



AIB Mortgage Bank Detailed ACS Pool Analysis December 2009

Table 1 Mortgage Loans Summary

| | |
|---|-------------|
| Total Indexed Property Valuation | €31.6bn |
| Total Number of Accounts | 112,121 |
| Total Number of Properties | 96,068 |
| Aggregate Balances of the Mortgages | €16.1bn |
| Average Mortgage Balance | 143,360 |
| Weighted Average Unindexed LTV | 61.7% |
| Weighted Average Indexed LTV | 72.9% |
| Aggregate Indexed LTV | 50.1% |
| Weighted Average Seasoning ⁽¹⁾ | 44.0 Months |
| Weighted Average Remaining Legal Term | 19.7 Years |
| Weighted Average Contracted Duration | 13.1 Years |

Table 2 Unindexed LTV (%)

| > <= | Ledger Balance (€m) | % of Total | No. of Properties | % of Total |
|-----------------------------|------------------------|-------------|-------------------|-------------|
| 0% - 30% | 1,923 | 12% | 27,702 | 29% |
| 30% - 40% | 1,617 | 10% | 12,125 | 13% |
| 40% - 50% | 2,062 | 13% | 12,367 | 13% |
| 50% - 60% | 1,755 | 11% | 9,273 | 10% |
| 60% - 70% | 1,574 | 10% | 7,667 | 8% |
| 70% - 80% | 2,274 | 14% | 9,628 | 10% |
| 80% - 90% | 2,921 | 18% | 11,003 | 11% |
| 90% - 95% | 1,094 | 7% | 3,842 | 4% |
| 95% - 100% | 668 | 4% | 1,978 | 2% |
| 100% - 101% | 185 | 1% | 483 | 1% |
| 101% + | - | - | - | - |
| Total | 16,074 | 100% | 96,068 | 100% |
| Weighted Average LTV | 61.7% | | | |

Table 3 Indexed LTV (%)

| > <= | Ledger Balance (€m) | % of Total | No. of Properties | % of Total |
|-----------------------------|------------------------|-------------|-------------------|-------------|
| 0% - 30% | 1,662 | 10% | 28,810 | 30% |
| 30% - 40% | 1,237 | 8% | 10,072 | 10% |
| 40% - 50% | 1,461 | 9% | 9,489 | 10% |
| 50% - 60% | 1,689 | 11% | 9,099 | 9% |
| 60% - 70% | 1,479 | 9% | 7,167 | 7% |
| 70% - 80% | 1,380 | 9% | 6,041 | 6% |
| 80% - 90% | 1,455 | 9% | 6,005 | 6% |
| 90% - 95% | 906 | 6% | 3,533 | 4% |
| 95% - 100% | 1,006 | 6% | 3,830 | 4% |
| 100% - 110% | 1,715 | 11% | 5,933 | 6% |
| 110% + | 2,085 | 13% | 6,089 | 6% |
| Total | 16,074 | 100% | 96,068 | 100% |
| Weighted Average LTV | 72.9% | | | |

