

Investor Report: Burlington Mortgages No. 2 Designated Activity Company

From:	AIB
Month Ending:	31/05/2023
Interest Payments Date:	19/06/2023

Investor Contacts			
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ESMA Reference	635400KOA4XWWG9CDC43N202301
Legal Entity Identifier	635400KOA4XWWG9CDC43
European Data Warehouse	RMBSIE000145500120234

Deal Participation Information	
Party	Provider
Issuer	Burlington Mortgages No.2 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 Mortgages Limited
Share Trustee	Intertrust Nominees (Ireland) Limited
Arranger	Bank of America ("BoFA Securities Europe S.A.")

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	XS2604822200	Aaa	AAA	Aaa	AAA	€ 990,400,000	100%	3 Month EURIBOR	0.40%	0.90%	Mar-2028	Sep-2062	
A2 Notes	XS2604822382	Aaa	AAA	Aaa	AAA	€ 3,403,200,000	100%	2.65% Fixed	n/a	n/a	Mar-2028	Sep-2062	
Z Notes	n/a	n/a	n/a	n/a	n/a	€ 685,848,000	100%	0% Fixed	n/a	n/a	Mar-2028	Sep-2062	
R1A Notes	XS2604823190	n/a	n/a	n/a	n/a	€ 10,000	100%	n/a	n/a	n/a	Mar-2028	Sep-2062	
R1B Notes	XS2604823356	n/a	n/a	n/a	n/a	€ 10,000	100%	n/a	n/a	n/a	Mar-2028	Sep-2062	
R2A Notes	XS2604823430	n/a	n/a	n/a	n/a	€ 10,000	100%	n/a	n/a	n/a	Mar-2028	Sep-2062	
R2B Notes	XS2604823604	n/a	n/a	n/a	n/a	€ 10,000	100%	n/a	n/a	n/a	Mar-2028	Sep-2062	

Deal Information	
Issue Date	17/04/2023
First Distribution Date	19/06/2023
Minimum Denominations (Euro)	100,000
Payments Frequency	Quarterly
Interest Calculation	Actual / 360

This Report	
Interest Period Start Date	17/04/2023
Interest Period End Date	19/06/2023
No of days in Interest Period	63
Next Payments Date	18/09/2023

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	XS2604822200	990,400,000	19.4980%	990,400,000	19.4980%	0	990,400,000	19.4980%	1.00	1.00
A2 Notes	XS2604822382	3,403,200,000	66.9989%	3,403,200,000	66.9989%	0	3,403,200,000	66.9989%	1.00	1.00
Z Notes	n/a	685,848,000	13.5023%	685,848,000	13.5023%	0	685,848,000	13.5023%	1.00	1.00
R1A Notes	XS2604823190	10,000	0.0002%	10,000	0.0002%	0	10,000	0.0002%	1.00	1.00
R1B Notes	XS2604823356	10,000	0.0002%	10,000	0.0002%	0	10,000	0.0002%	1.00	1.00
R2A Notes	XS2604823430	10,000	0.0002%	10,000	0.0002%	0	10,000	0.0002%	1.00	1.00
R2B Notes	XS2604823604	10,000	0.0002%	10,000	0.0002%	0	10,000	0.0002%	1.00	1.00
Total		5,079,488,000	100%	5,079,488,000	100.0000%	-	5,079,488,000	100.0000%	1.00	1.00

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	XS2604822200	3.665%	63	6,352,178.00	6,352,178.00	0	0
A2 Notes	XS2604822382	2.650%	63	15,782,340.00	15,782,340.00	0	0
Z Notes	n/a	0.000%	63	-	-	0	0
R1A Notes	XS2604823190	n/a	n/a	n/a	n/a	n/a	n/a
R1B Notes	XS2604823356	n/a	n/a	n/a	n/a	n/a	n/a
R2A Notes	XS2604823430	n/a	n/a	n/a	n/a	n/a	n/a
R2B Notes	XS2604823604	n/a	n/a	n/a	n/a	n/a	n/a
Total				22,134,518.00	22,134,518.00	-	-

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)	
Liquidity Reserve Fund	32,952,000	32,952,000	-	-	32,952,000	32,952,000	-	

Revenue Analysis	
	Euro
Revenue Receipts	25,042,186
Interest from Bank Accounts	223,050
Class A Liquidity Reserve Fund Excess Amount	0
Class A Redemption Date, Class A Liquidity Reserve Amount	0
following a Determination Period, any Reconciliation Amounts deemed to be Available Revenue Receipts	0
amounts credited to the Deposit Account on the previous Interest Payment Date	0
Other Net Income, excluding Principal Receipts	0
Principal Deficiency Excess Revenue Amounts	0
less:	
Payments to the Sellers	0
Tax Payments, excluding amounts due on the Issuer Profit Ledger	0
Available Revenue Receipts	25,265,236
Allocation of Available Revenue Receipts	
Trustee	0
Amounts due to the Reference Agent,	0
the Registrar & the paying Agent,	0
the Cash Manager,	(2,917)
the Back-Up Servicer Facilitator & the Corporate Services Provider,	0
the Issuer Account Bank	0
any amounts payable by the Issuer to third parties	(308)
Replacement Servicer	0
Issuer Profit Fee	(100)
Class A Notes Interest	(22,134,518)
Class A Liquidity Reserve Fund Required Amount	0
Class A Principal Deficiency Sub-Ledger	0
Class Z Principal Deficiency Sub-Ledger	0
Class Z Notes Interest	0
Servicer (EBS)	(1,105,439)
Servicer (Haven)	(316,806)
On or after the First Optional Redemption Date or the Early Redemption Date, amounts to redeem the Rated Notes	0
Subordinated Loan Interest (EBS)	(222,486)
Subordinated Loan Interest (Haven)	(63,780)
Subordinated Loan Principal (EBS)	(1,102,755)
Subordinated Loan Principal (Haven)	(316,127)
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	0
Class R1B Payment	0
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)	Net Losses (Euro)	Allocation of Revenue Receipts	Closing Balance (Euro)
A1 Notes	XS2604822200	0	0	0		0	0
A2 Notes	XS2604822382	0	0	0		0	0
Z Notes	n/a	-	-	-	-	-	-

Principal Deficiency Ledger					
Class of Notes	Reference	Cumulative Increase in Losses (Euro)	Cumulative Decrease in Losses (Euro)	Cumulative Net Losses (Euro)	Cumulative Allocation of Revenue Receipts
A1 Notes	XS2604822200	0	0		0
A2 Notes	XS2604822382	0	0		0
Z Notes	n/a	-	-	-	-

