

**Investor Report: Burlington Mortgages No. 1 Designated Activity Company**

|                         |            |
|-------------------------|------------|
| From:                   | AIB        |
| Month Ending:           | 31/07/2020 |
| Interest Payments Date: | 20/08/2020 |

| Investor Contacts |  |                  |                         |
|-------------------|--|------------------|-------------------------|
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|                         |                              |
|-------------------------|------------------------------|
| PCS ID                  | 00109-STs term               |
| ESMA Reference          | 5493002SOR6M20VUB380N2020001 |
| Legal Entity Identifier | 635400DJAT97IZDCJN35         |
| European Data Warehouse | RMBSIE000145100420208        |

| Deal Participation Information           |   |
|--|---|
| Party                                    | Provider  |
| Issuer                                   | Burlington Mortgages No.1 Designated Activity Company |
| Sellers                                  | EBS d.a.c. & Haven Mortgages Limited                  |
| Cash Manager                             | EBS d.a.c.  |
| Issuer Account Bank                      | AIB plc   |
| Collection Account Bank                  | AIB plc   |
| Trustee                                  | BNY Mellon Corporate Trustee Services Limited         |
| Principal Paying Agent & Reference Agent | The Bank of New York Mellon, London Branch            |
| Registrar                                | The Bank of New York Mellon, Luxembourg Branch        |
| Corporate Services Provider              | Intertrust Management Ireland Limited                 |
| Back-Up Servicer Facilitator             | Intertrust Management Ireland Limited                 |
| Subordinated Loan Providers              | EBS d.a.c. & Haven Mortgage Limited                   |
| Share Trustee                            | Intertrust Nominees (Ireland) Limited                 |
| Arranger                                 | Merrill Lynch International ("BofA Securities")       |

| Details of Notes Issued |              |                         |                      |                        |                     |                                 |             |                 |   |   |                                |                     |          |
|-------------------------|--------------|-------------------------|----------------------|------------------------|---------------------|---------------------------------|-------------|-----------------|---|---|--------------------------------|---------------------|----------|
| Class of Notes          | Reference    | Original Moody's Rating | Original DBRS Rating | Current Moody's Rating | Current DBRS Rating | Original Tranche Balance (Euro) | issue Price | Reference Rate  | Margin (up to & including First Optional Redemption Date) | Step-Up Margin (after First Optional Redemption Date) | First Optional Redemption Date | Final Maturity Date |          |
| A1 Notes                | XS2131184983 | Aaa                     | AAA                  | Aaa                    | AAA                 | € 1,731,400,000                 | 100%        | 1 Month EURIBOR | 0.40%   | n/a   | 0.80%                          | Mar-2025            | Nov-2058 |
| A2 Notes                | XS2131185014 | Aaa                     | AAA                  | Aaa                    | AAA                 | € 1,731,400,000                 | 100%        | 0.35% Fixed     | n/a   | n/a   | n/a                            | Mar-2025            | Nov-2058 |
| B Notes                 | XS2131185105 | Aa2                     | AA(lo)               | Aa2                    | AA(lo)              | € 201,300,000                   | 100%        | 1 Month EURIBOR | 0.95%   | n/a   | 1.90%                          | Mar-2025            | Nov-2058 |
| C Notes                 | XS2131185873 | A1                      | A(lo)                | A1                     | A(lo)               | € 110,700,000                   | 100%        | 1 Month EURIBOR | 1.35%   | n/a   | 2.35%                          | Mar-2025            | Nov-2058 |
| D Notes                 | XS2131186848 | Baa3                    | BBB(lo)              | Baa3                   | BBB(lo)             | € 110,700,000                   | 100%        | 1 Month EURIBOR | 1.75%   | n/a   | 2.75%                          | Mar-2025            | Nov-2058 |
| E Notes                 | XS2131189511 | B3                      | BBB(lo)              | B3                     | BBB(lo)             | € 80,500,000                    | 100%        | 1 Month EURIBOR | 2.75%   | n/a   | 3.75%                          | Mar-2025            | Nov-2058 |
| Z Notes                 | XS2131190956 | n/a                     | n/a                  | n/a                    | n/a                 | € 60,500,000                    | 100%        | 8.00% Fixed     | n/a   | n/a   | n/a                            | Mar-2025            | Nov-2058 |
| R1A Notes               | XS2132421137 | n/a                     | n/a                  | n/a                    | n/a                 | € 10,000                        | 100%        | n/a             | n/a   | n/a   | n/a                            | Mar-2025            | Nov-2058 |
| R1B Notes               | XS2132421301 | n/a                     | n/a                  | n/a                    | n/a                 | € 10,000                        | 100%        | n/a             | n/a   | n/a   | n/a                            | Mar-2025            | Nov-2058 |
| R2A Notes               | XS2132421483 | n/a                     | n/a                  | n/a                    | n/a                 | € 10,000                        | 100%        | n/a             | n/a   | n/a   | n/a                            | Mar-2025            | Nov-2058 |
| R2B Notes               | XS2132421566 | n/a                     | n/a                  | n/a                    | n/a                 | € 10,000                        | 100%        | n/a             | n/a   | n/a   | n/a                            | Mar-2025            | Nov-2058 |

| Deal Information             |              |
|------------------------------|--------------|
| Issue Date                   | 16/03/2020   |
| First Distribution Date      | 20/04/2020   |
| Minimum Denominations (Euro) | 100,000      |
| Payments Frequency           | Monthly      |
| Interest Calculation         | Actual / 360 |

| This Report                   |            |
|-------------------------------|------------|
| Interest Period Start Date    | 20/07/2020 |
| Interest Period End Date      | 20/08/2020 |
| No of days in Interest Period | 31         |
| Next Payments Date            | 21/09/2020 |

| Principal Payments on Notes |              |                         |             |                        |                  |                     |                        |                  |                     |                     |  |
|-----------------------------|--------------|-------------------------|-------------|------------------------|------------------|---------------------|------------------------|------------------|---------------------|---------------------|--|
| Class of Notes              | Reference    | Original Balance (Euro) | % of Notes  | Opening Balance (Euro) | % of Notes       | Amortisation (Euro) | Closing Balance (Euro) | % of Notes       | Opening Pool Factor | Closing Pool Factor |  |
| A1 Notes                    | XS2131184983 | 1,731,400,000           | 42.9997%    | 1,599,443,239          | 41.0684%         | (31,027,053)        | 1,568,416,186          | 40.5951%         | 0.92                | 0.91                |  |
| A2 Notes                    | XS2131185014 | 1,731,400,000           | 42.9997%    | 1,731,400,000          | 44.4566%         | 0                   | 1,731,400,000          | 44.8136%         | 1.00                | 1.00                |  |
| B Notes                     | XS2131185105 | 201,300,000             | 4.9993%     | 201,300,000            | 5.1687%          | 0                   | 201,300,000            | 5.2102%          | 1.00                | 1.00                |  |
| C Notes                     | XS2131185873 | 110,700,000             | 2.7493%     | 110,700,000            | 2.8424%          | 0                   | 110,700,000            | 2.8652%          | 1.00                | 1.00                |  |
| D Notes                     | XS2131186848 | 110,700,000             | 2.7493%     | 110,700,000            | 2.8424%          | 0                   | 110,700,000            | 2.8652%          | 1.00                | 1.00                |  |
| E Notes                     | XS2131189511 | 80,500,000              | 1.9992%     | 80,500,000             | 2.0670%          | 0                   | 80,500,000             | 2.0836%          | 1.00                | 1.00                |  |
| Z Notes                     | XS2131190956 | 60,500,000              | 1.5025%     | 60,500,000             | 1.5534%          | 0                   | 60,500,000             | 1.5659%          | 1.00                | 1.00                |  |
| R1A Notes                   | XS2132421137 | 10,000                  | 0.0002%     | 10,000                 | 0.0003%          | 0                   | 10,000                 | 0.0003%          | 1.00                | 1.00                |  |
| R1B Notes                   | XS2132421301 | 10,000                  | 0.0002%     | 10,000                 | 0.0003%          | 0                   | 10,000                 | 0.0003%          | 1.00                | 1.00                |  |
| R2A Notes                   | XS2132421483 | 10,000                  | 0.0002%     | 10,000                 | 0.0003%          | 0                   | 10,000                 | 0.0003%          | 1.00                | 1.00                |  |
| R2B Notes                   | XS2132421566 | 10,000                  | 0.0002%     | 10,000                 | 0.0003%          | 0                   | 10,000                 | 0.0003%          | 1.00                | 1.00                |  |
| <b>Total</b>                |              | <b>4,026,540,000</b>    | <b>100%</b> | <b>3,894,583,239</b>   | <b>100.0000%</b> | <b>(31,027,053)</b> | <b>3,863,556,186</b>   | <b>100.0000%</b> | <b>0.97</b>         | <b>0.96</b>         |  |

