



AIB Mortgage Bank Detailed ACS Pool Analysis September 2014

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€26.6bn
Total Number of Accounts	114,586
Total Number of Properties	101,530
Nominal Balances of the Mortgages	€15.2bn
Prudent Market Value	€13.0bn
Average Mortgage Balance	€132,991
Weighted Average Unindexed LTV	62.0%
Weighted Average Indexed LTV	81.9%
Aggregate Indexed LTV	57.4%
Weighted Average Seasoning	81 Months
Weighted Average Remaining Legal Term	19.3 Years
Weighted Average Life (Contracted Duration)	10.2 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,931	13%	31,094	31%
30% - 40%	1,592	10%	12,134	12%
40% - 50%	1,752	12%	11,321	11%
50% - 60%	1,879	12%	10,589	11%
60% - 70%	2,161	14%	10,627	10%
70% - 80%	2,382	16%	10,517	11%
80% - 90%	2,614	17%	11,474	11%
90% - 95%	404	3%	1,967	2%
95% - 100%	73	0%	263	0%
100% - 101%	12	0%	48	0%
101% +	<u>439</u>	<u>3%</u>	<u>1,496</u>	<u>1%</u>
Total	15,239	100%	101,530	100%
Weighted Average LTV	62.0%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,115	7%	24,209	24%
30% - 40%	866	6%	8,369	8%
40% - 50%	1,065	7%	8,504	8%
50% - 60%	1,322	9%	8,746	9%
60% - 70%	1,644	11%	9,464	9%
70% - 80%	1,643	11%	8,777	9%
80% - 90%	1,857	12%	9,620	10%
90% - 95%	696	5%	3,297	3%
95% - 100%	671	4%	3,099	3%
100% - 110%	1,226	8%	5,463	5%
110% - 120%	1,027	6%	4,407	4%
120%+	<u>2,108</u>	<u>14%</u>	<u>7,575</u>	<u>8%</u>
Total	15,239	100%	101,530	100%
Weighted Average LTV	81.9%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,995	13%	43,493	38%
€100 - €200	5,308	34%	40,716	36%
€200 - €350	5,354	35%	23,879	21%
€350 - €500	1,430	9%	4,316	3%

€500 +	<u>1,152</u>	<u>9%</u>	<u>2,182</u>	<u>2%</u>
Total	15,239	100%	114,586	100%
Average Mortgage	132,991			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	562	3%	3,540	3%
12-24	719	5%	4,556	4%
24-36	590	4%	3,883	3%
36-48	581	4%	3,703	3%
48-60	1,251	8%	7,902	7%
60-72	1,791	12%	11,088	10%
72+	<u>9,745</u>	<u>64%</u>	<u>79,914</u>	<u>70%</u>
Total	15,239	100%	114,586	100%
Weighted Average	81 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	376	3%	13,859	12%
5-10	1,412	9%	20,121	18%
10-15	2,803	18%	23,557	21%
15-20	3,565	23%	22,155	19%
20-25	2,965	20%	15,167	13%
25-30	3,234	21%	14,842	13%
30-35	884	6%	4,885	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	15,239	100%	114,586	100%
Weighted Average	19.3 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,938	98%	113,103	99%
Interest Only 0 - 2 years	206	1%	1,032	1%
Interest Only 2 - 5 years	34	0%	170	0%
Interest Only 5+ years	<u>61</u>	<u>1%</u>	<u>281</u>	<u>1%</u>
Total	15,239	100%	114,586	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,266	8%	8,537	7%
Variable	6,619	44%	53,789	47%
ECB Tracker	<u>7,354</u>	<u>48%</u>	<u>52,260</u>	<u>46%</u>
Total	15,239	100%	114,586	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	670	53%	4,140	48%
1-2	402	32%	2,730	32%
2-3	79	6%	678	8%
3-5	57	4%	514	6%
5+	<u>58</u>	<u>5%</u>	<u>475</u>	<u>6%</u>
Total	1,266	100%	8,537	100%
Table 10 Arrears Multiple (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,194	99.7%	114,279	nil
>0 <1 month	34	0.2%	233	0.2%

	1 month	11.3	0.1%	74	0.1%
	>1 month	nil	nil	nil	nil
Total		15,239	100%	114,586	0.3%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,692	83%	94,764	83%
Second Home	129	1%	1,334	1%
Buy To let	<u>2,418</u>	<u>16%</u>	<u>18,488</u>	<u>16%</u>
Total	15,239	100%	114,586	100%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,735	38%	30,904	27%
Non Dublin	<u>9,504</u>	<u>62%</u>	<u>83,682</u>	<u>73%</u>
Total	15,239	100%	114,586	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (August 2014 for September 2014) 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 2014, the CSO index showed a national peak to trough fall in house prices of 41% and a fall of 44.6% & 39.2% 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 114,586 loan accounts were secured on 101,530 properties; there may be more than one loan account against a property