Principal Analysis		Euro
Principal Receipts		71,900,981
Proceeds of issue of the Class R1 Notes and the Class R2 Note		40,000
Any credit to the Principal Deficiency Ledgers		0
Any other Available Principal receipts		0
following a Determination Period, any Reconciliation Amounts deemed to be 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
any amount standing to the credit of the Retained Principal Ledger		0
less:		
Available Principal Receipts applied as Principal Deficiency Excess Revenue Amounts		0
Available Principal		71,940,981
Allocation of Available Principle		
Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;		0
towards payment of the purchase price for Additional Loans sold on such Interest Payment Date		(71,584,567)
any remaining amount to be credited to the Retained Principal Ledger;		(356,414)
Pro rata and pari passu to the principal amounts due on the Class A1 Notes;		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 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

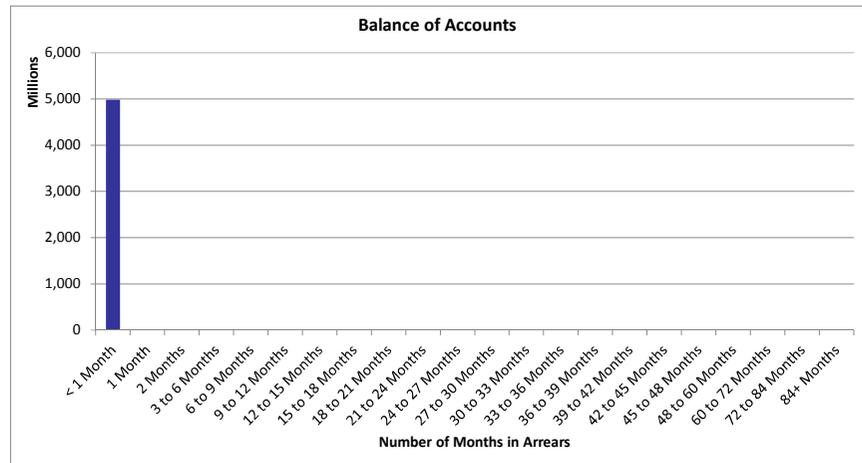
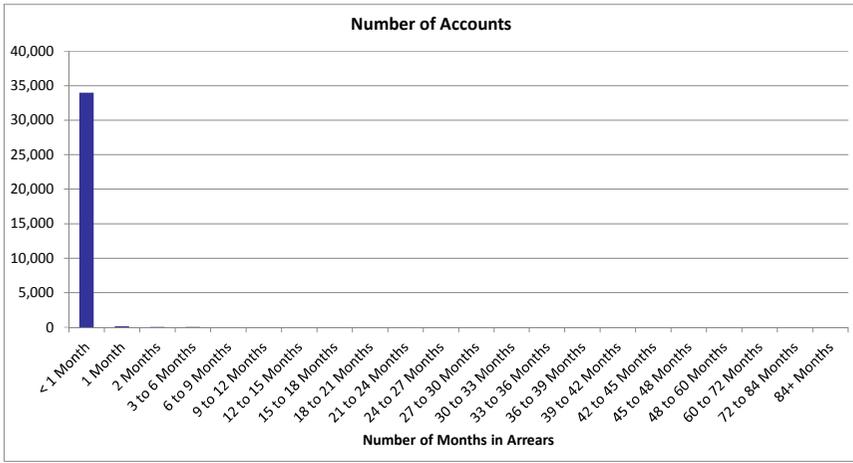
Mortgage Portfolio Analysis: Properties Under Management					
Description	This Period		Cumulative (Active Loans only)		Cumulative Active and Redeemed Loans
	No of Properties	Principal Balance Amount	No of Properties	Principal Balance Amount	Number of Properties
Abandoned	0	0.00	0	0.00	0
Property in Possession	0	0.00	0	0.00	0
Sold	0	0.00	0	0.00	0

Mortgage Portfolio Analysis		
	This Period (Euro)	Cumulative (Euro)
Opening Mortgage Principle Balance	5,079,447,557	5,079,447,557
Scheduled Principal Payments and Early Redemptions	(71,900,981)	(71,900,981)
Mortgages Purchased During Revolving Period*	71,584,567	71,584,567
Retained Principal Receipts Ledger Amount	356,414	356,414
Charge Offs	0	0
Non-cash movements	(2,800)	(2,800)
Mortgages Repurchased by Sellers	0	0
Closing Mortgage Principal Balance	5,079,133,943	5,079,133,943

*Current period's purchased mortgages will not appear on stratification tables below until the next period

Stratification Tables

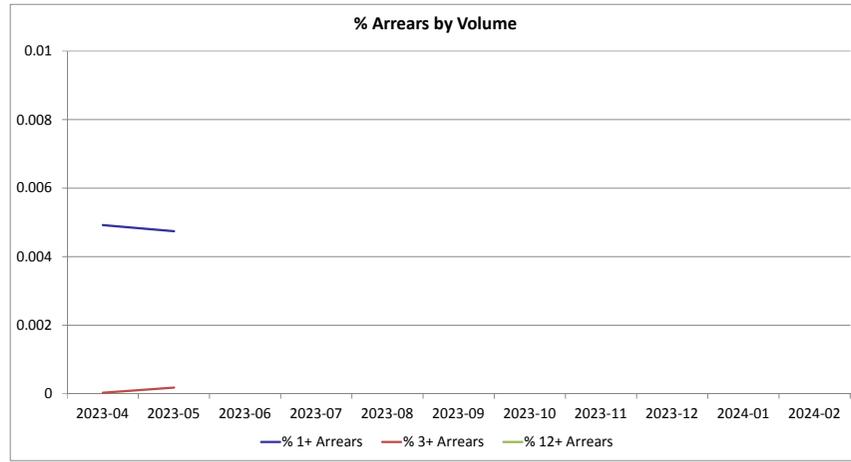
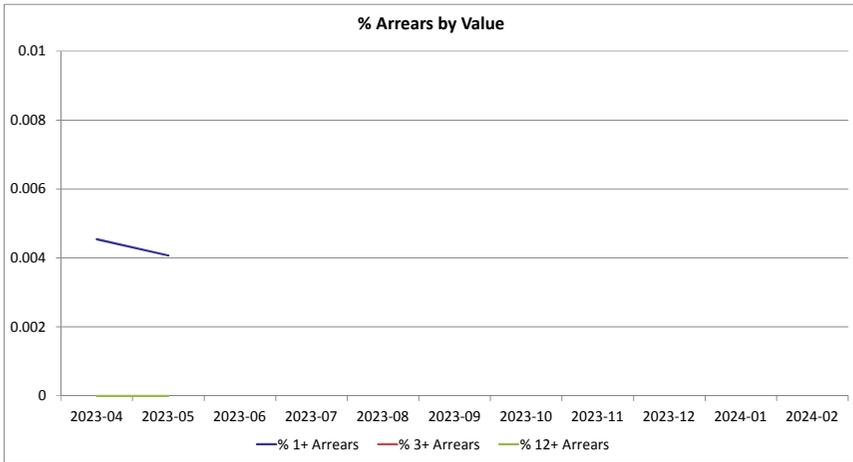
Number of Repayments in Arrears				
Number of Months In Arrears	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Month	33,985	99.53%	4,987,158,991	99.59%
1 Month	145	0.42%	18,812,731	0.38%
2 Months	11	0.03%	1,149,870	0.02%
3 to 6 Months	6	0.02%	427,784	0.01%
6 to 9 Months	0	0.00%	0	0.00%
9 to 12 Months	0	0.00%	0	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%
Total	34,147	100.00%	5,007,549,376	100.00%