| Interest Payments on Notes |              |               |                |                     |                      |                        |                          |
|----------------------------|--------------|---------------|----------------|---------------------|----------------------|------------------------|--------------------------|
| Class of Notes             | Reference    | Interest Rate | Number of Days | Interest Due (Euro) | Interest Paid (Euro) | Unpaid Interest (Euro) | Cumulative Unpaid (Euro) |
| A1 Notes                   | XS2131184983 | 0.000%        | 31             | -                   | -                    | 0                      | 0                        |
| A2 Notes                   | XS2131185014 | 0.350%        | 31             | 521,824.72          | 521,824.72           | 0                      | 0                        |
| B Notes                    | XS2131185105 | 0.449%        | 31             | 77,830.40           | 77,830.40            | 0                      | 0                        |
| C Notes                    | XS2131185873 | 0.849%        | 31             | 80,930.92           | 80,930.92            | 0                      | 0                        |
| D Notes                    | XS2131186848 | 1.249%        | 31             | 119,060.92          | 119,060.92           | 0                      | 0                        |
| E Notes                    | XS2131189511 | 2.249%        | 31             | 155,899.43          | 155,899.43           | 0                      | 0                        |
| Z Notes                    | XS2131190956 | 8.000%        | 31             | 416,777.77          | 416,777.77           | 0                      | 0                        |
| R1A Notes                  | XS2132421137 | n/a           | n/a            | n/a                 | n/a                  | n/a                    | n/a                      |
| R1B Notes                  | XS2132421301 | n/a           | n/a            | n/a                 | n/a                  | n/a                    | n/a                      |
| R2A Notes                  | XS2132421483 | n/a           | n/a            | n/a                 | n/a                  | n/a                    | n/a                      |
| R2B Notes                  | XS2132421566 | n/a           | n/a            | n/a                 | n/a                  | n/a                    | n/a                      |
| <b>Total</b>               |              |               |                | <b>1,372,324.16</b> | <b>1,372,324.16</b>  | <b>-</b>               | <b>-</b>                 |

| General Credit Structure |                         |                        |                          |                             |                        |                         |                |
|--------------------------|-------------------------|------------------------|--------------------------|-----------------------------|------------------------|-------------------------|----------------|
| Description              | Original Balance (Euro) | Opening Balance (Euro) | Drawings in Month (Euro) | Replenished in Month (Euro) | Closing Balance (Euro) | Balance Required (Euro) | Deficit (Euro) |
| General Reserve Fund     | 3,774,000               | 3,774,000              | -                        | -                           | 3,774,000              | 3,774,000               | -              |
| Liquidity Reserve Fund   | 25,971,000              | 24,981,324             | (232,703)                | -                           | 24,748,621             | 24,748,621              | -              |
| <b>Total</b>             | <b>29,745,000</b>       | <b>28,755,324</b>      | <b>(232,703)</b>         | <b>-</b>                    | <b>28,522,621</b>      | <b>28,522,621</b>       | <b>-</b>       |

| Revenue Analysis  |                  |
|---|------------------|
|   | Euro             |
| Revenue Receipts  | 9,660,714        |
| Interest from Bank Accounts   | 0                |
| Class A Liquidity Reserve Fund Excess Amount  | 232,703          |
| Class A Redemption Date, Class A Liquidity Reserve Amount   | 0                |
| General Reserve Fund Excess Amount  | 0                |
| Other Net Income, excluding Principal Receipts  | 0                |
| Principal Deficiency Excess Revenue Amounts   | 0                |
| <b>less:</b>  |                  |
| Payments to the Sellers   | 0                |
| Tax Payments, excluding amounts due on the Issuer Profit Ledger   | 0                |
| <b>Available Revenue Receipts</b>   | <b>9,893,417</b> |
| <b>Allocation of Available Revenue Receipts</b>   |                  |
| Trustee   | 0                |
| Amounts due to the Reference Agent,<br>the Registrar,<br>the paying Agent,<br>the Cash Manager,<br>the Back-Up Servicer Facilitator,<br>the Corporate Services Provider,<br>the Issuer Account Bank | (1,458)          |
| any amounts payable by the Issuer to third parties  | 0                |
| Servicer (EBS)  | (348,963)        |
| Servicer (Haven)  | (188,280)        |
| Issuer Profit Fee   | (100)            |
| Class A Notes Interest  | (521,825)        |
| Class A Liquidity Reserve Fund Required Amount  | 0                |
| Class A Principal Deficiency Sub-Ledger   | 0                |
| Class B Notes Interest  | (77,830)         |
| Class B Principal Deficiency Sub-Ledger   | 0                |
| Class C Notes Interest  | (80,931)         |
| Class C Principal Deficiency Sub-Ledger   | 0                |
| Class D Notes Interest  | (119,061)        |
| Class D Principal Deficiency Sub-Ledger   | 0                |
| Class E Notes Interest  | (155,899)        |
| Class E Principal Deficiency Sub-Ledger   | 0                |
| General Reserve Fund Required Amount  | 0                |
| Class Z Principal Deficiency Sub-Ledger   | 0                |
| Class Z Notes Interest  | (416,778)        |
| On or after the First Optional Redemption Date or the Early Redemption Date, amounts to redeem the Rated Notes  | 0                |
| Subordinated Loan Interest (EBS)  | 0                |
| Subordinated Loan Interest (Haven)  | 0                |
| Subordinated Loan Principal (EBS)   | 0                |
| Subordinated Loan Principal (Haven)   | 0                |
| Amounts to be credited to the Deposit Account to be applied on the next Interest Payment Date as Available Revenue Receipts   | 0                |
| Class R1A Payment   | (5,167,282)      |
| Class R1B Payment   | (2,780,806)      |
| Class R1 Principal Payment  | 0                |
| Class R2A Payment   | 0                |
| Class R2B Payment   | 0                |
| Reconciliation  | 0                |

| Principal Deficiency Ledger |              |                        |                           |                           |                                |                        |
|-----------------------------|--------------|------------------------|---------------------------|---------------------------|--------------------------------|------------------------|
| Class of Notes              | Reference    | Opening Balance (Euro) | Increase in Losses (Euro) | Decrease in Losses (Euro) | Allocation of Revenue Receipts | Closing Balance (Euro) |
| A1 Notes                    | XS2131184983 | 0                      | 0                         | 0                         | 0                              | 0                      |
| A2 Notes                    | XS2131185014 | 0                      | 0                         | 0                         | 0                              | 0                      |
| B Notes                     | XS2131185105 | 0                      | 0                         | 0                         | 0                              | 0                      |
| C Notes                     | XS2131185873 | 0                      | 0                         | 0                         | 0                              | 0                      |
| D Notes                     | XS2131186848 | 0                      | 0                         | 0                         | 0                              | 0                      |
| E Notes                     | XS2131189511 | 0                      | 0                         | 0                         | 0                              | 0                      |
| Z Notes                     | XS2131190956 | -                      | -                         | -                         | -                              | -                      |

| Principal Deficiency Ledger |              |                                      |                                      |   |
|-----------------------------|--------------|--------------------------------------|--------------------------------------|---|
| Class of Notes              | Reference    | Cumulative Increase in Losses (Euro) | Cumulative Decrease in Losses (Euro) | Cumulative Allocation of Revenue Receipts |
| A1 Notes                    | XS2131184983 | 0                                    | 0                                    | 0   |
| A2 Notes                    | XS2131185014 | 0                                    | 0                                    | 0   |
| B Notes                     | XS2131185105 | 0                                    | 0                                    | 0   |
| C Notes                     | XS2131185873 | 0                                    | 0                                    | 0   |
| D Notes                     | XS2131186848 | 0                                    | 0                                    | 0   |
| E Notes                     | XS2131189511 | 0                                    | 0                                    | 0   |
| Z Notes                     | XS2131190956 | -                                    | -                                    | -   |

