



AIB Mortgage Bank Detailed ACS Pool Analysis December 2014

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€27.7bn
Total Number of Accounts	113,666
Total Number of Properties	100,892
Nominal Balances of the Mortgages	€15.0bn
Prudent Market Value	€13.2bn
Average Mortgage Balance	€132,172
Weighted Average Unindexed LTV	61.8%
Weighted Average Indexed LTV	77.2%
Aggregate Indexed LTV	54.2%
Weighted Average Seasoning	82 Months
Weighted Average Remaining Legal Term	19.3 Years
Weighted Average Life (Contracted Duration)	10.2 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,930	13%	31,041	31%
30% - 40%	1,559	10%	11,946	12%
40% - 50%	1,739	12%	11,265	11%
50% - 60%	1,855	12%	10,442	11%
60% - 70%	2,114	14%	10,526	11%
70% - 80%	2,359	16%	10,447	10%
80% - 90%	2,540	17%	11,333	11%
90% - 95%	444	3%	2,204	2%
95% - 100%	59	0%	225	0%
100% - 101%	12	0%	45	0%
101% +	<u>414</u>	<u>3%</u>	<u>1,418</u>	<u>1%</u>
Total	15,024	100%	100,892	100%
Weighted Average LTV	61.8%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,235	8%	25,433	25%
30% - 40%	934	6%	8,690	9%
40% - 50%	1,183	8%	9,099	9%
50% - 60%	1,453	10%	9,191	9%
60% - 70%	1,758	12%	9,834	10%
70% - 80%	1,764	12%	9,234	9%
80% - 90%	1,872	12%	9,563	10%
90% - 95%	711	5%	3,268	3%
95% - 100%	627	4%	2,876	3%
100% - 110%	1,138	8%	5,001	5%
110% - 120%	839	5%	3,469	3%
120%+	<u>1,510</u>	<u>10%</u>	<u>5,234</u>	<u>5%</u>
Total	15,024	100%	100,892	101%
Weighted Average LTV	77.2%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,995	14%	43,407	38%
€100 - €200	5,293	35%	40,509	36%
€200 - €350	5,276	35%	23,534	21%
€350 - €500	1,370	9%	4,148	3%

€500 +	<u>1,089</u>	<u>7%</u>	<u>2,068</u>	<u>2%</u>
Total	15,024	100%	113,666	100%
Average Mortgage	132,172			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	635	4%	4,065	4%
12-24	605	4%	3,809	3%
24-36	736	5%	4,805	4%
36-48	484	3%	3,147	3%
48-60	1,061	7%	6,826	6%
60-72	1,611	11%	10,127	9%
72+	<u>9,892</u>	<u>66%</u>	<u>80,887</u>	<u>71%</u>
Total	15,024	100%	113,666	100%
Weighted Average	82 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	373	3%	13,860	12%
5-10	1,410	9%	20,039	18%
10-15	2,755	18%	23,304	21%
15-20	3,508	23%	21,814	19%
20-25	2,919	20%	14,957	13%
25-30	3,213	21%	14,957	13%
30-35	846	6%	4,735	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	15,024	100%	113,666	100%
Weighted Average	19.3 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,765	99%	112,347	99%
Interest Only 0 - 2 years	169	1%	897	1%
Interest Only 2 - 5 years	33	0%	158	0%
Interest Only 5+ years	<u>56</u>	<u>0%</u>	<u>264</u>	<u>0%</u>
Total	15,024	100%	113,666	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,405	9%	9,306	8%
Variable	6,494	43%	53,060	47%
ECB Tracker	<u>7,124</u>	<u>48%</u>	<u>51,300</u>	<u>45%</u>
Total	15,024	100%	113,666	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	794	57%	4,937	53%
1-2	365	26%	2,483	27%
2-3	116	8%	816	9%
3-5	98	7%	748	8%
5+	<u>32</u>	<u>2%</u>	<u>322</u>	<u>3%</u>
Total	1,405	100%	9,306	100%
Table 10 Arrears Multiple (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,983	99.7%	113,393	nil
>0 <1 month	26	0.2%	181	0.2%

	1 month	14.6	0.1%	92	0.1%
	>1 month	nil	nil	nil	nil
Total		15,024	100%	113,666	0.3%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,595	84%	94,414	83%
Second Home	124	1%	1,302	1%
Buy To let	<u>2,305</u>	<u>15%</u>	<u>17,950</u>	<u>16%</u>
Total	15,024	100%	113,666	100%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,661	38%	30,728	27%
Non Dublin	<u>9,363</u>	<u>62%</u>	<u>82,938</u>	<u>73%</u>
Total	15,024	100%	113,666	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (November 2014 for December 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 December 2014, the CSO index showed a national peak to trough fall in house prices of 37.9% and a fall of 37.8% & 41.8% 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 113,666 loan accounts were secured on 100,892 properties; there may be more than one loan account against a property