Repayments in Arrears - Last 6 Months		
Months in Arrears Value of Accounts (€m)	Apr-23	May-23
12+ Arrears	0.00	0.00
3+ Arrears**	0.11	0.43
1+ Arrears*	22.94	20.39
Total Arrears	22.94	20.39
Total Portfolio	5,045.61	5,007.55
Months in Arrears Number of Accounts	Apr-23	May-23
12+ Arrears	0	0
3+ Arrears**	1	6
1+ Arrears*	169	162
Total Arrears	169	162
Total Portfolio	34,312	34,147

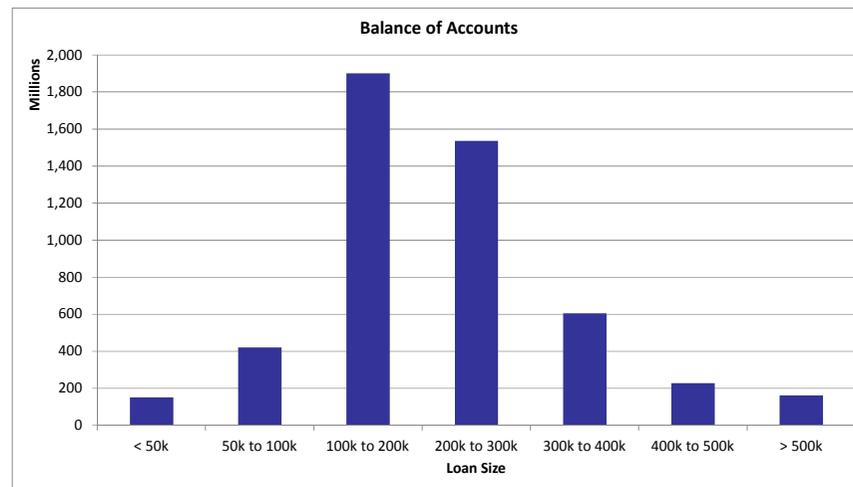
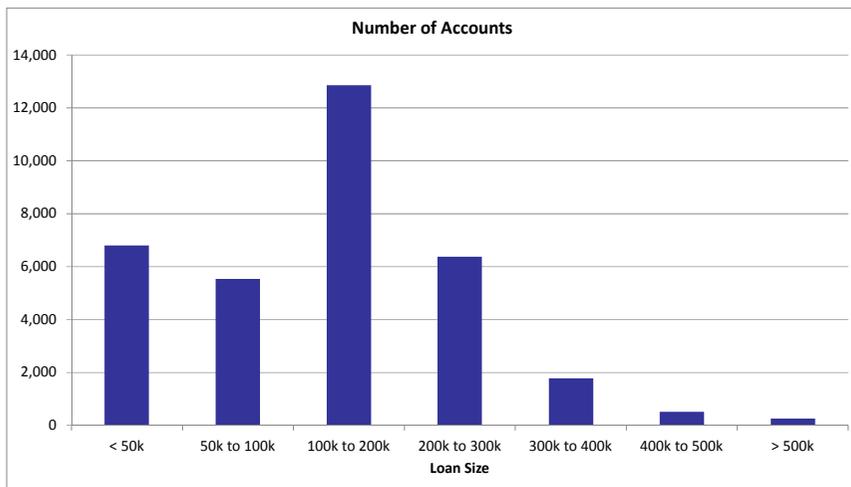
* 1+ Arrears includes loans in 3+ and 12+ Arrears

** 3+ Arrears includes loans in 12+ Arrears

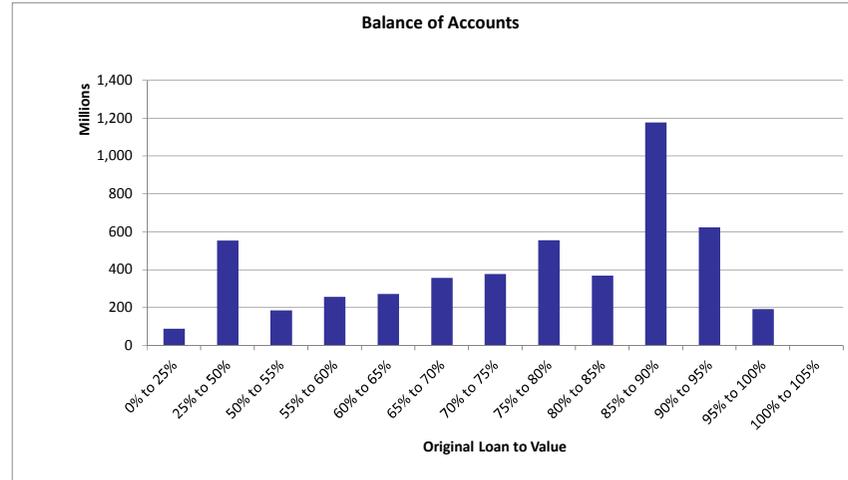
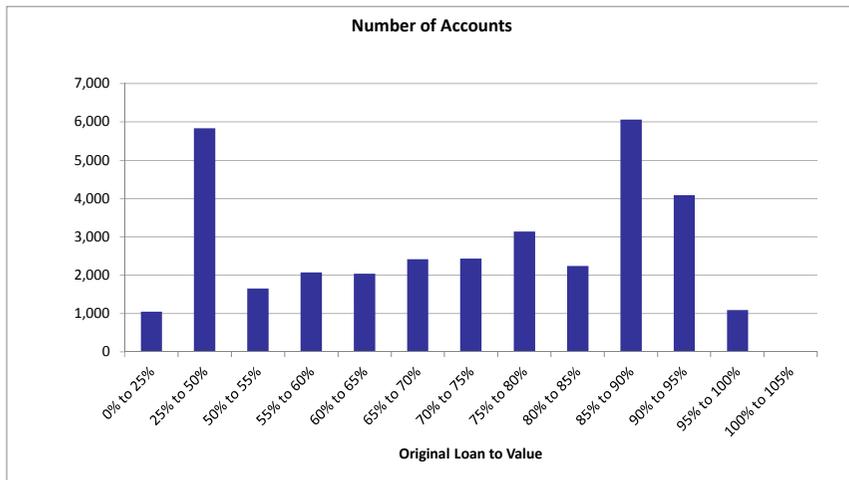


