



AIB Mortgage Bank Detailed ACS Pool Analysis March 2012

| Table 1 Mortgage Loans Summary | |
|---|------------|
| Total Indexed Property Valuation ^{(1) (2a) (2b)} | €25.7bn |
| Total Number of Accounts | 126,984 |
| Total Number of Properties | 110,314 |
| Nominal Balances of the Mortgages | €18.7bn |
| Prudent Market Value | €13.9bn |
| Average Mortgage Balance | €147,478 |
| Weighted Average Unindexed LTV | 68.8% |
| Weighted Average Indexed LTV | 108.1% |
| Aggregate Indexed LTV | 72.9% |
| Weighted Average Seasoning | 61.5Months |
| Weighted Average Remaining Legal Term | 19.8 Years |
| Weighted Average Contracted Duration | 11.7 Years |

| Table 2 Unindexed LTV (%) | | | | |
|-----------------------------|------------------------|-------------|------------------|-------------|
| > <= | Ledger Balance (€m) | % of Total | No. of Borrowers | % of Total |
| 0% - 30% | 1,935 | 10% | 29,294 | 27% |
| 30% - 40% | 1,708 | 9% | 12,858 | 12% |
| 40% - 50% | 2,096 | 11% | 12,807 | 12% |
| 50% - 60% | 2,158 | 12% | 11,590 | 11% |
| 60% - 70% | 2,478 | 13% | 11,827 | 11% |
| 70% - 80% | 2,802 | 15% | 11,807 | 11% |
| 80% - 90% | 3,498 | 19% | 13,527 | 12% |
| 90% - 95% | 836 | 4% | 3,028 | 3% |
| 95% - 100% | 272 | 1% | 844 | 1% |
| 100% - 101% | 52 | 0% | 160 | 0% |
| 101% + | 893 | 5% | 2,572 | 2% |
| Total | 18,727 | 100% | 110,314 | 100% |
| Weighted Average LTV | 68.8% | | | |

| Table 3 Indexed LTV (%) | | | | |
|-----------------------------|------------------------|-------------|------------------|-------------|
| > <= | Ledger Balance (€m) | % of Total | No. of Borrowers | % of Total |
| 0% - 30% | 903 | 5% | 21,940 | 20% |
| 30% - 40% | 697 | 4% | 7,665 | 7% |
| 40% - 50% | 893 | 5% | 7,685 | 7% |
| 50% - 60% | 1,066 | 6% | 7,671 | 7% |
| 60% - 70% | 1,218 | 7% | 7,702 | 7% |
| 70% - 80% | 1,344 | 7% | 7,612 | 7% |
| 80% - 90% | 1,366 | 7% | 7,164 | 6% |
| 90% - 95% | 720 | 4% | 3,466 | 3% |
| 95% - 100% | 747 | 4% | 3,553 | 3% |
| 100% - 110% | 1,521 | 8% | 6,718 | 6% |
| 110% - 120% | 1,604 | 9% | 6,915 | 6% |
| 120%+ | 6,648 | 35% | 22,223 | 20% |
| Total | 18,727 | 100% | 110,314 | 100% |
| Weighted Average LTV | 108.1% | | | |