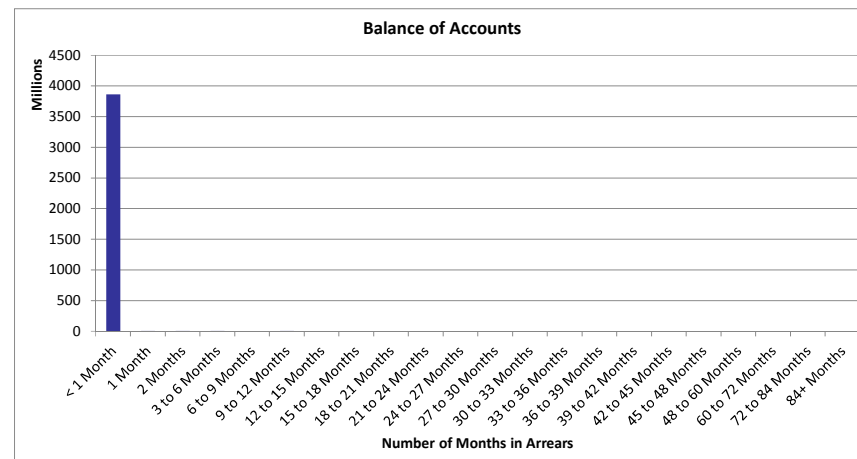
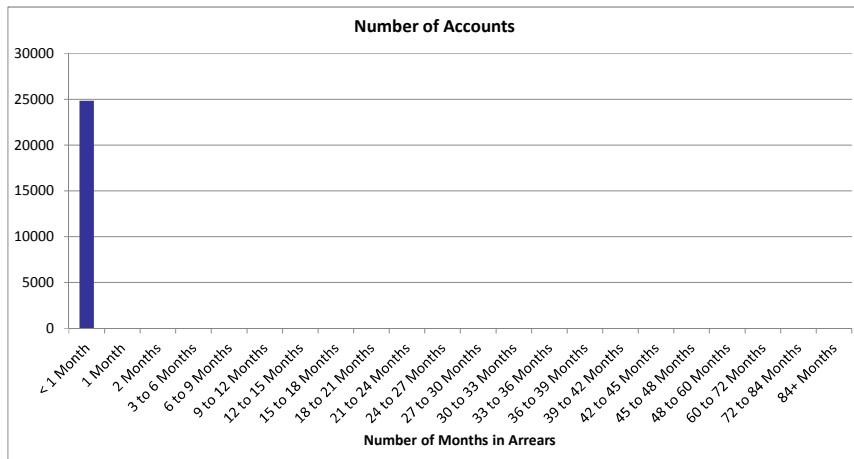
| Principal Analysis  |              | Euro              |
|---|--------------|-------------------|
| Principal Receipts  |              | 31,027,053        |
| Proceeds of issue of the Class R1 Notes and the Class R2 Note                             |              | 0                 |
| Any credit to the Principal Deficiency Ledgers  |              | 0                 |
| Any other Available Principal receipts  |              | 0                 |
| The excess of the proceeds of the Collateralised Notes over the Consideration             |              | 0                 |
| Optional Purchase Price upon sale of the Portfolio further to exercise of the Call Option |              | 0                 |
| <b>less:</b>  |              |                   |
| Available Principal Receipts applied as Principal Deficiency Excess Revenue Amounts       |              | 0                 |
| <b>Available Principal</b>  |              | <b>31,027,053</b> |
| Allocation of Available Principle   |              |                   |
| Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;             |              | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class A1 Notes;               | (31,027,053) | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class A2 Notes;               |              | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class B Notes;                |              | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class C Notes;                |              | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class D Notes;                |              | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class E Notes;                |              | 0                 |
| Pro rata and pari passu to the principal amounts due on the Class Z Notes;                |              | 0                 |
| Principal amount due on the Class R2 Notes  |              | 0                 |
| All remaining amounts to be applied as Available Revenue Receipts                         |              | 0                 |
| Reconciliation  |              | 0                 |

| Mortgage Portfolio Analysis                        |                    |                   |
|--|--------------------|-------------------|
|  | This Period (Euro) | Cumulative (Euro) |
| Opening Mortgage Principle Balance                 | 3,899,344,712      | 4,026,483,467     |
| Scheduled Principal Payments and Early Redemptions | 31,027,053         | 162,804,936       |
| Non-cash movements                                 | (1,180,315)        | (5,861,923)       |
| Mortgages Repurchased by Sellers                   | 0                  | 42,480            |
| Closing Mortgage Principal Balance                 | 3,869,497,974      | 3,869,497,974     |

**Stratification Tables**

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

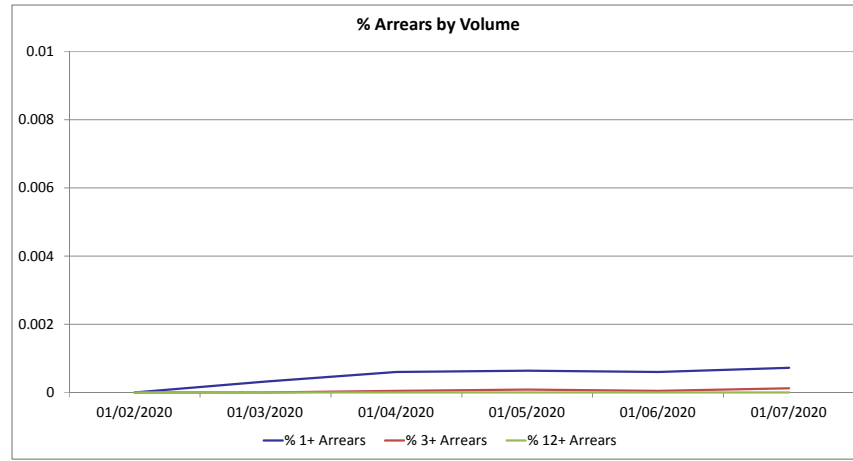
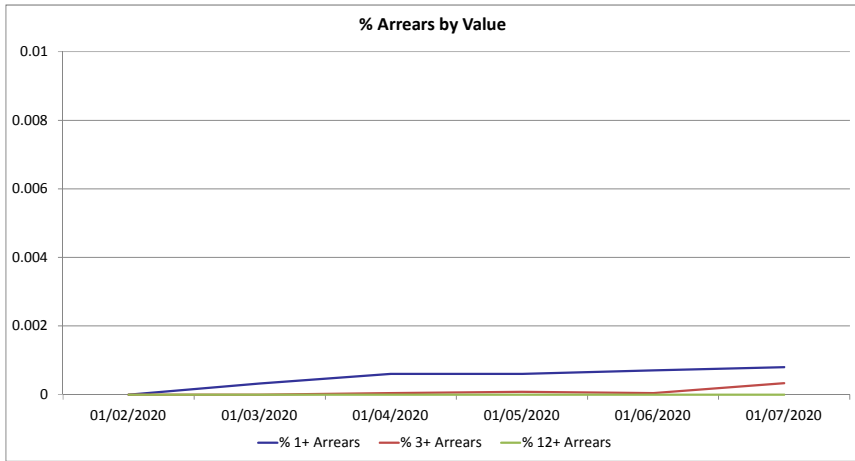
| <b>Number of Repayments in Arrears</b> |                    |                      |                      |                                |
|--|--------------------|----------------------|----------------------|--------------------------------|
| Number of Months In Arrears            | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| < 1 Month                              | 24,885             | 99.93%               | 3,866,386,073        | 99.92%                         |
| 1 Month                                | 13                 | 0.05%                | 1,569,785            | 0.04%                          |
| 2 Months                               | 2                  | 0.01%                | 240,877              | 0.01%                          |
| 3 to 6 Months                          | 2                  | 0.01%                | 1,138,114            | 0.03%                          |
| 6 to 9 Months                          | 0                  | 0.00%                | 0                    | 0.00%                          |
| 9 to 12 Months                         | 1                  | 0.00%                | 163,126              | 0.00%                          |
| 12 to 15 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 15 to 18 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 18 to 21 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 21 to 24 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 24 to 27 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 27 to 30 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 30 to 33 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 33 to 36 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 36 to 39 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 39 to 42 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 42 to 45 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 45 to 48 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 48 to 60 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 60 to 72 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 72 to 84 Months                        | 0                  | 0.00%                | 0                    | 0.00%                          |
| 84+ Months                             | 0                  | 0.00%                | 0                    | 0.00%                          |
| <b>Total</b>                           | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |



| Repayments in Arrears - Last 6 Months       |          |          |          |          |          |          |
|---|----------|----------|----------|----------|----------|----------|
| Months in Arrears<br>Value of Accounts (€m) | Feb-20   | Mar-20   | Apr-20   | May-20   | Jun-20   | Jul-20   |
| 12+ Arrears                                 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     |
| 3+ Arrears**                                | 0.00     | 0.00     | 0.16     | 0.31     | 0.16     | 1.30     |
| 1+ Arrears*                                 | 0.00     | 1.29     | 2.39     | 2.39     | 2.76     | 3.11     |
| Total Arrears                               | 0.00     | 1.29     | 2.39     | 2.39     | 2.76     | 3.11     |
| Total Portfolio                             | 4,026.48 | 3,992.03 | 3,964.18 | 3,935.36 | 3,899.34 | 3,869.50 |
| Months in Arrears<br>Number of Accounts     | Feb-20   | Mar-20   | Apr-20   | May-20   | Jun-20   | Jul-20   |
| 12+ Arrears                                 | 0        | 0        | 0        | 0        | 0        | 0        |
| 3+ Arrears**                                | 0        | 0        | 1        | 2        | 1        | 3        |
| 1+ Arrears*                                 | 0        | 8        | 15       | 16       | 15       | 18       |
| Total Arrears                               | 0        | 8        | 15       | 16       | 15       | 18       |
| Total Portfolio                             | 25,421   | 25,313   | 25,224   | 25,139   | 25,014   | 24,903   |