Cure Rates - Last 6 Months		
	Apr-23	May-23
Total Cases Any Arrears	730	634
Total Cured to 0 Arrears	135	283
% Cure Rate to 0 Arrears	18.49%	44.64%

Loan Size				
Loan Size	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 50k	6,805	19.93%	151,432,708	3.02%
50k to 100k	5,543	16.23%	421,765,180	8.42%
100k to 200k	12,858	37.65%	1,901,935,761	37.98%
200k to 300k	6,380	18.68%	1,536,606,728	30.69%
300k to 400k	1,779	5.21%	604,362,751	12.07%
400k to 500k	518	1.52%	228,679,693	4.57%
> 500k	264	0.77%	162,766,554	3.25%
Total	34,147	100.00%	5,007,549,376	100.00%
Weighted Average Loan Size			146,646.83	

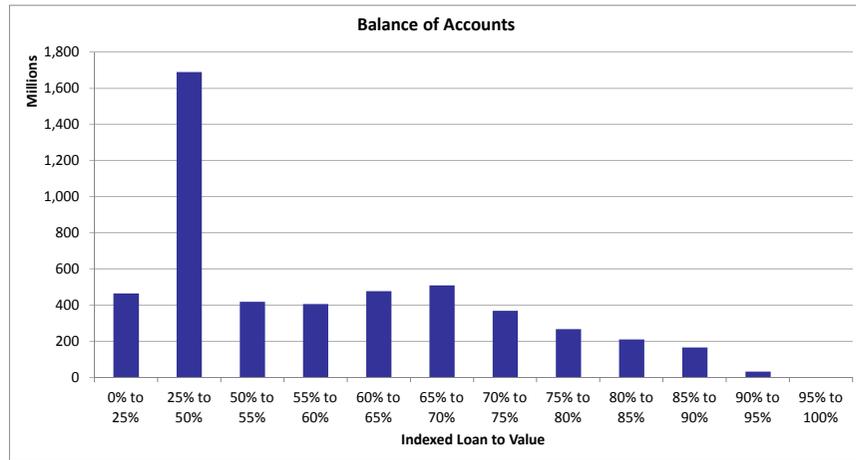
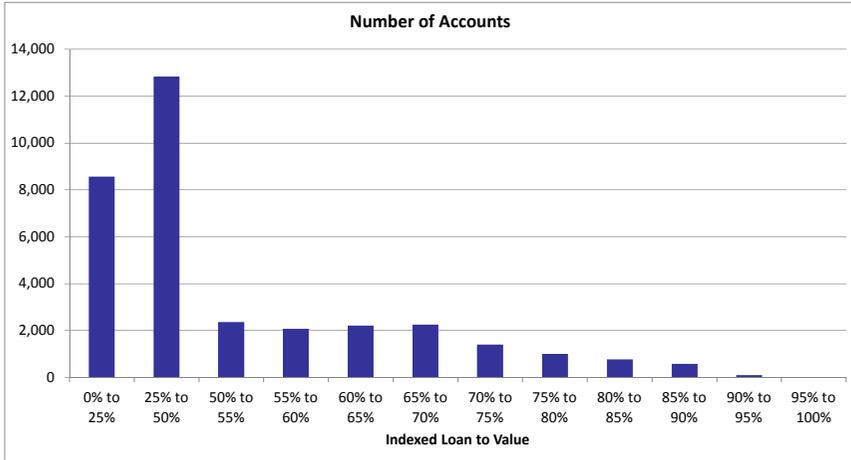


Original LTV				
Original LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	1,054	3.09%	88,869,313	1.77%
25% to 50%	5,839	17.10%	553,326,713	11.05%
50% to 55%	1,658	4.86%	185,864,756	3.71%
55% to 60%	2,074	6.07%	255,984,652	5.11%
60% to 65%	2,038	5.97%	271,500,547	5.42%
65% to 70%	2,417	7.08%	356,527,786	7.12%
70% to 75%	2,440	7.15%	377,591,541	7.54%
75% to 80%	3,139	9.19%	555,763,682	11.10%
80% to 85%	2,247	6.58%	369,026,562	7.37%
85% to 90%	6,059	17.74%	1,177,071,997	23.51%
90% to 95%	4,091	11.98%	623,348,969	12.45%
95% to 100%	1,091	3.20%	192,672,859	3.85%
100% to 105%	0	0.00%	0	0.00%
Total	34,147	100.00%	5,007,549,376	100.00%
Weighted Average Original LTV			74.61%	

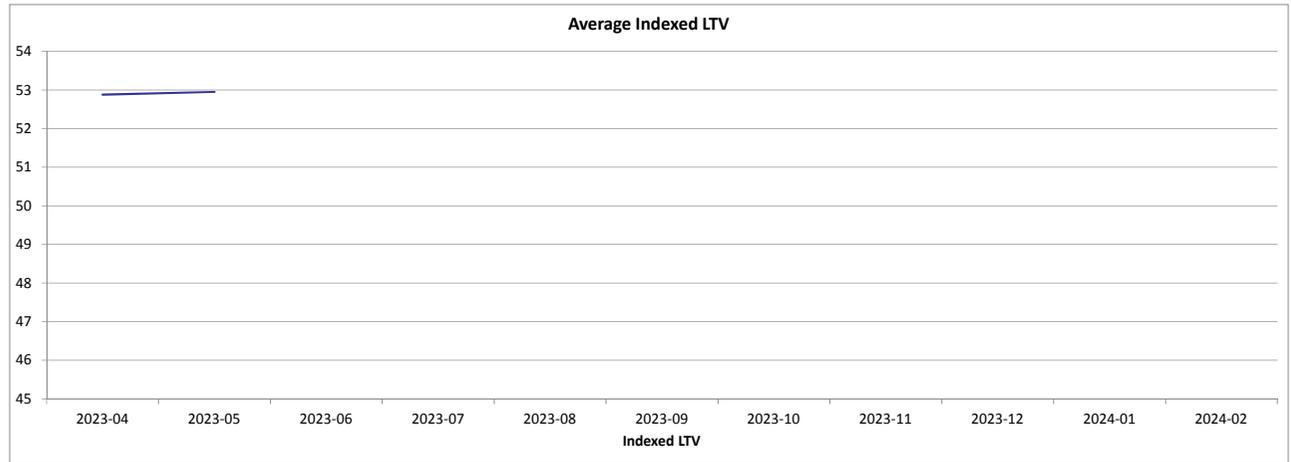


*OLTV for top-up loans is calculated by combining the original loan amount and the top-up loan amount. This does not take into account any reduction in the original loan amount that occurred prior to the top-up approval. The OLTV on top-up loans is therefore shown here as higher than the true exposure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

