



AIB Mortgage Bank Detailed ACS Pool Analysis December 2012

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€24.8bn
Total Number of Accounts	122,182
Total Number of Properties	106,981
Nominal Balances of the Mortgages	€17.3bn
Prudent Market Value	€13.1bn
Average Mortgage Balance	€141,583
Weighted Average Unindexed LTV	64.8%
Weighted Average Indexed LTV	100.8%
Aggregate Indexed LTV	69.9%
Weighted Average Seasoning	67.9 Months
Weighted Average Remaining Legal Term	19.7 Years
Weighted Average Life (Contracted Duration)	10.9 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,936	11%	29,985	28%
30% - 40%	1,689	10%	12,744	12%
40% - 50%	1,985	11%	12,348	12%
50% - 60%	2,025	12%	11,094	10%
60% - 70%	2,340	14%	11,389	11%
70% - 80%	2,594	15%	11,194	10%
80% - 90%	3,195	18%	12,728	12%
90% - 95%	646	4%	2,672	2%
95% - 100%	178	1%	575	1%
100% - 101%	28	0%	99	0%
101% +	<u>684</u>	<u>4%</u>	<u>2,153</u>	<u>2%</u>
Total	17,299	100%	106,981	100%
Weighted Average LTV	64.8%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	893	5%	21,837	20%
30% - 40%	691	4%	7,651	7%
40% - 50%	889	5%	7,674	7%
50% - 60%	1,048	6%	7,656	7%
60% - 70%	1,191	7%	7,678	7%
70% - 80%	1,350	8%	7,737	7%
80% - 90%	1,483	9%	7,753	7%
90% - 95%	758	4%	3,884	4%
95% - 100%	686	4%	3,247	3%
100% - 110%	1,401	8%	6,413	6%
110% - 120%	1,520	9%	6,623	6%
120%+	<u>5,388</u>	<u>31%</u>	<u>18,828</u>	<u>18%</u>
Total	17,299	100%	106,981	100%
Weighted Average LTV	100.8%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,974	11.41%	42,931	35%
€100 - €200	5,537	32.01%	42,557	35%
€200 - €350	6,203	35.86%	27,820	23%
€350 - €500	1,882	10.88%	5,675	5%
€500 +	<u>1,702</u>	<u>9.84%</u>	<u>3,199</u>	<u>3%</u>
Total	17,299	100%	122,182	100%
Average Mortgage	141,583			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	612	4%	3,725	3%
12-24	519	3%	3,126	3%
24-36	1,233	7%	7,395	6%
36-48	1,997	12%	11,701	10%
48-60	2,790	16%	15,216	12%
60-72	2,748	16%	15,169	12%
72+	<u>7,400</u>	<u>43%</u>	<u>65,850</u>	<u>54%</u>
Total	17,299	100%	122,182	100%
Weighted Average	67.9 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	377	2%	12,752	10%
5-10	1,439	8%	20,408	17%
10-15	3,105	18%	25,073	21%
15-20	4,072	24%	24,956	20%
20-25	3,601	21%	18,165	15%
25-30	3,210	19%	13,862	11%
30-35	<u>1,495</u>	<u>9%</u>	<u>6,966</u>	<u>6%</u>
Total	17,299	100%	122,182	100%
Weighted Average	19.7 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	16,176	94%	116,721	96%
Interest Only 0 - 2 years	994	6%	4,884	4%
Interest Only 2 - 5 years	40	0%	187	0%
Interest Only 5+ years	<u>88</u>	<u>1%</u>	<u>390</u>	<u>0%</u>
Total	17,299	100%	122,182	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	2,261	13%	13,674	11%
Variable	5,949	34%	50,181	41%
ECB Tracker	<u>9,088</u>	<u>53%</u>	<u>58,327</u>	<u>48%</u>
Total	17,299	100%	122,182	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	1,013	45%	5,695	42%
1-2	578	26%	3,384	25%
2-3	374	17%	2,309	17%
3-5	236	10%	1,739	13%
5+	<u>60</u>	<u>3%</u>	<u>547</u>	<u>4%</u>
Total	2,261	100%	13,674	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	17,145	99.11%	121,216	nil
>0 <1 month	134	0.78%	853	0.7
1 month	19.4	0.11%	113	0.2
>1 month	nil	nil	nil	nil
Total	17,299	100%	122,182	0.9

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,793	80%	98,435	81%
Second Home	164	1%	1,514	1%
Buy To let	<u>3,342</u>	<u>19%</u>	<u>22,233</u>	<u>18%</u>
Total	17,299	100%	122,182	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	6,393	37%	32,384	27%
Non Dublin	<u>10,906</u>	<u>63%</u>	<u>89,798</u>	<u>73%</u>
Total	17,299	100%	122,182	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (Nov 2012 for Dec 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 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 December 2012, the CSO index showed a national peak to trough fall in house prices of 49% and a fall of 55% & 47% 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 122,182 loan accounts were secured on 106,981 properties; there may be more than one loan account against a property