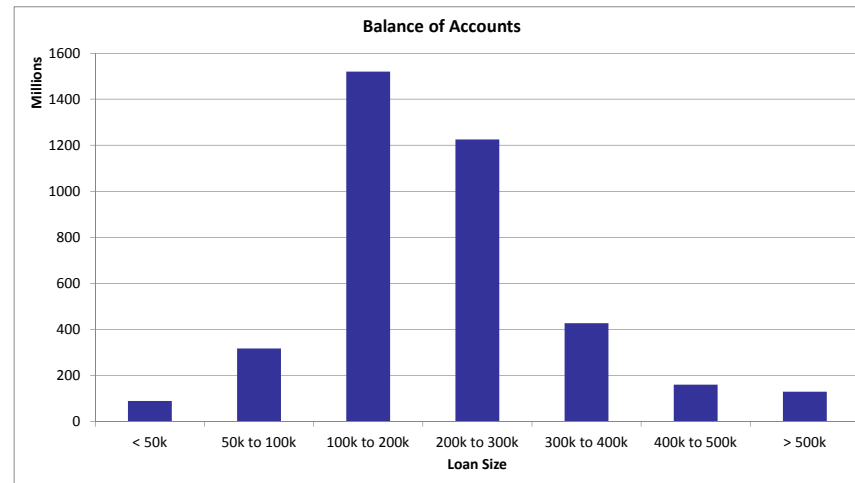
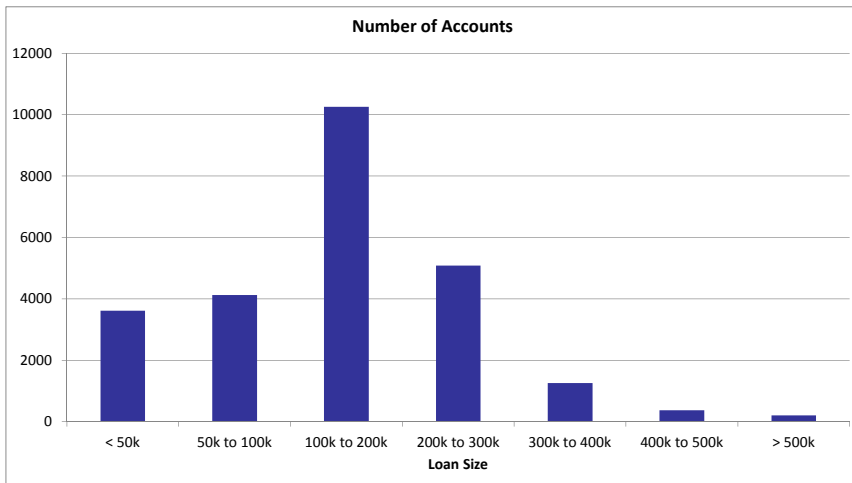
\* 1+ Arrears includes loans in 3+ and 12+ Arrears

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

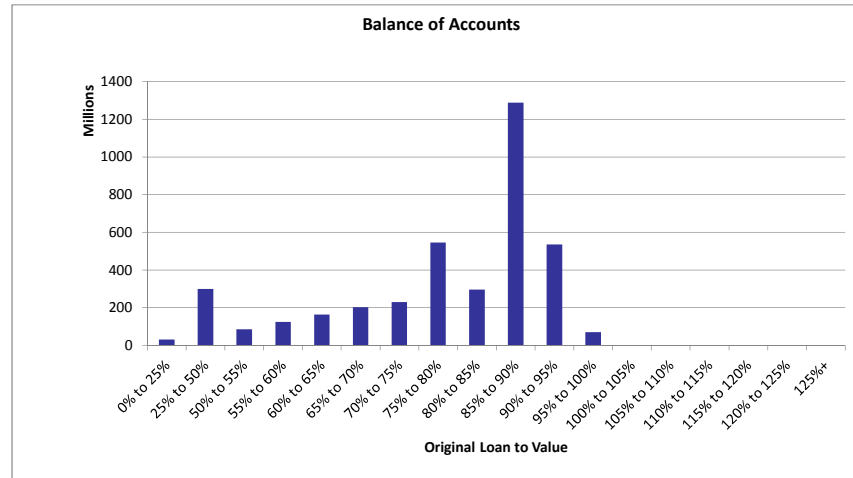
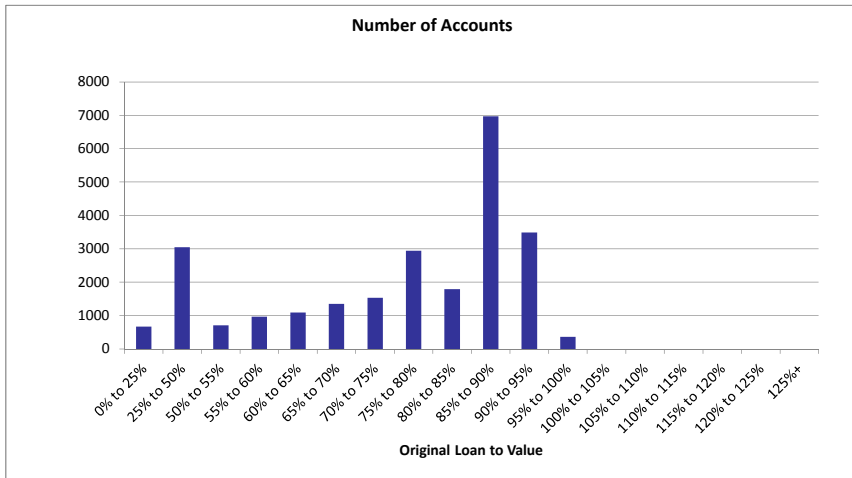


| Cure Rates - Last 6 Months |        |        |        |        |        |        |
|----------------------------|--------|--------|--------|--------|--------|--------|
|                            | Feb-20 | Mar-20 | Apr-20 | May-20 | Jun-20 | Jul-20 |
| Total Cases Any Arrears    | 0      | 37     | 62     | 58     | 50     | 44     |
| Total Cured to 0 Arrears   | 0      | 16     | 18     | 32     | 29     | 33     |
| % Cure Rate to 0 Arrears   | 0.00%  | 43.24% | 29.03% | 55.17% | 58.00% | 75.00% |

| Loan Size                         |                    |                      |                      |                                |
|-----------------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Loan Size                         | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| < 50k                             | 3,609              | 14.49%               | 89,256,194           | 2.31%                          |
| 50k to 100k                       | 4,120              | 16.54%               | 317,535,536          | 8.21%                          |
| 100k to 200k                      | 10,256             | 41.18%               | 1,519,496,525        | 39.27%                         |
| 200k to 300k                      | 5,086              | 20.42%               | 1,225,220,933        | 31.66%                         |
| 300k to 400k                      | 1,260              | 5.06%                | 427,273,976          | 11.04%                         |
| 400k to 500k                      | 365                | 1.47%                | 160,801,661          | 4.16%                          |
| > 500k                            | 207                | 0.83%                | 129,913,150          | 3.36%                          |
| <b>Total</b>                      | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |
| <b>Weighted Average Loan Size</b> |                    |                      | <b>155,382.80</b>    |                                |



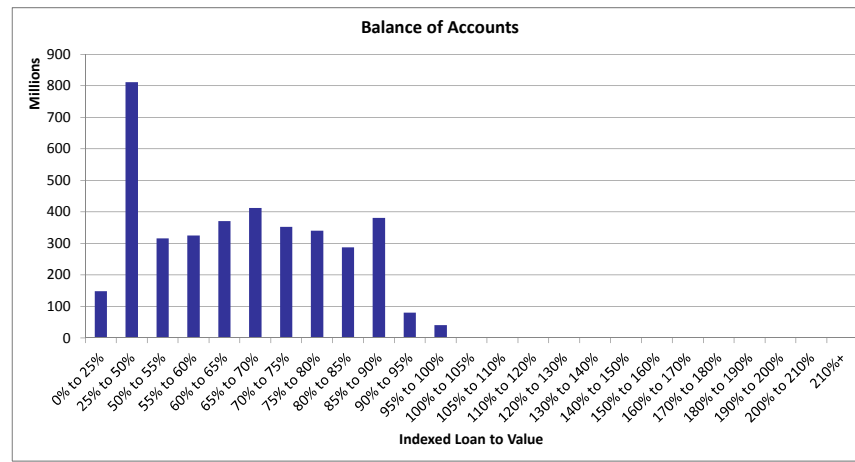
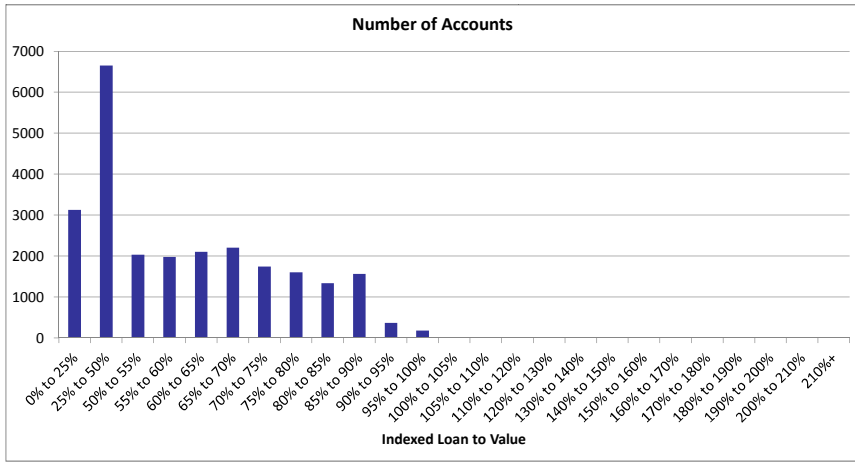
| Original LTV                         |                    |                      |                      |                                |
|--------------------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Original LTV                         | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| 0% to 25%                            | 670                | 2.69%                | 30,644,011           | 0.79%                          |
| 25% to 50%                           | 3,050              | 12.25%               | 299,116,801          | 7.73%                          |
| 50% to 55%                           | 702                | 2.82%                | 84,920,556           | 2.19%                          |
| 55% to 60%                           | 961                | 3.86%                | 124,080,401          | 3.21%                          |
| 60% to 65%                           | 1,090              | 4.38%                | 164,202,157          | 4.24%                          |
| 65% to 70%                           | 1,352              | 5.43%                | 201,761,886          | 5.21%                          |
| 70% to 75%                           | 1,528              | 6.14%                | 229,320,477          | 5.93%                          |
| 75% to 80%                           | 2,945              | 11.83%               | 545,662,024          | 14.10%                         |
| 80% to 85%                           | 1,787              | 7.18%                | 295,861,214          | 7.65%                          |
| 85% to 90%                           | 6,972              | 28.00%               | 1,288,692,137        | 33.30%                         |
| 90% to 95%                           | 3,487              | 14.00%               | 534,970,720          | 13.83%                         |
| 95% to 100%                          | 359                | 1.44%                | 70,265,591           | 1.82%                          |
| 100% to 105%                         | 0                  | 0.00%                | 0                    | 0.00%                          |
| <b>Total</b>                         | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |
| <b>Weighted Average Original LTV</b> |                    |                      | <b>78.54%</b>        |                                |