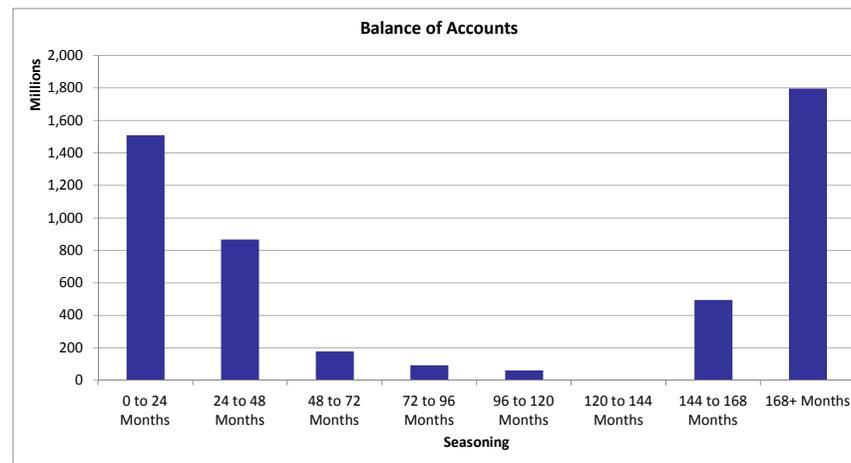
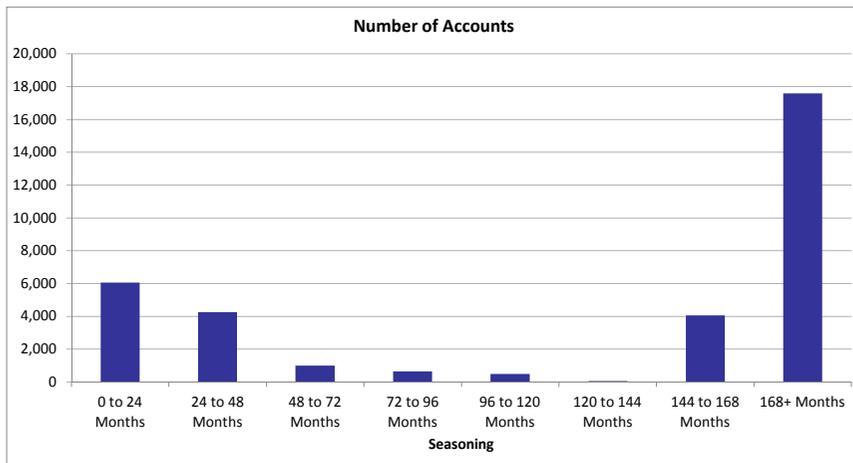
Indexed LTV				
Indexed LTV	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0% to 25%	8,562	25.07%	464,692,710	9.28%
25% to 50%	12,843	37.61%	1,689,766,878	33.74%
50% to 55%	2,366	6.93%	418,957,182	8.37%
55% to 60%	2,076	6.08%	405,536,680	8.10%
60% to 65%	2,206	6.46%	477,512,488	9.54%
65% to 70%	2,250	6.59%	508,940,625	10.16%
70% to 75%	1,404	4.11%	368,227,962	7.35%
75% to 80%	1,007	2.95%	266,387,492	5.32%
80% to 85%	770	2.25%	210,010,452	4.19%
85% to 90%	570	1.67%	165,167,679	3.30%
90% to 95%	89	0.26%	31,371,864	0.63%
95% to 100%	4	0.01%	977,365	0.02%
Total	34,147	100.00%	5,007,549,376	100.00%
Weighted Average Indexed LTV			52.95%	



Average Indexed LTV - Last 6 Months		
	Apr-23	May-23
Indexed LTV	52.88	52.95

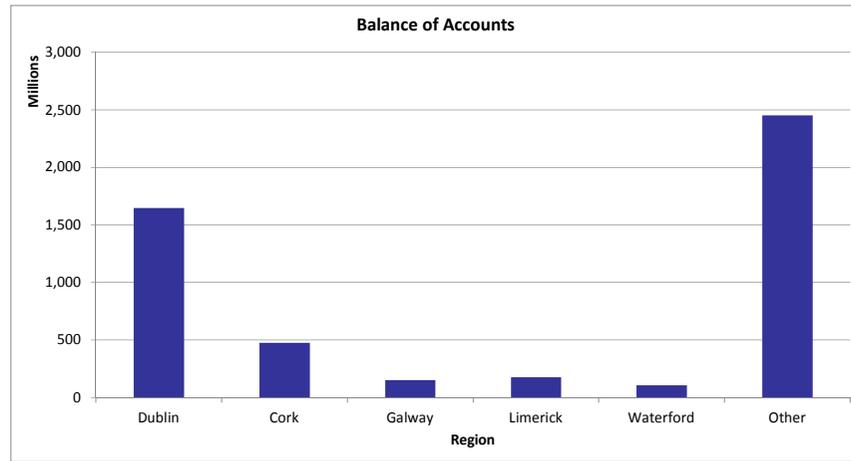
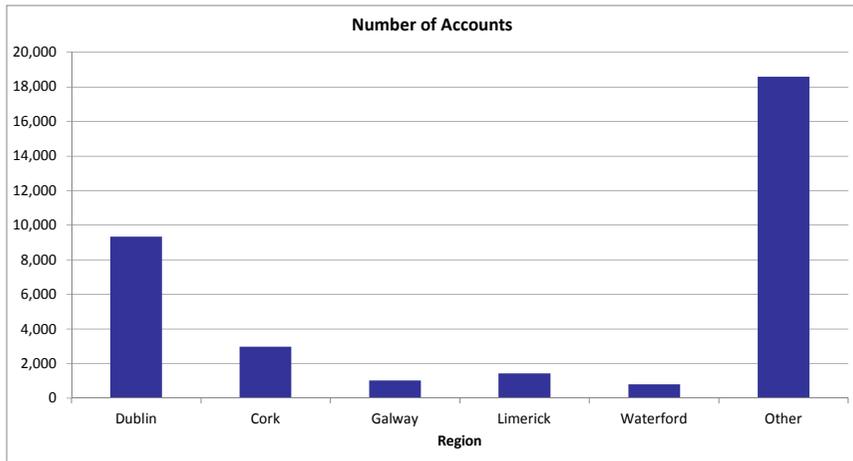


