



AIB Mortgage Bank Detailed ACS Pool Analysis June 2015

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€27.4bn
Total Number of Accounts	111,356
Total Number of Properties	99,154
Nominal Balances of the Mortgages	€14.5bn
Prudent Market Value	€12.9bn
Average Mortgage Balance	€130,223
Weighted Average Unindexed LTV	60.7%
Weighted Average Indexed LTV	74.8%
Aggregate Indexed LTV	53.0%
Weighted Average Seasoning	85 Months
Weighted Average Remaining Legal Term	19.2 Years
Weighted Average Life (Contracted Duration)	10.1 Years

Table 2 Unindexed LTV (%)
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,907	13%	30,980	32%
30% - 40%	1,515	11%	11,657	12%
40% - 50%	1,671	12%	10,892	11%
50% - 60%	1,804	13%	10,206	10%
60% - 70%	2,054	14%	10,289	10%
70% - 80%	2,324	16%	10,397	11%
80% - 90%	2,374	16%	10,986	11%
90% - 95%	433	3%	2,214	2%
95% - 100%	54	0%	213	0%
100% - 101%	8	0%	39	0%
101% +	<u>360</u>	<u>2%</u>	<u>1,281</u>	<u>1%</u>
Total	14,502	100%	99,154	100%
Weighted Average LTV	60.7%			

Table 3 Indexed LTV (%)
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,233	8%	25,483	26%
30% - 40%	944	7%	8,780	9%
40% - 50%	1,191	8%	9,119	9%
50% - 60%	1,451	10%	9,182	9%
60% - 70%	1,715	12%	9,731	10%
70% - 80%	1,837	13%	9,722	10%
80% - 90%	1,813	13%	9,209	9%
90% - 95%	753	5%	3,552	4%
95% - 100%	604	4%	2,755	3%
100% - 110%	1,029	7%	4,504	4%
110% - 120%	733	5%	3,000	3%
120%+	<u>1,197</u>	<u>8%</u>	<u>4,117</u>	<u>4%</u>
Total	14,502	100%	99,154	100%
Weighted Average LTV	74.8%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)
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	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,996	13%	43,277	39%
€100 - €200	5,218	36%	39,828	36%
€200 - €350	5,056	34%	22,564	20%
€350 - €500	1,255	8%	3,819	3%
€500 +	<u>977</u>	<u>9%</u>	<u>1,868</u>	<u>2%</u>

Total	14,502	100%	111,356	100%
Average Mortgage	130,223			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	764	5%	4,886	4%
12-24	632	4%	4,041	4%
24-36	683	5%	4,515	4%
36-48	498	3%	3,374	3%
48-60	664	5%	4,373	4%
60-72	1,370	10%	8,674	8%
72+	<u>9,892</u>	<u>68%</u>	<u>81,493</u>	<u>73%</u>
Total	14,502	100%	111,356	100%
Weighted Average	85 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	363	3%	13,780	12%
5-10	1,380	10%	19,682	18%
10-15	2,650	18%	22,690	21%
15-20	3,360	23%	21,143	19%
20-25	2,837	20%	14,666	13%
25-30	3,114	21%	14,801	13%
30-35	797	5%	4,593	4%
35+	0	0%	1	0%
Total	14,502	100%	111,356	100%
Weighted Average	19.2 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,306	99%	110,389	99%
Interest Only 0 - 2 years	117	1%	597	1%
Interest Only 2 - 5 years	29	0%	137	0%
Interest Only 5+ years	<u>51</u>	<u>0%</u>	<u>233</u>	<u>0%</u>
Total	14,502	100%	111,356	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,658	11%	10,626	10%
Variable	6,165	43%	51,318	46%
ECB Tracker	<u>6,679</u>	<u>46%</u>	<u>49,412</u>	<u>44%</u>
Total	14,502	100%	111,356	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	868	52%	5,496	52%
1-2	288	17%	1,920	18%
2-3	244	15%	1,471	14%
3-5	239	15%	1,525	14%
5+	<u>18</u>	<u>1%</u>	<u>214</u>	<u>2%</u>
Total	1,658	100%	10,626	100%
Table 10 Arrears Multiple (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,467	99.7%	111,120	nil
>0 <1 month	24.0	0.2%	169	0.2%
1 month	11.4	0.1%	67	0.1%
>1 month	nil	nil	nil	nil

Total	14,502	100%	111,356	0.3%
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Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,283	85%	93,023	84%
Second Home	115	1%	1,255	1%
Buy To let	<u>2,103</u>	<u>14%</u>	<u>17,078</u>	<u>15%</u>
Total	14,502	100%	111,356	100%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,476	38%	30,192	27%
Non Dublin	<u>9,026</u>	<u>62%</u>	<u>81,164</u>	<u>73%</u>
Total	14,502	100%	111,356	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (May 2015 for June 2015) 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 June 2015, the CSO index showed a national peak to trough fall in house prices of 37.5% and a fall of 38.1% & 40.8% 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 111,356 loan accounts were secured on 99,154 properties; there may be more than one loan account against a property