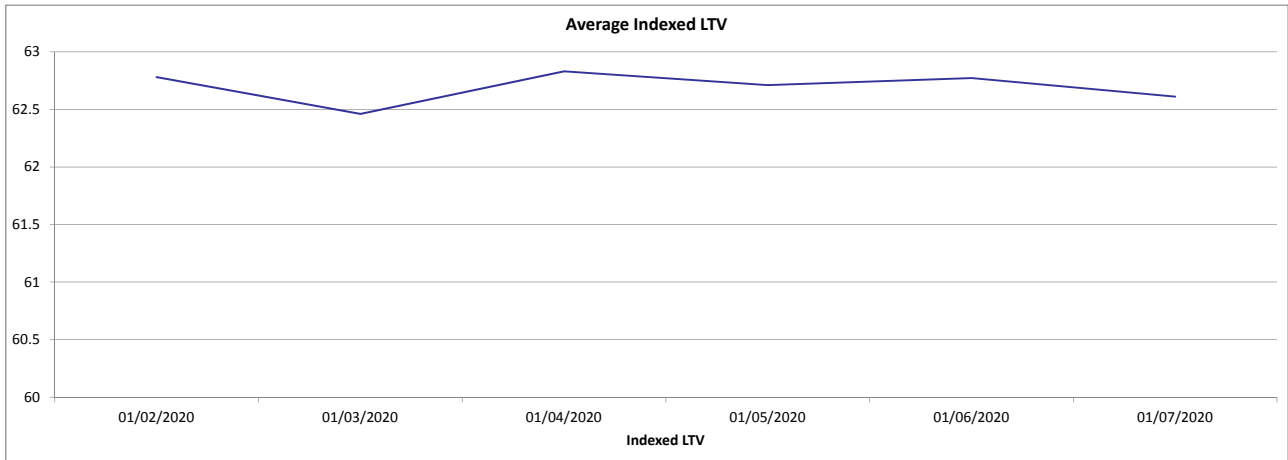
\*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure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



| Indexed LTV                         |                    |                      |                      |                                |
|-------------------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Indexed LTV                         | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| 0% to 25%                           | 3,128              | 12.56%               | 148,492,009          | 3.84%                          |
| 25% to 50%                          | 6,655              | 26.72%               | 810,791,438          | 20.95%                         |
| 50% to 55%                          | 2,033              | 8.16%                | 316,404,723          | 8.18%                          |
| 55% to 60%                          | 1,976              | 7.93%                | 325,421,669          | 8.41%                          |
| 60% to 65%                          | 2,105              | 8.45%                | 370,855,127          | 9.58%                          |
| 65% to 70%                          | 2,204              | 8.85%                | 412,750,939          | 10.67%                         |
| 70% to 75%                          | 1,747              | 7.02%                | 352,816,987          | 9.12%                          |
| 75% to 80%                          | 1,601              | 6.43%                | 340,008,894          | 8.79%                          |
| 80% to 85%                          | 1,337              | 5.37%                | 287,950,279          | 7.44%                          |
| 85% to 90%                          | 1,563              | 6.28%                | 380,744,278          | 9.84%                          |
| 90% to 95%                          | 369                | 1.48%                | 80,192,371           | 2.07%                          |
| 95% to 100%                         | 179                | 0.72%                | 41,207,533           | 1.06%                          |
| 100% to 105%                        | 5                  | 0.02%                | 1,429,177            | 0.04%                          |
| <b>Total</b>                        | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |
| <b>Weighted Average Indexed LTV</b> |                    |                      | <b>62.61%</b>        |                                |

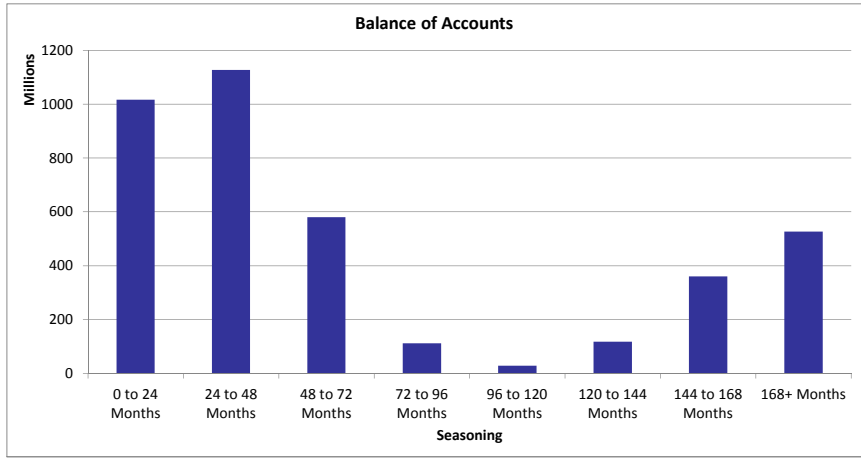
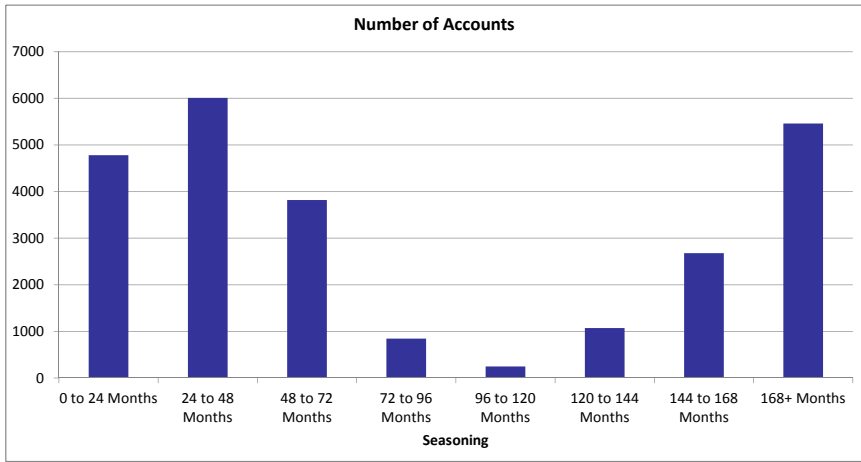


| Average Indexed LTV - Last 6 Months |        |        |        |        |        |        |
|-------------------------------------|--------|--------|--------|--------|--------|--------|
|                                     | Feb-20 | Mar-20 | Apr-20 | May-20 | Jun-20 | Jul-20 |
| Indexed LTV                         | 62.78  | 62.46  | 62.83  | 62.71  | 62.77  | 62.61  |



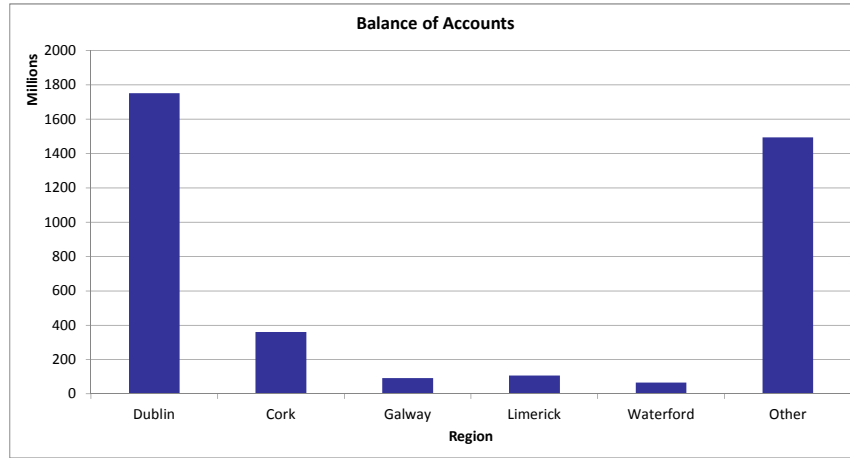
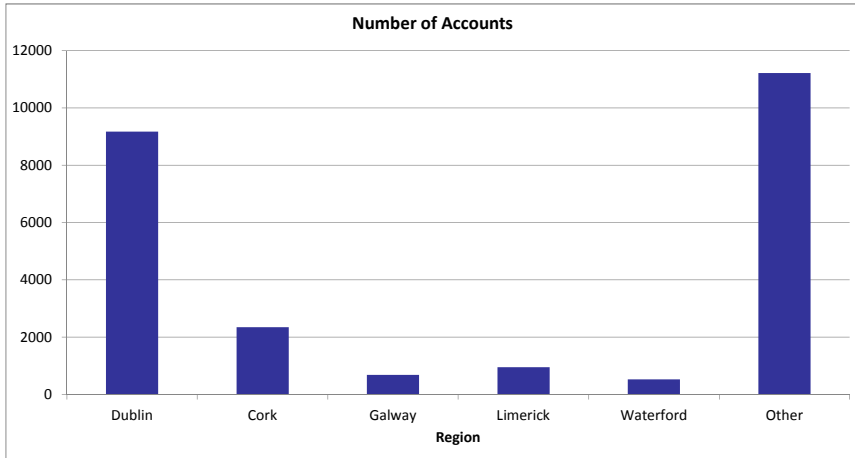
In December 2011 the PTSB Index was replaced with the CSO Index