Seasoning				
Seasoning	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 24 Months	6,065	17.76%	1,509,964,133	30.15%
24 to 48 Months	4,246	12.43%	868,142,476	17.34%
48 to 72 Months	1,004	2.94%	178,234,969	3.56%
72 to 96 Months	639	1.87%	93,661,842	1.87%
96 to 120 Months	488	1.43%	61,492,188	1.23%
120 to 144 Months	55	0.16%	4,641,145	0.09%
144 to 168 Months	4,058	11.88%	494,649,741	9.88%
168+ Months	17,592	51.52%	1,796,762,882	35.88%
Total	34,147	100.00%	5,007,549,376	100.00%
Weighted Average Seasoning			101.56	

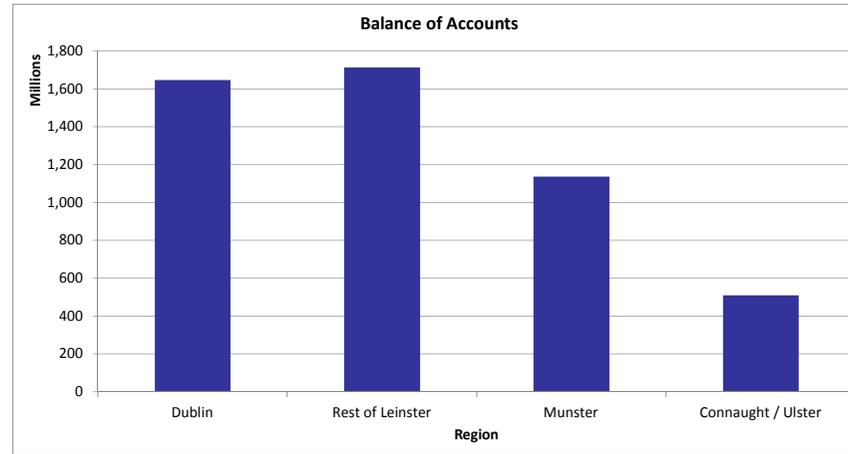
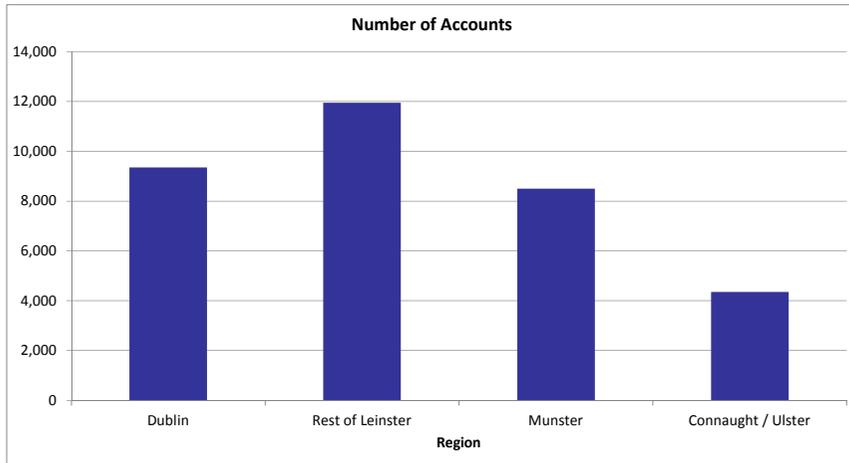


Property Area (County)				
County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
CARLOW	550	1.61%	63,725,603	1.27%
CAVAN	372	1.09%	45,655,315	0.91%
CLARE	999	2.93%	114,620,734	2.29%
CORK	2,967	8.69%	474,372,861	9.47%
DONEGAL	1,234	3.61%	109,156,043	2.18%
DUBLIN	9,347	27.37%	1,647,210,776	32.89%
GALWAY	1,015	2.97%	151,559,537	3.03%
KERRY	1,386	4.06%	150,895,709	3.01%
KILDARE	2,223	6.51%	375,662,792	7.50%
KILKENNY	675	1.98%	87,433,511	1.75%
LAOIS	615	1.80%	84,469,302	1.69%
LEITRIM	119	0.35%	12,695,632	0.25%
LIMERICK	1,429	4.18%	177,218,031	3.54%
LONGFORD	204	0.60%	19,938,342	0.40%
LOUTH	1,493	4.37%	193,069,061	3.86%
MAYO	663	1.94%	78,628,425	1.57%
MEATH	2,896	8.48%	415,090,092	8.29%
MONAGHAN	260	0.76%	33,833,610	0.68%
OFFALY	408	1.19%	54,638,478	1.09%
ROSCOMMON	264	0.77%	29,682,369	0.59%
SLIGO	430	1.26%	48,880,526	0.98%
TIPPERARY	908	2.66%	113,932,608	2.28%
WATERFORD	804	2.35%	106,288,171	2.12%
WESTMEATH	556	1.63%	65,713,291	1.31%
WEXFORD	1,027	3.01%	131,829,268	2.63%
WICKLOW	1,303	3.82%	221,349,291	4.42%
Total	34,147	100.00%	5,007,549,376	100.00%

Property Area (County)				
Major County	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	9,347	27.37%	1,647,210,776	32.89%
Cork	2,967	8.69%	474,372,861	9.47%
Galway	1,015	2.97%	151,559,537	3.03%
Limerick	1,429	4.18%	177,218,031	3.54%
Waterford	804	2.35%	106,288,171	2.12%
Other	18,585	54.43%	2,450,900,001	48.94%
Total	34,147	100.00%	5,007,549,376	100.00%

