



AIB Mortgage Bank Detailed ACS Pool Analysis March 2015

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€27.1bn
Total Number of Accounts	112,398
Total Number of Properties	99,933
Nominal Balances of the Mortgages	€14.7bn
Prudent Market Value	€13.0bn
Average Mortgage Balance	€131,029
Weighted Average Unindexed LTV	60.9%
Weighted Average Indexed LTV	76.8%
Aggregate Indexed LTV	54.3%
Weighted Average Seasoning	84 Months
Weighted Average Remaining Legal Term	19.3 Years
Weighted Average Life (Contracted Duration)	10.0 Years

Table 2 Unindexed LTV (%)
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,922	13%	31,072	31%
30% - 40%	1,537	10%	11,814	12%
40% - 50%	1,702	12%	11,030	11%
50% - 60%	1,831	12%	10,352	10%
60% - 70%	2,094	14%	10,429	11%
70% - 80%	2,321	16%	10,332	11%
80% - 90%	2,455	17%	11,170	11%
90% - 95%	423	3%	2,130	2%
95% - 100%	57	0%	223	0%
100% - 101%	7	0%	32	0%
101% +	<u>378</u>	<u>3%</u>	<u>1,349</u>	<u>1%</u>
Total	14,727	100%	99,933	100%
Weighted Average LTV	60.9%			

Table 3 Indexed LTV (%)
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,202	8%	25,182	25%
30% - 40%	915	6%	8,598	9%
40% - 50%	1,156	7%	9,009	9%
50% - 60%	1,401	10%	8,991	9%
60% - 70%	1,709	12%	9,679	10%
70% - 80%	1,738	12%	9,182	9%
80% - 90%	1,854	13%	9,539	9%
90% - 95%	757	5%	3,563	4%
95% - 100%	626	4%	2,874	3%
100% - 110%	1,104	7%	4,865	5%
110% - 120%	812	6%	3,372	3%
120%+	<u>1,451</u>	<u>10%</u>	<u>5,079</u>	<u>5%</u>
Total	14,727	100%	99,933	100%
Weighted Average LTV	76.8%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)
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	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,992	13%	43,320	38%
€100 - €200	5,251	36%	40,160	36%
€200 - €350	5,156	35%	22,995	20%
€350 - €500	1,309	9%	3,958	4%
€500 +	<u>1,020</u>	<u>7%</u>	<u>1,965</u>	<u>2%</u>
Total	14,727	100%	112,398	100%
Average Mortgage	131,029			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	713	5%	4,532	4%
12-24	626	4%	3,974	3%
24-36	706	5%	4,644	4%
36-48	470	3%	3,144	3%
48-60	871	6%	5,694	5%
60-72	1,525	10%	9,604	9%
72+	<u>9,817</u>	<u>67%</u>	<u>80,806</u>	<u>72%</u>
Total	14,727	100%	112,398	100%
Weighted Average	84 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	364	2%	13,766	12%
5-10	1,387	9%	19,808	18%
10-15	2,676	18%	22,956	21%
15-20	3,425	23%	21,447	19%
20-25	2,881	20%	14,833	13%
25-30	3,169	22%	14,912	13%
30-35	826	6%	4,676	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	14,727	100%	112,398	100%
Weighted Average	19.3 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,507	99%	111,275	99%
Interest Only 0 - 2 years	132	1%	713	1%
Interest Only 2 - 5 years	34	0%	163	0%
Interest Only 5+ years	<u>54</u>	<u>0%</u>	<u>247</u>	<u>0%</u>
Total	14,727	100%	112,398	100%
Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,569	10%	10,126	9%
Variable	6,287	43%	52,003	46%
ECB Tracker	<u>6,872</u>	<u>47%</u>	<u>50,269</u>	<u>45%</u>
Total	14,727	100%	112,398	100%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	847	54%	5,359	53%
1-2	306	19%	2,027	20%
2-3	207	13%	1,262	12%
3-5	184	12%	1,219	12%
5+	<u>25</u>	<u>2%</u>	<u>259</u>	<u>3%</u>
Total	1,569	100%	10,126	100%
Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,681	99.7%	112,057	nil
>0 <1 month	29.8	0.2%	225	0.2%
1 month	16.5	0.1%	116	0.1%
>1 month	<u>nil</u>	<u>nil</u>	<u>nil</u>	<u>nil</u>
Total	14,727	100%	112,398	0.3%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,421	84%	93,662	83%
Second Home	120	1%	1,285	1%
Buy To let	<u>2,186</u>	<u>15%</u>	<u>17,451</u>	<u>16%</u>
Total	14,727	100%	112,398	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,553	38%	30,404	27%
Non Dublin	<u>9,175</u>	<u>62%</u>	<u>81,994</u>	<u>73%</u>
Total	14,727	100%	112,398	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (February 2015 for March 2015) 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 March 2015, the CSO index showed a national peak to trough fall in house prices of 38.7% and a fall of 39.3% & 41.9% 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 112,398 loan accounts were secured on 99,933 properties; there may be more than one loan account against a property