



AIB Mortgage Bank Detailed ACS Pool Analysis September 2013

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€24.3bn
Total Number of Accounts	118,084
Total Number of Properties	103,991
Nominal Balances of the Mortgages	€16.3bn
Prudent Market Value	€12.8bn
Average Mortgage Balance	€137,697
Weighted Average Unindexed LTV	63.5%
Weighted Average Indexed LTV	95.9%
Aggregate Indexed LTV	66.9%
Weighted Average Seasoning	73 Months
Weighted Average Remaining Legal Term	19.6 Years
Weighted Average Life (Contracted Duration)	10.7 Years

Table 2 Unindexed LTV (%)
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,928	12%	30,355	29%
30% - 40%	1,619	10%	12,418	12%
40% - 50%	1,872	12%	11,780	11%
50% - 60%	1,950	12%	10,814	10%
60% - 70%	2,264	14%	11,065	11%
70% - 80%	2,464	15%	10,736	10%
80% - 90%	2,947	18%	12,187	12%
90% - 95%	536	3%	2,385	2%
95% - 100%	111	1%	396	0%
100% - 101%	20	0%	68	0%
101% +	<u>548</u>	<u>3%</u>	<u>1,787</u>	<u>2%</u>
Total	16,260	100%	103,991	100%
Weighted Average LTV	63.5%			

Table 3 Indexed LTV (%)
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	899	6%	21,911	21%
30% - 40%	684	4%	7,472	7%
40% - 50%	902	6%	7,757	7%
50% - 60%	1,027	6%	7,534	7%
60% - 70%	1,234	6%	7,830	8%
70% - 80%	1,421	9%	8,059	8%
80% - 90%	1,558	10%	8,173	8%
90% - 95%	807	4%	4,225	4%
95% - 100%	661	4%	3,196	3%
100% - 110%	1,361	8%	6,260	6%
110% - 120%	1,328	8%	5,881	6%
120%+	<u>4,378</u>	<u>27%</u>	<u>15,693</u>	<u>15%</u>
Total	16,260	100%	103,991	100%
Weighted Average LTV	95.9%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)
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	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,975	12%	43,002	36%
€100 - €200	5,405	33%	41,491	35%
€200 - €350	5,788	36%	25,850	22%
€350 - €500	1,660	10%	5,026	4%
€500 +	<u>1,432</u>	<u>9%</u>	<u>2,715</u>	<u>2%</u>

Total		16,260	100%	118,084	100%
Average Mortgage		137,697			
Table 5 Seasoning ⁽³⁾ (months)					
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total	
0-12	697	4%	4,249	4%	
12-24	625	4%	3,981	3%	
24-36	629	4%	3,848	3%	
36-48	1,348	8%	8,244	7%	
48-60	1,990	12%	11,869	10%	
60-72	2,551	16%	14,390	12%	
72+	<u>8,420</u>	<u>52%</u>	<u>71,503</u>	<u>61%</u>	
Total	16,260	100%	118,084	100%	
Weighted Average	73 Months				
Table 6 Remaining Legal Term (years)					
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total	
0-5	381	2%	13,215	11%	
5-10	1,430	9%	20,293	17%	
10-15	2,964	18%	24,182	20%	
15-20	3,785	23%	23,374	20%	
20-25	3,243	20%	16,540	14%	
25-30	3,241	20%	14,312	12%	
30-35	<u>1,214</u>	<u>7%</u>	<u>6,168</u>	<u>5%</u>	
Total	16,260	100%	118,084	100%	
Weighted Average	19.6 Years				
Table 7 Repayment Type					
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total	
Principal and Interest	15,612	96%	114,837	97%	
Interest Only 0 - 2 years	537	3%	2,761	2%	
Interest Only 2 - 5 years	37	0%	158	0%	
Interest Only 5+ years	<u>73</u>	<u>0%</u>	<u>328</u>	<u>0%</u>	
Total	16,260	100%	118,084	100%	
Table 8 Products by Interest Rate Type					
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total	
Fixed (see also Table 9)	1,757	11%	11,085	9%	
Variable	6,294	39%	51,932	44%	
ECB Tracker	<u>8,209</u>	<u>50%</u>	<u>55,067</u>	<u>47%</u>	
Total	16,260	100%	118,084	100%	
Table 9 Fixed Rate Loan Periods (years)					
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total	
0-1	854	49%	4,934	45%	
1-2	405	23%	2,515	23%	
2-3	374	21%	2,494	22%	
3-5	74	4%	690	6%	
5+	<u>49</u>	<u>3%</u>	<u>452</u>	<u>4%</u>	
Total	1,757	100%	11,085	100%	
Table 10 Arrears Multiple (months)					
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total	
No Arrears	16,148	99.3%	117,366	nil	
>0 <1 month	91	0.6%	597	0.5%	
1 month	21.6	0.1%	121	0.1%	
>1 month	nil	nil	nil	nil	
Total	16,260	100%	118,084	0.9%	

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,261	82%	96,507	82%
Second Home	148	1%	1,428	1%
Buy To let	<u>2,851</u>	<u>18%</u>	<u>20,149</u>	<u>17%</u>
Total	16,260	100%	118,084	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	6,074	37%	31,700	27%
Non Dublin	<u>10,186</u>	<u>63%</u>	<u>86,384</u>	<u>73%</u>
Total	16,260	100%	118,084	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (August 2013 for September 2013) 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 September 2013, the CSO index showed a national peak to trough fall in house prices of 49% and a fall of 53% & 48% 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 118,084 loan accounts were secured on 103,991 properties; there may be more than one loan account against a property