| Seasoning                         |                    |                      |                      |                                |
|-----------------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Seasoning                         | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| 0 to 24 Months                    | 4,778              | 19.19%               | 1,016,899,805        | 26.28%                         |
| 24 to 48 Months                   | 6,007              | 24.12%               | 1,126,436,628        | 29.11%                         |
| 48 to 72 Months                   | 3,819              | 15.34%               | 580,757,439          | 15.01%                         |
| 72 to 96 Months                   | 843                | 3.39%                | 111,728,220          | 2.89%                          |
| 96 to 120 Months                  | 246                | 0.99%                | 29,329,447           | 0.76%                          |
| 120 to 144 Months                 | 1,074              | 4.31%                | 118,250,657          | 3.06%                          |
| 144 to 168 Months                 | 2,676              | 10.75%               | 359,913,925          | 9.30%                          |
| 168+ Months                       | 5,460              | 21.93%               | 526,181,854          | 13.60%                         |
| <b>Total</b>                      | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |
| <b>Weighted Average Seasoning</b> |                    |                      | <b>70.12</b>         |                                |

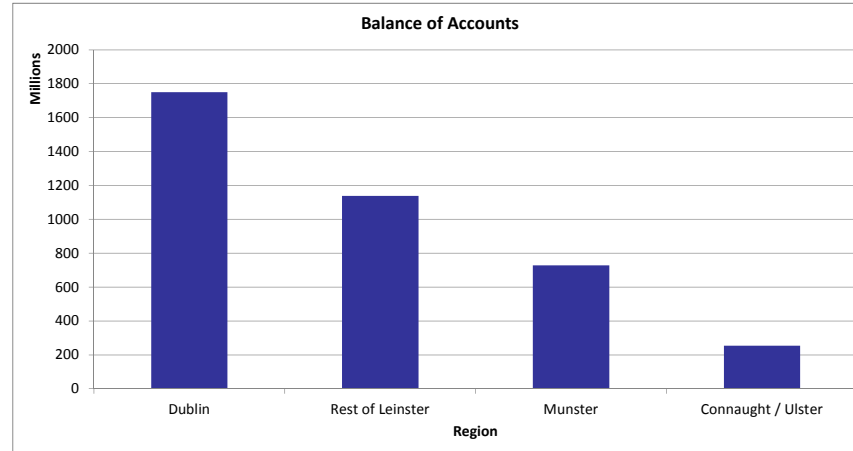
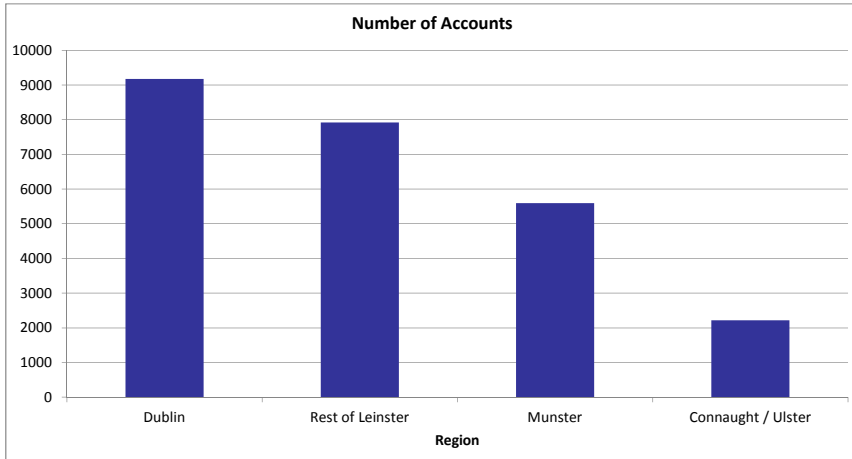


| Property Area (County) |                    |                      |                     |                                |
|------------------------|--------------------|----------------------|---------------------|--------------------------------|
| County                 | Number of Accounts | % Number of Accounts | Outstanding Balance | % of Total Outstanding Balance |
| CARLOW                 | 314                | 1.26%                | 36,340,610          | 0.94%                          |
| CAVAN                  | 195                | 0.78%                | 22,670,813          | 0.59%                          |
| CLARE                  | 619                | 2.49%                | 66,436,096          | 1.72%                          |
| CORK                   | 2,348              | 9.43%                | 360,771,035         | 9.32%                          |
| DONEGAL                | 464                | 1.86%                | 42,111,333          | 1.09%                          |
| DUBLIN                 | 9,170              | 36.82%               | 1,750,424,420       | 45.24%                         |
| GALWAY                 | 688                | 2.76%                | 93,020,716          | 2.40%                          |
| KERRY                  | 577                | 2.32%                | 64,056,447          | 1.66%                          |
| KILDARE                | 1,810              | 7.27%                | 293,107,393         | 7.57%                          |
| KILKENNY               | 329                | 1.32%                | 40,397,592          | 1.04%                          |
| LAOIS                  | 391                | 1.57%                | 49,096,022          | 1.27%                          |
| LEITRIM                | 74                 | 0.30%                | 7,317,141           | 0.19%                          |
| LIMERICK               | 951                | 3.82%                | 106,702,925         | 2.76%                          |
| LONGFORD               | 87                 | 0.35%                | 8,159,033           | 0.21%                          |
| LOUTH                  | 1,023              | 4.11%                | 129,649,756         | 3.35%                          |
| MAYO                   | 301                | 1.21%                | 31,353,090          | 0.81%                          |
| MEATH                  | 1,852              | 7.44%                | 277,017,428         | 7.16%                          |
| MONAGHAN               | 113                | 0.45%                | 13,840,041          | 0.36%                          |
| OFFALY                 | 229                | 0.92%                | 26,425,810          | 0.68%                          |
| ROSCOMMON              | 131                | 0.53%                | 15,084,767          | 0.39%                          |
| SLIGO                  | 253                | 1.02%                | 27,712,523          | 0.72%                          |
| TIPPERARY              | 571                | 2.29%                | 65,120,094          | 1.68%                          |
| WATERFORD              | 532                | 2.14%                | 65,254,853          | 1.69%                          |
| WESTMEATH              | 368                | 1.48%                | 44,401,847          | 1.15%                          |
| WEXFORD                | 498                | 2.00%                | 62,566,198          | 1.62%                          |
| WICKLOW                | 1,015              | 4.08%                | 170,459,991         | 4.41%                          |
| Total                  | 24,903             | 100.00%              | 3,869,497,974       | 100.00%                        |

| Property Area (County) |                    |                      |                      |                                |
|------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Major County           | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| Dublin                 | 9,170              | 36.82%               | 1,750,424,420        | 45.24%                         |
| Cork                   | 2,348              | 9.43%                | 360,771,035          | 9.32%                          |
| Galway                 | 688                | 2.76%                | 93,020,716           | 2.40%                          |
| Limerick               | 951                | 3.82%                | 106,702,925          | 2.76%                          |
| Waterford              | 532                | 2.14%                | 65,254,853           | 1.69%                          |
| Other                  | 11,214             | 45.03%               | 1,493,324,024        | 38.59%                         |
| <b>Total</b>           | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |



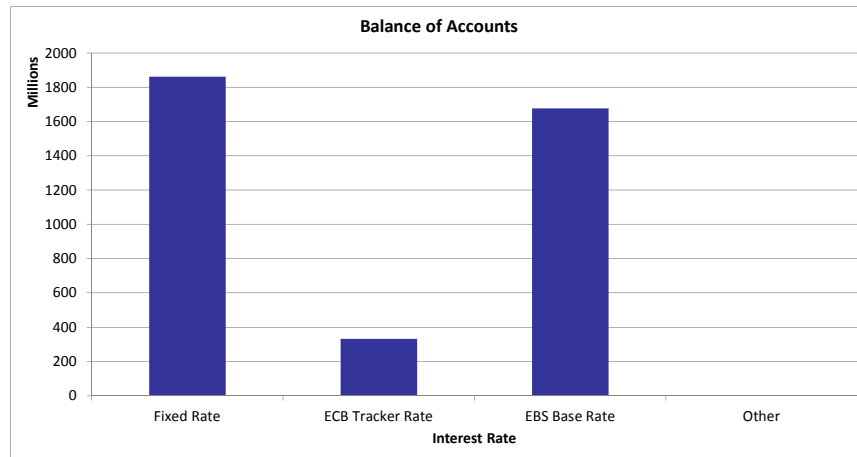
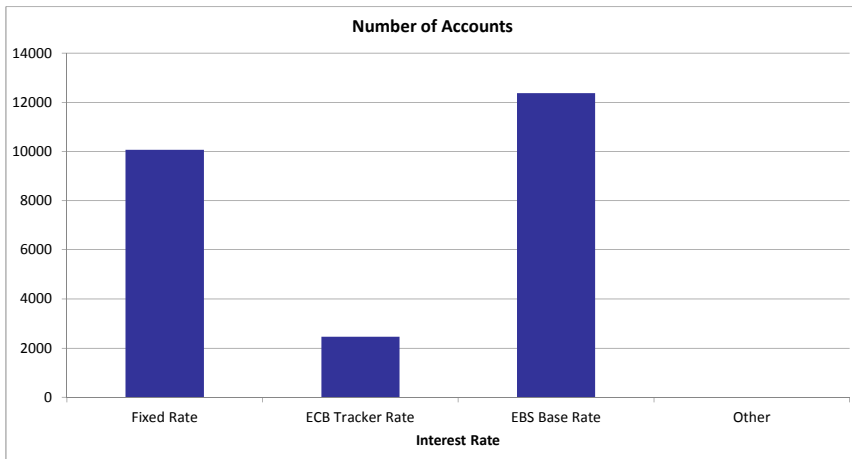
| <b>Property Area (Region)</b> |                    |                      |                      |                                |
|-------------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Region                        | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| Dublin                        | 9,170              | 36.82%               | 1,750,424,420        | 45.24%                         |
| Rest of Leinster              | 7,916              | 31.79%               | 1,137,621,680        | 29.40%                         |
| Munster                       | 5,598              | 22.48%               | 728,341,451          | 18.82%                         |
| Connaught / Ulster            | 2,219              | 8.91%                | 253,110,423          | 6.54%                          |
| <b>Total</b>                  | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |



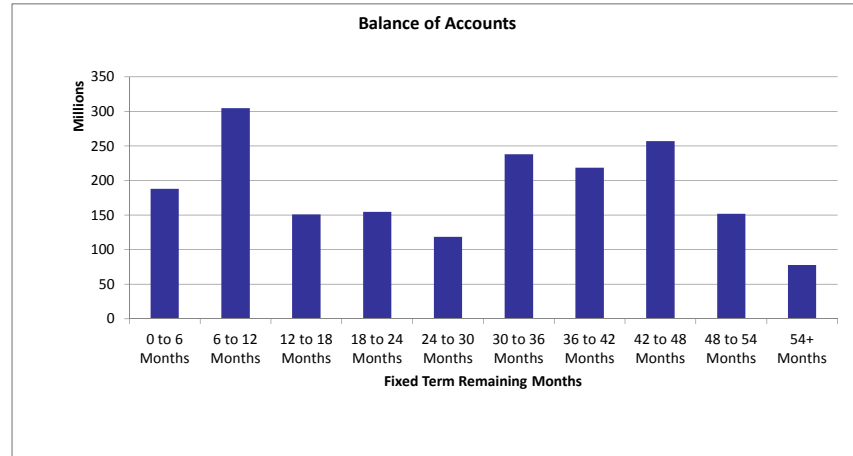
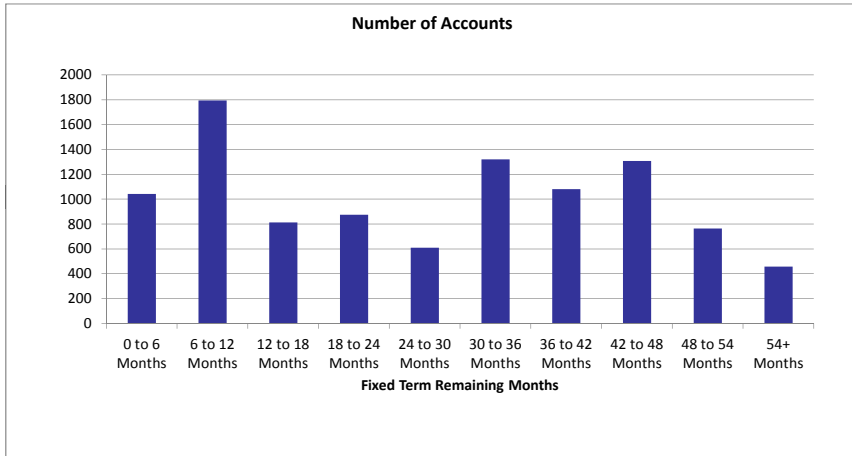
| <b>Interest Rate</b> |                    |                      |                      |                                |
|----------------------|--------------------|----------------------|----------------------|--------------------------------|
| Interest Rate Type   | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| Fixed Rate           | 10,066             | 40.42%               | 1,861,216,029        | 48.10%                         |
| ECB Tracker Rate     | 2,469              | 9.91%                | 332,039,760          | 8.58%                          |
| EBS Base Rate        | 12,368             | 49.66%               | 1,676,242,186        | 43.32%                         |
| Other***             | 0                  | 0.00%                | 0                    | 0.00%                          |
| <b>Total</b>         | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |

| Interest Rate Type | Number of Accounts | Avg Interest Rate % |
|--------------------|--------------------|---------------------|
| Fixed Rate         | 10,066             | 3.02                |
| ECB Tracker Rate   | 2,469              | 1.19                |
| EBS Base Rate      | 12,368             | 3.38                |
| Other***           | 0                  | 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.

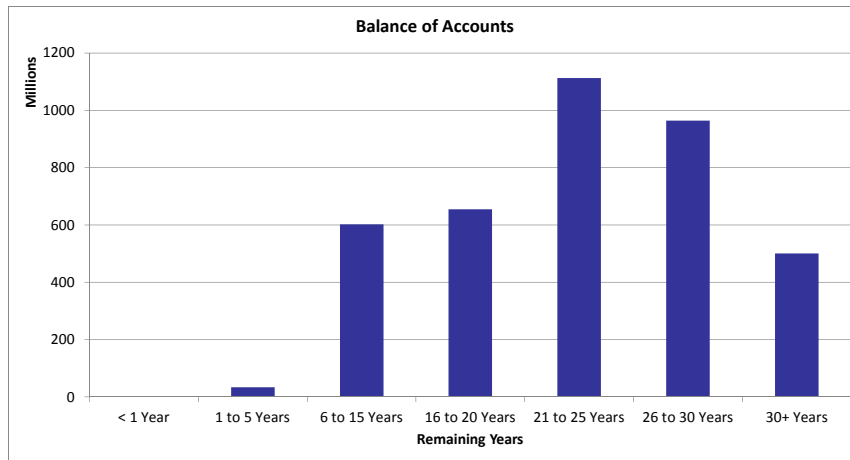
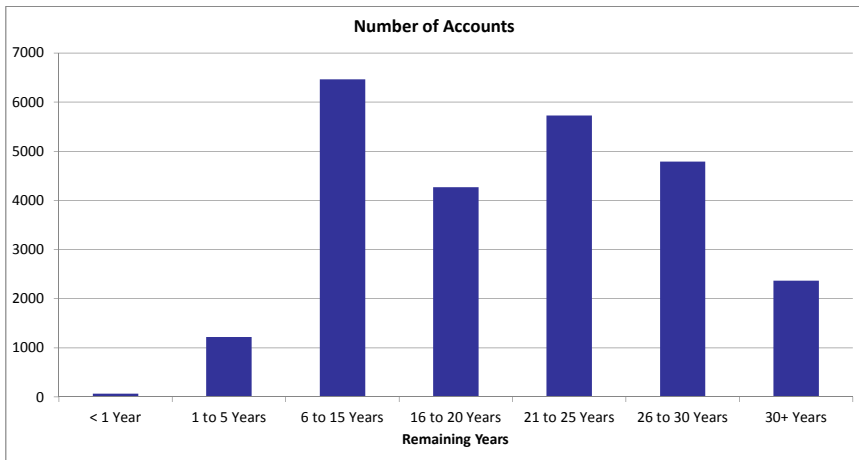


| <b>Fixed Term Remaining Months</b>          |                    |                      |                      |                                |
|---|--------------------|----------------------|----------------------|--------------------------------|
| Fixed Term Remaining Months                 | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| 0 to 6 Months                               | 1,041              | 10.34%               | 188,277,500          | 10.12%                         |
| 6 to 12 Months                              | 1,795              | 17.83%               | 304,909,074          | 16.38%                         |
| 12 to 18 Months                             | 814                | 8.09%                | 150,880,892          | 8.11%                          |
| 18 to 24 Months                             | 874                | 8.68%                | 154,770,071          | 8.32%                          |
| 24 to 30 Months                             | 610                | 6.06%                | 118,728,797          | 6.38%                          |
| 30 to 36 Months                             | 1,320              | 13.11%               | 237,941,713          | 12.78%                         |
| 36 to 42 Months                             | 1,082              | 10.75%               | 218,403,432          | 11.73%                         |
| 42 to 48 Months                             | 1,306              | 12.97%               | 257,216,556          | 13.82%                         |
| 48 to 54 Months                             | 765                | 7.60%                | 152,065,564          | 8.17%                          |
| 54+ Months                                  | 459                | 4.56%                | 78,022,431           | 4.19%                          |
| <b>Total</b>                                | <b>10,066</b>      | <b>100.00%</b>       | <b>1,861,216,029</b> | <b>100.00%</b>                 |
| <b>Weighted Fixed Term Remaining Months</b> |                    |                      | <b>28.50</b>         |                                |