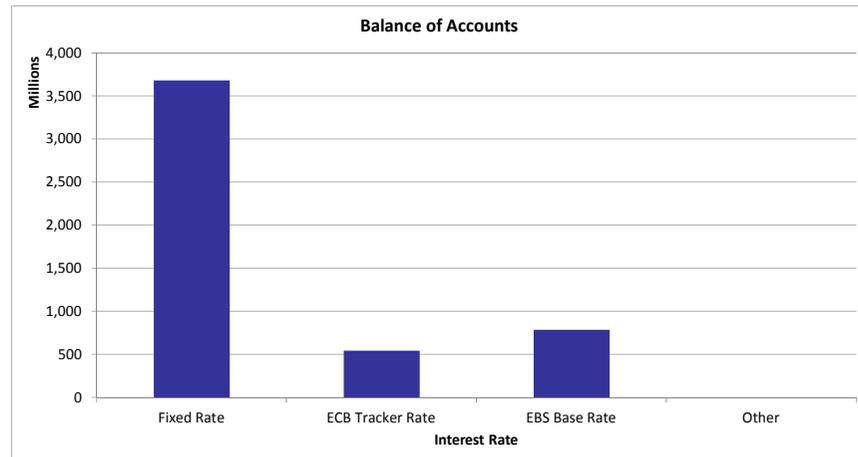
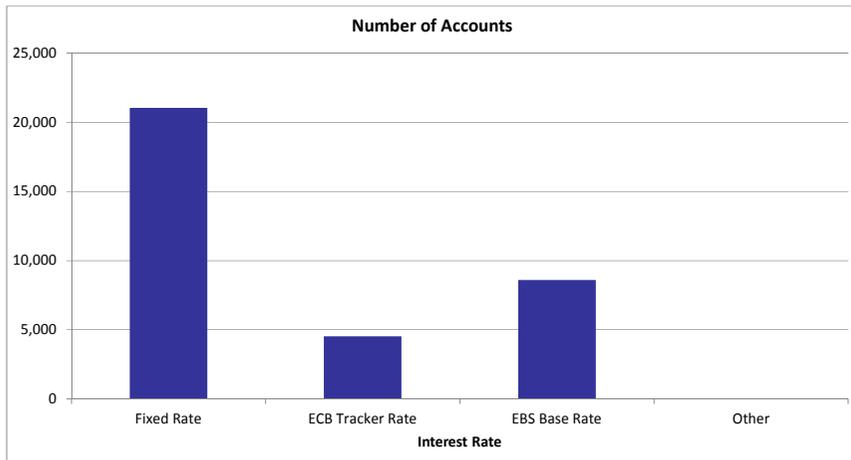


Property Area (Region)				
Region	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Dublin	9,347	27.37%	1,647,210,776	32.89%
Rest of Leinster	11,950	35.00%	1,712,919,030	34.21%
Munster	8,493	24.87%	1,137,328,114	22.71%
Connaught / Ulster	4,357	12.76%	510,091,457	10.19%
Total	34,147	100.00%	5,007,549,376	100.00%

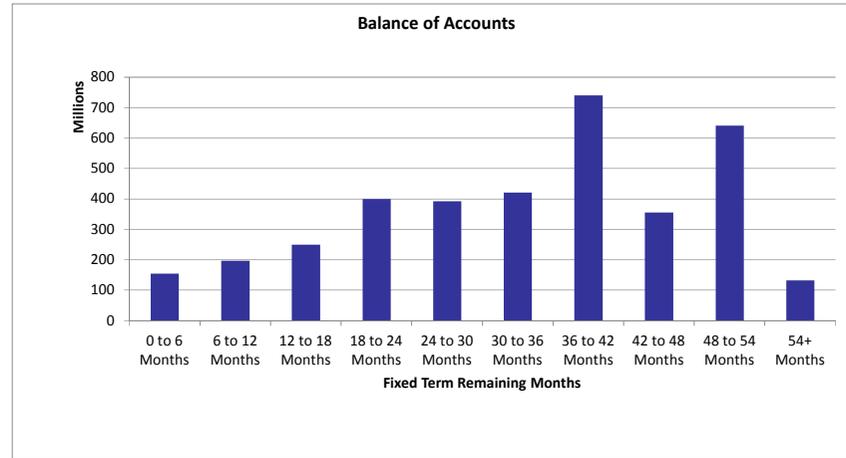
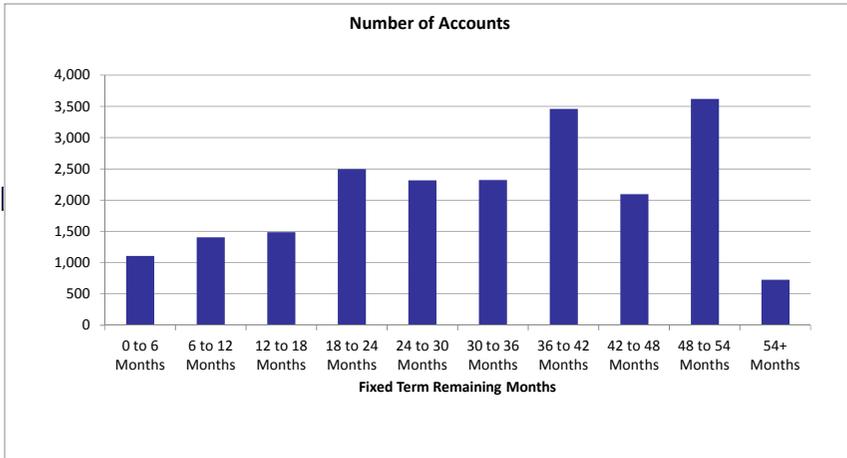


Interest Rate				
Interest Rate Type	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Fixed Rate	21,041	61.62%	3,679,252,960	73.47%
ECB Tracker Rate	4,524	13.25%	542,855,444	10.84%
EBS Base Rate	8,582	25.13%	785,440,972	15.69%
Other	0	0.00%	0	0.00%
Total	34,147	100.00%	5,007,549,376	100.00%

