



AIB Mortgage Bank Detailed ACS Pool Analysis June 2014

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€25.0bn
Total Number of Accounts	115,122
Total Number of Properties	101,869
Nominal Balances of the Mortgages	€15.4bn
Prudent Market Value	€12.7bn
Average Mortgage Balance	€133,841
Weighted Average Unindexed LTV	62.4%
Weighted Average Indexed LTV	87.9%
Aggregate Indexed LTV	61.5%
Weighted Average Seasoning	79 Months
Weighted Average Remaining Legal Term	19.4 Years
Weighted Average Life (Contracted Duration)	10.3 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,921	12%	30,892	30%
30% - 40%	1,584	10%	12,085	12%
40% - 50%	1,777	12%	11,435	11%
50% - 60%	1,894	12%	10,636	11%
60% - 70%	2,171	14%	10,691	11%
70% - 80%	2,394	16%	10,546	10%
80% - 90%	2,686	17%	11,630	11%
90% - 95%	426	3%	2,063	2%
95% - 100%	85	1%	296	0%
100% - 101%	12	0%	46	0%
101% +	<u>458</u>	<u>3%</u>	<u>1,549</u>	<u>2%</u>
Total	15,408	100%	101,869	100%
Weighted Average LTV	62.4%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	993	7%	22,939	23%
30% - 40%	754	5%	7,748	7%
40% - 50%	950	7%	7,921	8%
50% - 60%	1,168	8%	8,294	8%
60% - 70%	1,378	6%	8,299	8%
70% - 80%	1,607	11%	8,814	9%
80% - 90%	1,644	11%	8,619	8%
90% - 95%	834	4%	4,249	4%
95% - 100%	668	5%	3,169	3%
100% - 110%	1,306	9%	5,933	6%
110% - 120%	1,166	8%	5,116	5%
120%+	<u>2,940</u>	<u>19%</u>	<u>10,768</u>	<u>11%</u>
Total	15,408	100%	101,869	100%
Weighted Average LTV	87.9%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,987	13%	43,401	38%
€100 - €200	5,323	33%	40,810	35%
€200 - €350	5,428	35%	24,196	21%

€350 - €500	1,471	10%	4,442	4%
€500 +	<u>1,198</u>	<u>9%</u>	<u>2,273</u>	<u>2%</u>
Total	15,408	100%	115,122	100%
Average Mortgage	133,841			

Table 5 Seasoning ⁽³⁾ (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-12	613	4%	3,790	3%
12-24	728	5%	4,614	4%
24-36	541	3%	3,534	3%
36-48	730	5%	4,636	4%
48-60	1,516	10%	9,315	8%
60-72	1,996	13%	12,091	11%
72+	<u>9,285</u>	<u>60%</u>	<u>77,142</u>	<u>67%</u>
Total	15,408	100%	115,122	100%
Weighted Average	79 Months			

Table 6 Remaining Legal Term (years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-5	369	2%	13,647	12%
5-10	1,397	9%	20,053	17%
10-15	2,842	19%	23,668	21%
15-20	3,585	23%	22,351	19%
20-25	3,000	20%	15,392	13%
25-30	3,231	21%	14,701	13%
30-35	984	6%	5,309	5%
35+	<u>0</u>	<u>0%</u>	<u>1</u>	<u>0%</u>
Total	15,408	100%	115,122	100%
Weighted Average	19.4 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,032	98%	113,248	99%
Interest Only 0 - 2 years	282	2%	1,443	1%
Interest Only 2 - 5 years	32	0%	149	0%
Interest Only 5+ years	<u>62</u>	<u>0%</u>	<u>282</u>	<u>0%</u>
Total	15,408	100%	115,122	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,607	10%	10,548	9%
Variable	6,301	41%	51,928	45%
ECB Tracker	<u>7,500</u>	<u>49%</u>	<u>52,646</u>	<u>46%</u>
Total	15,408	100%	115,122	100%

Table 9 Fixed Rate Loan Periods (years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	942	59%	5,765	54%
1-2	427	27%	2,812	27%
2-3	115	7%	929	9%
3-5	55	3%	509	5%
5+	<u>67</u>	<u>4%</u>	<u>533</u>	<u>5%</u>
Total	1,607	100%	10,548	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
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No Arrears	15,350	99.6%	114,719	nil
>0 <1 month	47	0.3%	317	0.3%
1 month	11.3	0.1%	86	0.1%
>1 month	nil	nil	nil	nil
Total	15,408	100%	115,122	0.9%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,795	83%	95,079	83%
Second Home	134	1%	1,370	1%
Buy To let	<u>2,479</u>	<u>16%</u>	<u>18,673</u>	<u>16%</u>
Total	15,408	100%	115,122	100%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,793	38%	31,026	27%
Non Dublin	<u>9,615</u>	<u>62%</u>	<u>84,096</u>	<u>73%</u>
Total	15,408	100%	115,122	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (May 2014 for June 2014) with a 15% discount applied to the uplift in valuation. 100% of any valuation decrease is applied.

(2a) Up to and including November 2011, properties were indexed using the ESRI/PTSB house price index. This index has been discontinued with the last published index being for Quarter 4 2010. A new index, compiled by the CSO, has since been adopted through Regulatory Notice in December 2011.

(2b) In June 2014, the CSO index showed a national peak to trough fall in house prices of 45.1% and a fall of 46.3% & 47.0% in Dublin and outside Dublin respectively.

(3) Seasoning is measured by reference to the opening date of loan accounts, which are set up on the advance of new mortgage loans, on further advances and on changes to the terms of existing mortgages resulting in the amalgamation of existing loan accounts into new loan accounts

(4) The above 115,122 loan accounts were secured on 101,869 properties; there may be more than one loan account against a property