| Table 4 Mortgage Size ⁽²⁾ (€) | | Ledger Balance | % of Total | No. of Accounts / | % of Total |
|---|--|--------------------|------------|-------------------|------------|
| > <= | | (€m) | | Loans | |
| €0 - €100,000 | | 1,858 | 12% | 40,998 | 37% |
| €100,000 - €200,000 | | 4,553 | 28% | 36,106 | 32% |
| €200,000 - €500,000 | | 7,393 | 46% | 30,931 | 28% |
| €500,000+ | | 2,270 | 14% | 4,086 | 4% |
| Total | | 16,074 | 100% | 112,121 | 100% |
| Average Mortgage | | €143,360 | | | |
| Table 5 Seasoning ⁽¹⁾ (months) | | Ledger Balance | % of Total | No. of Accounts / | % of Total |
| > <= | | (€m) | | Loans | |
| 0-12 | | 1,605 | 10% | 8,881 | 8% |
| 12-24 | | 2,333 | 15% | 11,646 | 10% |
| 24-36 | | 2,974 | 19% | 14,970 | 13% |
| 36-48 | | 3,185 | 20% | 17,120 | 15% |
| 48-60 | | 2,279 | 14% | 14,646 | 13% |
| 60-72 | | 1,460 | 9% | 11,186 | 10% |
| 72+ | | 2,238 | 14% | 33,672 | 30% |
| Total | | 16,074 | 100% | 112,121 | 100% |
| Weighted Average | | 44.0 Months | | | |
| Table 6 Remaining Legal Term (years) | | Ledger Balance | % of Total | No. of Accounts / | % of Total |
| > <= | | (€m) | | Loans | |
| 0-5 | | 418 | 3% | 10,673 | 10% |
| 5-10 | | 1,283 | 8% | 19,072 | 17% |
| 10-15 | | 2,638 | 16% | 23,123 | 21% |
| 15-20 | | 4,129 | 26% | 24,801 | 22% |
| 20-25 | | 3,902 | 24% | 19,145 | 17% |
| 25-30 | | 1,838 | 11% | 7,917 | 7% |
| 30-35 | | 1,866 | 12% | 7,390 | 7% |
| Total | | 16,074 | 100% | 112,121 | 100% |
| Weighted Average | | 19.7 Years | | | |
| Table 7 Repayment Type | | Ledger Balance | % of Total | No. of Accounts / | % of Total |
| | | (€m) | | Loans | |
| Principal and Interest | | 12,198 | 76% | 95,868 | 86% |
| Interest Only 0 - 2 years | | 3,018 | 19% | 12,833 | 11% |
| Interest Only 2 - 5 years | | 692 | 4% | 2,679 | 2% |
| Interest Only 5+ years | | 166 | 1% | 741 | 1% |
| Total | | 16,074 | 100% | 112,121 | 100% |
| Table 8 Products by Interest Rate Type | | Ledger Balance | % of Total | No. of Accounts / | % of Total |
| | | (€m) | | Loans | |
| Fixed (see also Table 9) | | 1,616 | 10% | 10,245 | 9% |
| Variable | | 4,950 | 31% | 45,477 | 41% |
| ECB Tracker | | 9,507 | 59% | 56,399 | 50% |
| Total | | 16,074 | 100% | 112,121 | 100% |

| Table 9 Fixed Rate Loan Periods(years) | | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
|--|----------------|------------------------|------------|----------------------------|------------------------|
| > <= | | | | | |
| | 0-1 | 688 | 43% | 3,892 | 38% |
| | 1-2 | 461 | 29% | 2,884 | 28% |
| | 2-3 | 248 | 15% | 1,658 | 16% |
| | 3-5 | 138 | 9% | 1,033 | 10% |
| | 5+ | 81 | 5% | 778 | 8% |
| Total | | 1,616 | 100% | 10,245 | 100% |
| Table 10 Arrears Multiple (months) | | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | Amount in Arrears (€m) |
| | No Arrears | 15,984 | 99.44% | 111,618 | - |
| | >0 <1 month | 70 | 0.44% | 405 | 0.3 |
| | 1 month | 19 | 0.12% | 98 | 0.3 |
| | >1 month | - | - | - | - |
| Total | | 16,074 | 100% | 112,121 | 0.6 |
| Table 11 Market Segment | | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| | Owner Occupier | 11,538 | 72% | 87,006 | 78% |
| | Second Home | 193 | 1% | 1,662 | 1% |
| | Buy To let | 4,343 | 27% | 23,453 | 21% |
| Total | | 16,074 | 100% | 112,121 | 100% |
| Table 12 Geographical Concentration | | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| | County | | | | |
| | Dublin | 5,133 | 32% | 24,979 | 22% |
| | Non Dublin | 10,941 | 68% | 87,142 | 78% |
| Total | | 16,074 | 100% | 112,121 | 100% |

(1) 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

(2) The above 112,121 loan accounts were secured on 96,068 properties; there may be more than one loan account against a property