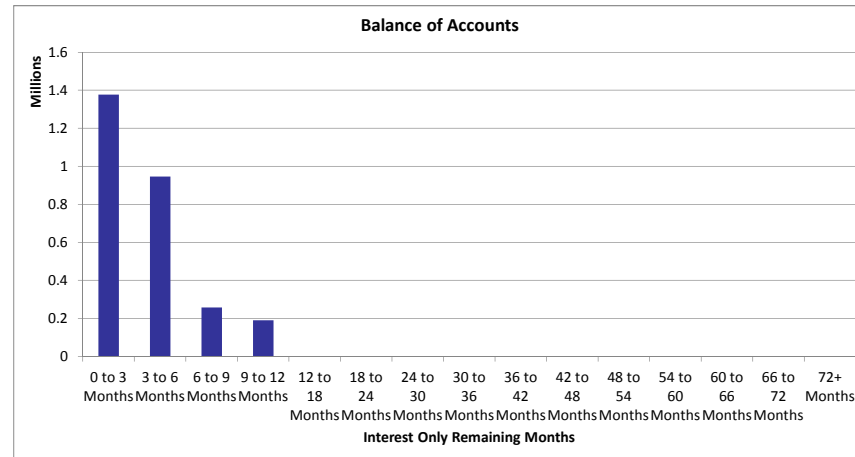
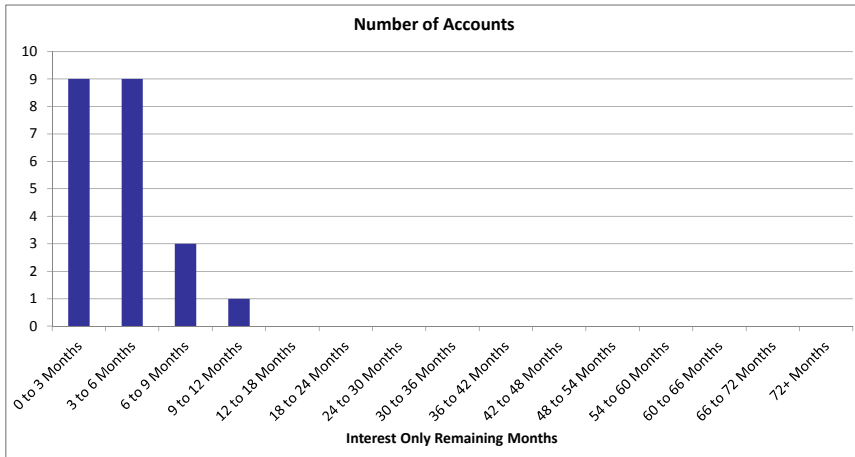


| Remaining Years                         |                    |                      |                      |                                |
|---|--------------------|----------------------|----------------------|--------------------------------|
| Remaining Years                         | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| < 1 Year                                | 71                 | 0.29%                | 572,016              | 0.01%                          |
| 1 to 5 Years                            | 1,218              | 4.89%                | 34,356,691           | 0.89%                          |
| 6 to 15 Years                           | 6,466              | 25.96%               | 602,577,610          | 15.57%                         |
| 16 to 20 Years                          | 4,266              | 17.13%               | 655,101,453          | 16.93%                         |
| 21 to 25 Years                          | 5,727              | 23.00%               | 1,111,902,129        | 28.74%                         |
| 26 to 30 Years                          | 4,788              | 19.23%               | 964,016,340          | 24.91%                         |
| 30+ Years                               | 2,367              | 9.50%                | 500,971,733          | 12.95%                         |
| <b>Total</b>                            | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |
| <b>Weighted Average Remaining Years</b> |                    |                      | <b>22.42</b>         |                                |



| <b>Repayments Status</b>    |                    |                      |                      |                                |
|-----------------------------|--------------------|----------------------|----------------------|--------------------------------|
| Principal Repayments Status | Number of Accounts | % Number of Accounts | Outstanding Balance  | % of Total Outstanding Balance |
| Principal and Interest      | 23,850             | 95.77%               | 3,684,198,344        | 95.21%                         |
| Interest Only (Standard )   | 22                 | 0.09%                | 2,770,505            | 0.07%                          |
| Interest Only (COVID - 19 ) | 146                | 0.59%                | 23,160,787           | 0.60%                          |
| Moratorium (COVID - 19 )    | 885                | 3.55%                | 159,368,339          | 4.12%                          |
| <b>Total</b>                | <b>24,903</b>      | <b>100.00%</b>       | <b>3,869,497,974</b> | <b>100.00%</b>                 |

| <b>Interest Only (Standard ) Remaining Term</b>                  |                    |                      |                     |                                |
|--|--------------------|----------------------|---------------------|--------------------------------|
| Interest Only (Standard ) Remaining Term                         | Number of Accounts | % Number of Accounts | Outstanding Balance | % of Total Outstanding Balance |
| 0 to 3 Months  | 9                  | 40.91%               | 1,377,555           | 49.72%                         |
| 3 to 6 Months  | 9                  | 40.91%               | 945,573             | 34.13%                         |
| 6 to 9 Months  | 3                  | 13.64%               | 257,449             | 9.29%                          |
| 9 to 12 Months   | 1                  | 4.55%                | 189,928             | 6.86%                          |
| 12 to 18 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 18 to 24 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 24 to 30 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 48 to 54 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 54 to 60 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 60 to 66 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 66 to 72 Months  | 0                  | 0.00%                | 0                   | 0.00%                          |
| 72+ Months   | 0                  | 0.00%                | 0                   | 0.00%                          |
| <b>Total</b>   | <b>22</b>          | <b>100.00%</b>       | <b>2,770,505</b>    | <b>100.00%</b>                 |
| <b>Weighted Average Interest Only (Standard ) Remaining Term</b> |                    |                      | <b>3.76</b>         |                                |



| <b>Interest Only (COVID - 19 ) Remaining Term</b> |                    |                         |                     |                                   |
|---|--------------------|-------------------------|---------------------|-----------------------------------|
| Interest Only (COVID - 19 )<br>Remaining Term     | Number of Accounts | % Number<br>of Accounts | Outstanding Balance | % of Total<br>Outstanding Balance |
| 0 Months  | 0                  | 0.00%                   | 0                   | 0.00%                             |
| 1 Months  | 16                 | 10.96%                  | 3,031,181           | 13.09%                            |
| 2 Months  | 91                 | 62.33%                  | 13,412,535          | 57.91%                            |
| 3 Months  | 39                 | 26.71%                  | 6,717,071           | 29.00%                            |
| 4 Months  | 0                  | 0.00%                   | 0                   | 0.00%                             |
| 5 Months  | 0                  | 0.00%                   | 0                   | 0.00%                             |
| 6 Months  | 0                  | 0.00%                   | 0                   | 0.00%                             |
| More than 6 Months                                | 0                  | 0.00%                   | 0                   | 0.00%                             |
| <b>Total</b>                                      | <b>146</b>         | <b>100.00%</b>          | <b>23,160,787</b>   | <b>100.00%</b>                    |

| <b>Moratorium (COVID - 19 ) Remaining Term</b> |                    |                         |                     |                                   |
|--|--------------------|-------------------------|---------------------|-----------------------------------|
| Moratorium (COVID - 19 )<br>Remaining Term     | Number of Accounts | % Number<br>of Accounts | Outstanding Balance | % of Total<br>Outstanding Balance |
| 0 Months                                       | 0                  | 0.00%                   | 0                   | 0.00%                             |
| 1 Months                                       | 118                | 13.33%                  | 20,727,007          | 13.01%                            |
| 2 Months                                       | 591                | 66.78%                  | 106,978,211         | 67.13%                            |
| 3 Months                                       | 176                | 19.89%                  | 31,663,121          | 19.87%                            |
| 4 Months                                       | 0                  | 0.00%                   | 0                   | 0.00%                             |
| 5 Months                                       | 0                  | 0.00%                   | 0                   | 0.00%                             |
| 6 Months                                       | 0                  | 0.00%                   | 0                   | 0.00%                             |
| More than 6 Months                             | 0                  | 0.00%                   | 0                   | 0.00%                             |
| <b>Total</b>                                   | <b>885</b>         | <b>100.00%</b>          | <b>159,368,339</b>  | <b>100.00%</b>                    |

| <b>Occupancy Status</b> |                    |                         |                      |                                   |
|-------------------------|--------------------|-------------------------|----------------------|-----------------------------------|
| Occupancy Status        | Number of Accounts | % Number<br>of Accounts | Outstanding Balance  | % of Total<br>Outstanding Balance |
| HOMELoAN                | 24,901             | 99.99%                  | 3,869,106,429        | 99.99%                            |
| RETAIL BTL              | 2                  | 0.01%                   | 391,545              | 0.01%                             |
| <b>Total</b>            | <b>24,903</b>      | <b>100.00%</b>          | <b>3,869,497,974</b> | <b>100.00%</b>                    |