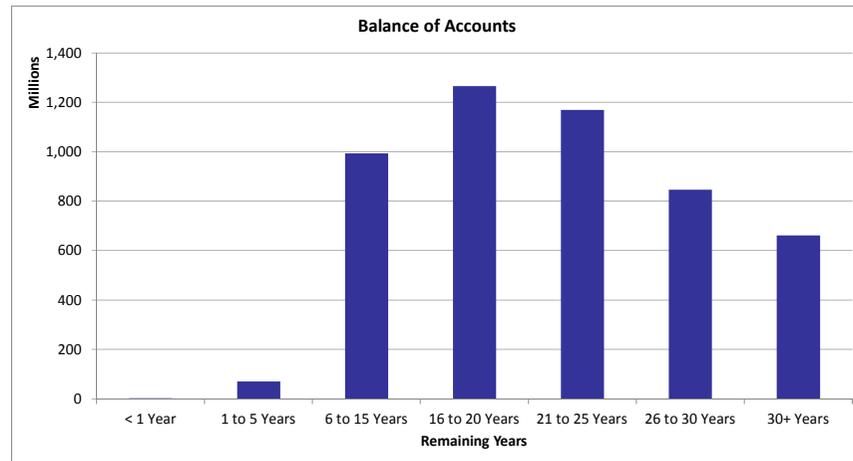
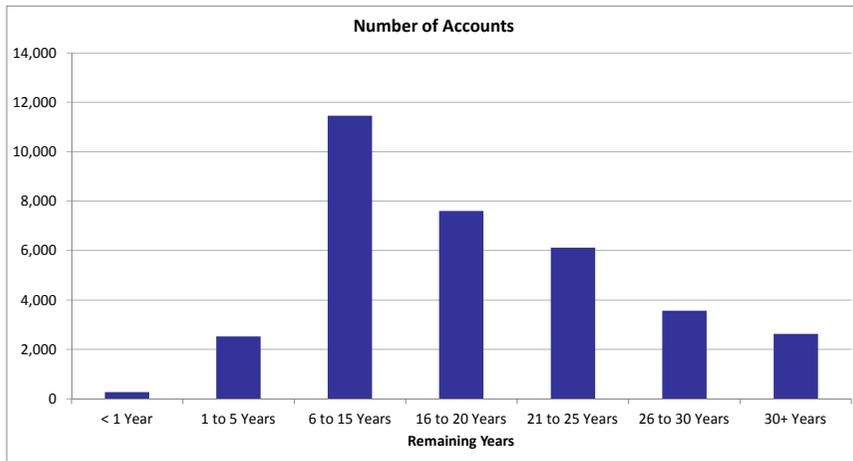
Interest Rate Type	Number of Accounts	Avg Interest Rate %
Fixed Rate	21,041	2.71
ECB Tracker Rate	4,524	4.78
EBS Base Rate	8,582	3.65
Other	0	0.00
Weighted Average Interest Rate		3.03



Fixed Term Remaining Months				
Fixed Term Remaining Months	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 6 Months	1,107	5.26%	153,733,751	4.18%
6 to 12 Months	1,405	6.68%	196,232,092	5.33%
12 to 18 Months	1,491	7.09%	249,532,870	6.78%
18 to 24 Months	2,496	11.86%	399,843,898	10.87%
24 to 30 Months	2,319	11.02%	391,863,968	10.65%
30 to 36 Months	2,322	11.04%	420,250,236	11.42%
36 to 42 Months	3,462	16.45%	740,648,931	20.13%
42 to 48 Months	2,094	9.95%	354,643,553	9.64%
48 to 54 Months	3,618	17.20%	640,627,981	17.41%
54+ Months	727	3.46%	131,875,679	3.58%
Total	21,041	100.00%	3,679,252,960	100.00%
Weighted Fixed Term Remaining Months			35.16	

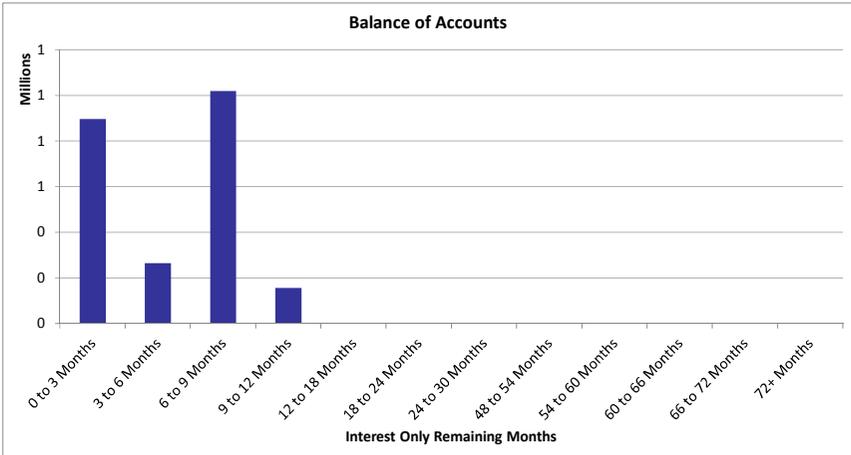
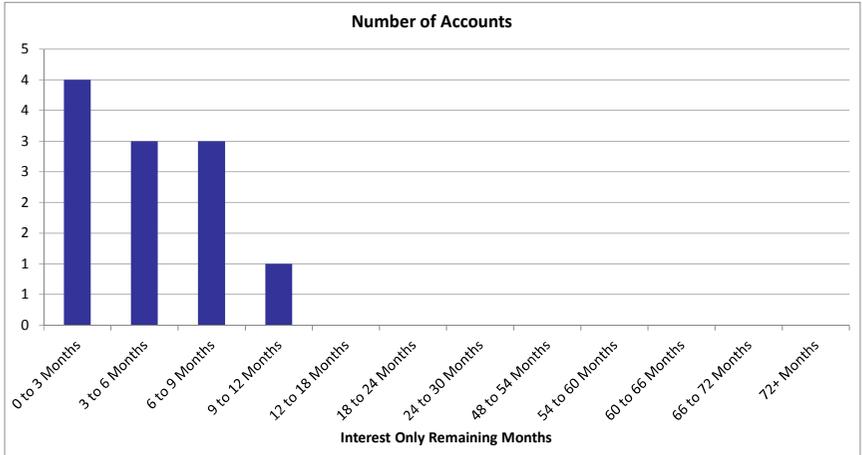


Remaining Years				
Remaining Years	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
< 1 Year	266	0.78%	1,731,190	0.03%
1 to 5 Years	2,517	7.37%	69,850,532	1.39%
6 to 15 Years	11,458	33.55%	993,084,400	19.83%
16 to 20 Years	7,600	22.26%	1,265,674,037	25.28%
21 to 25 Years	6,114	17.90%	1,168,991,266	23.34%
26 to 30 Years	3,560	10.43%	846,372,908	16.90%
30+ Years	2,632	7.71%	661,845,043	13.22%
Total	34,147	100.00%	5,007,549,376	100.00%
Weighted Average Remaining Years			20.91	



Repayments Status				
Principal Repayments Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
Principal and Interest	34,136	99.97%	5,005,215,231	99.95%
Interest Only (Standard)	11	0.03%	2,334,146	0.05%
Total	34,147	100.00%	5,007,549,376	100.00%

Interest Only (Standard) Remaining Term				
Interest Only (Standard) Remaining Term	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
0 to 3 Months	4	36.36%	895,682	38.37%
3 to 6 Months	3	27.27%	264,175	11.32%
6 to 9 Months	3	27.27%	1,019,218	43.67%
9 to 12 Months	1	9.09%	155,071	6.64%
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%
Total	11	100.00%	2,334,146	100.00%
Weighted Average Interest Only (Standard) Remaining Term			4.49	



Occupancy Status				
Occupancy Status	Number of Accounts	% Number of Accounts	Outstanding Balance	% of Total Outstanding Balance
HOMELOAN	34,147	100.00%	5,007,549,376	100.00%
Total	34,147	100.00%	5,007,549,376	100.00%