| Table 4 Mortgage Size ⁽⁴⁾ (€) | | | | |
|---|------------------------|-------------|----------------------------|-------------|
| > <= | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| €0 - €100,000 | 1,941 | 10% | 42,438 | 33% |
| €100,000 - €200,000 | 5,578 | 30% | 43,071 | 34% |
| €200,000 - €350,000 | 6,832 | 36% | 30,758 | 24% |
| €350,000 - €500,000 | 2,220 | 12% | 6,764 | 5% |
| €500,000 + | 2,156 | 12% | 3,953 | 3% |
| Total | 18,727 | 100% | 126,984 | 100% |
| Average Mortgage | 147,478 | | | |
| Table 5 Seasoning ⁽³⁾ (months) | | | | |
| > <= | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| 0-12 | 503 | 3% | 2,988 | 2% |
| 12-24 | 1,063 | 6% | 6,286 | 5% |
| 24-36 | 2,081 | 11% | 11,738 | 9% |
| 36-48 | 2,935 | 16% | 15,512 | 12% |
| 48-60 | 3,107 | 17% | 16,224 | 13% |
| 60-72 | 3,164 | 17% | 17,097 | 13% |
| 72+ | 5,874 | 31% | 57,139 | 45% |
| Total | 18,727 | 100% | 126,984 | 100% |
| Weighted Average | 61.5Months | | | |
| Table 6 Remaining Legal Term (years) | | | | |
| > <= | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| 0-5 | 407 | 2% | 12,189 | 10% |
| 5-10 | 1,417 | 8% | 20,346 | 16% |
| 10-15 | 3,282 | 18% | 26,055 | 21% |
| 15-20 | 4,511 | 24% | 26,944 | 21% |
| 20-25 | 4,037 | 22% | 19,850 | 16% |
| 25-30 | 3,144 | 17% | 13,263 | 10% |
| 30-35 | 1,929 | 10% | 8,337 | 7% |
| Total | 18,727 | 100% | 126,984 | 100% |
| Weighted Average | 19.8 Years | | | |
| Table 7 Repayment Type | | | | |
| | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| Principal and Interest | 16,372 | 87% | 116,383 | 92% |
| Interest Only 0 - 2 years | 2,190 | 12% | 9,855 | 8% |
| Interest Only 2 - 5 years | 59 | 0% | 281 | 0% |
| Interest Only 5+ years | 106 | 1% | 465 | 0% |
| Total | 18,727 | 100% | 126,984 | 100% |

| Table 8 Products by Interest Rate Type | | | | |
|--|---------------------|-------------|-------------------------|------------------------|
| | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| Fixed (see also Table 9) | 2,911 | 16% | 16,836 | 13% |
| Variable | 5,586 | 30% | 48,274 | 38% |
| ECB Tracker | 10,230 | 55% | 61,874 | 49% |
| Total | 18,727 | 100% | 126,984 | 100% |
| Table 9 Fixed Rate Loan Periods(years) | | | | |
| > <= | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| 0-1 | 942 | 32% | 5,199 | 31% |
| 1-2 | 995 | 34% | 5,421 | 32% |
| 2-3 | 452 | 16% | 2,616 | 16% |
| 3-5 | 447 | 15% | 2,917 | 17% |
| 5+ | 75 | 3% | 683 | 4% |
| Total | 2,911 | 100% | 16,836 | 100% |
| Table 10 Arrears Multiple (months) | | | | |
| | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | Amount in Arrears (€m) |
| No Arrears | 18,558 | 99.09% | 126,013 | - |
| >0 <1 month | 169 | 0.90% | 969 | 1.1 |
| 1 month | 0.4 | 0.00% | 2 | 0.0 |
| >1 month | - | - | - | - |
| Total | 18,727 | 100% | 126,984 | 1.1 |
| Table 11 Market Segment | | | | |
| | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| Owner Occupier | 14,440 | 77% | 100,313 | 79% |
| Second Home | 185 | 1% | 1,617 | 1% |
| Buy To let | 4,102 | 22% | 25,054 | 20% |
| Total | 18,727 | 100% | 126,984 | 100% |
| Table 12 Geographical Concentration | | | | |
| County | Ledger Balance (€m) | % of Total | No. of Accounts / Loans | % of Total |
| Dublin | 6,833 | 36% | 32,951 | 26% |
| Non Dublin | 11,895 | 64% | 94,033 | 74% |
| Total | 18,727 | 100% | 126,984 | 100% |

(1) The Indexed Property Valuation is the historical property valuation indexed using the latest House Price Index (Feb 2012 for Mar 2012) 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 showed a national peak to trough fall in house prices of 38% and a fall of 44% & 35% in Dublin and outside Dublin respectively. The index was recorded as at the end of Quarter 4 2010 which was the last index available as it has been discontinued. Accordingly, the use of the index understates the indexed LTV from up to and including November 2011. A new index, compiled by the CSO, has since been adopted through Regulatory Notice in December 2011. In December, it showed a national peak to trough fall in house prices of 46% and a fall of 54% & 42% in Dublin and outside Dublin respectively. The 11 month gap between the ESRI/PTSB index being discontinued and the CSO index being adopted through Regulatory Notice is responsible for the large increase in reported indexed LTV's in December 2011.

(2b) In March 2012, the CSO index showed a national peak to trough fall in house prices of 49% and a fall of 57% & 45% 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 126,984 loan accounts were secured on 110,314 properties; there may be more than one loan account against a property