



AIB Mortgage Bank Detailed ACS Pool Analysis September 2008

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation	€31.7bn
Total Number of Accounts	98,279
Total Number of Properties	84,772
Aggregate Balances of the Mortgages	€13.8bn
Average Mortgage Balance	140,134
Weighted Average Unindexed LTV	64.3%
Weighted Average Indexed LTV	64.5%
Aggregate Indexed LTV	43.9%
Weighted Average Seasoning ⁽¹⁾	36.6 Months
Weighted Average Remaining Legal Term	19.8 Years
Weighted Average Contracted Duration	13.9 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	1,563	11%	24,763	29%
30% - 40%	1,136	8%	9,592	11%
40% - 50%	1,433	10%	9,552	11%
50% - 60%	1,462	11%	8,160	10%
60% - 70%	1,409	10%	7,069	8%
70% - 80%	1,842	13%	8,085	10%
80% - 90%	2,966	22%	11,473	14%
90% - 95%	986	7%	3,280	4%
95% - 100%	769	6%	2,238	3%
100% - 101%	206	1%	560	1%
101% +	-	-	-	-
Total	13,772	100%	84,772	100%
Weighted Average LTV	64.3%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	1,920	14%	31,467	37%
30% - 40%	1,147	8%	8,728	10%
40% - 50%	1,371	10%	8,162	10%
50% - 60%	1,452	11%	7,257	9%
60% - 70%	1,469	11%	6,572	8%
70% - 80%	1,714	12%	6,839	8%
80% - 90%	1,979	14%	7,187	8%
90% - 95%	1,001	7%	3,392	4%
95% - 100%	748	5%	2,412	3%
100% - 110%	810	6%	2,360	3%
110% +	161	1%	396	0%
Total	13,772	100%	84,772	100%
Weighted Average LTV	64.5%			

Table 4 Mortgage Size ⁽²⁾ (€)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100,000	1,744	13%	39,652	40%
€100,000 - €200,000	3,687	27%	29,466	30%
€200,000 - €500,000	6,249	45%	25,712	26%
€500,000	2,092	15%	3,449	4%
Total	13,772	100%	98,279	100%
Average Mortgage				
140,134				
Table 5 Seasoning ⁽¹⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,906	14%	7,598	8%
12-24	3,188	23%	15,265	16%
24-36	3,126	23%	16,721	17%
36-48	2,054	15%	13,462	14%
48-60	1,361	10%	10,706	11%
60-72	856	6%	8,320	8%
72+	1,282	9%	26,207	27%
Total	13,772	100%	98,279	100%
Weighted Average				
36.6 Months				
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	421	3%	10,154	10%
5-10	1,007	7%	16,505	17%
10-15	2,050	15%	19,954	20%
15-20	3,655	27%	21,598	22%
20-25	3,537	26%	17,382	18%
25-30	1,602	12%	7,008	7%
30-35	1,500	11%	5,678	6%
Total	13,772	100%	98,279	100%
Weighted Average				
19.8 Years				
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	9,695	70%	82,712	84%
Interest Only 0 - 2 years	2,593	19%	9,760	10%
Interest Only 2 - 5 years	1,266	9%	4,838	5%
Interest Only 5+ years	219	2%	969	1%
Total	13,772	100%	98,279	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,417	10%	10,215	10%
Variable	3,902	28%	40,280	41%
ECB Tracker	8,453	61%	47,784	49%
Total	13,772	100%	98,279	100%

Table 9 Fixed Rate Loan Periods(years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	513	36%	3,747	37%
1-2	304	21%	2,007	20%
2-3	337	24%	2,280	22%
3-5	176	12%	1,336	13%
5+	87	6%	845	8%
Total	1,417	100%	10,215	100%
Table 10 Arrears Multiple ⁽³⁾ (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	13,744	99.79%	98,107	-
>1 month	28	0.21%	172	0.6
Total	13,772	100%	98,279	0.6
Table 11 Market Segment				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	9,466	69%	73,017	74%
Second Home	251	2%	2,033	2%
Buy To let	4,055	29%	23,229	24%
Total	13,772	100%	98,279	100%
Table 12 Geographical Concentration				
County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	4,316	31%	21,165	22%
Non Dublin	9,456	69%	77,114	78%
Total	13,772	100%	98,279	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 98,279 loan accounts were secured on 84,772 properties; there may be more than one loan account against a property

(3) Arrears were defined as any amount over 1 month overdue