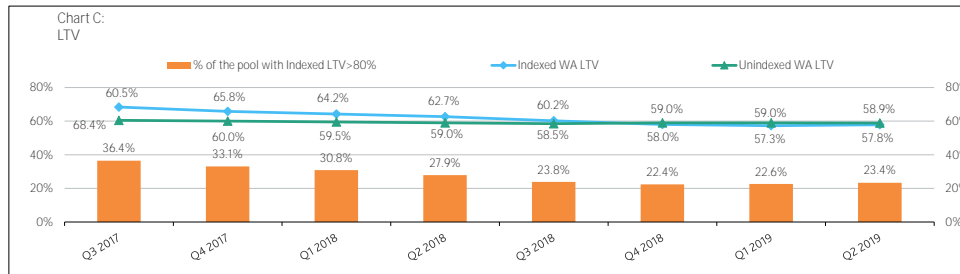
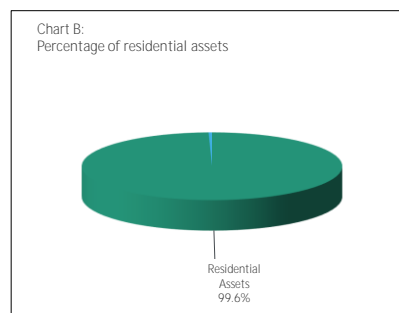
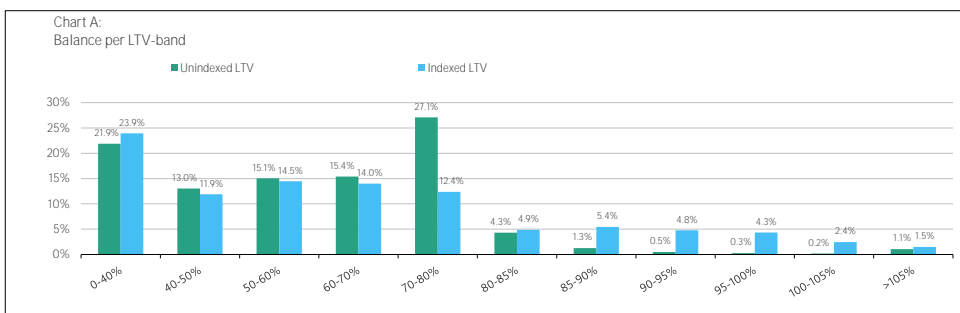
WA unindexed LTV (*)	58.9%
WA Indexed LTV:	57.8%
Valuation type:	Market Value
LTV threshold:	75.0%
Junior ranks:	n/d
Loans with Prior Ranks:	0.0%

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).

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