



## AIB Mortgage Bank Detailed ACS Pool Analysis December 2013

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€24.6bn
Total Number of Accounts	115,364
Total Number of Properties	101,792
Nominal Balances of the Mortgages	€15.7bn
Prudent Market Value	€12.7bn
Average Mortgage Balance	€136,156
Weighted Average Unindexed LTV	63.0%
Weighted Average Indexed LTV	91.4%
Aggregate Indexed LTV	63.9%
Weighted Average Seasoning	76 Months
Weighted Average Remaining Legal Term	19.5 Years
Weighted Average Life (Contracted Duration)	10.6 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,906	12%	30,200	30%
30% - 40%	1,573	10%	12,115	12%
40% - 50%	1,827	12%	11,577	11%
50% - 60%	1,887	12%	10,487	10%
60% - 70%	2,201	14%	10,819	11%
70% - 80%	2,403	15%	10,489	10%
80% - 90%	2,805	18%	11,761	12%
90% - 95%	502	3%	2,272	2%
95% - 100%	92	1%	335	0%
100% - 101%	17	0%	68	0%
101% +	<u>496</u>	<u>3%</u>	<u>1,669</u>	<u>2%</u>
<b>Total</b>	15,707	100%	101,792	100%
<b>Weighted Average LTV</b>	<b>63.0%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	951	6%	22,330	22%
30% - 40%	713	5%	7,526	7%
40% - 50%	925	6%	7,778	8%
50% - 60%	1,087	7%	7,822	8%
60% - 70%	1,308	8%	8,070	8%
70% - 80%	1,537	10%	8,508	8%
80% - 90%	1,521	10%	7,940	8%
90% - 95%	814	5%	4,162	4%
95% - 100%	692	4%	3,227	3%
100% - 110%	1,312	8%	5,974	6%
110% - 120%	1,327	9%	5,801	6%
120%+	<u>3,519</u>	<u>22%</u>	<u>12,654</u>	<u>12%</u>
<b>Total</b>	15,707	100%	101,792	100%
<b>Weighted Average LTV</b>	<b>91.4%</b>			

**Table 4 Mortgage Size <sup>(4)</sup> (€'000)**

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,949	12%	42,525	37%
€100 - €200	5,305	34%	40,685	35%
€200 - €350	5,598	36%	24,971	22%
€350 - €500	1,563	10%	4,723	4%

€500 +	<u>1,293</u>	<u>8%</u>	<u>2,460</u>	<u>2%</u>
<b>Total</b>	15,707	100%	115,364	100%
<b>Average Mortgage</b>	<b>136,156</b>			
<b>Table 5 Seasoning <sup>(3)</sup> (months)</b>				
<b>&gt; &lt;=</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
0-12	505	3%	3,100	3%
12-24	764	5%	4,803	4%
24-36	524	3%	3,274	3%
36-48	1,124	7%	6,995	6%
48-60	1,761	11%	10,720	9%
60-72	2,418	16%	13,891	12%
72+	<u>8,611</u>	<u>55%</u>	<u>72,581</u>	<u>63%</u>
<b>Total</b>	15,707	100%	115,364	100%
<b>Weighted Average</b>	<b>76 Months</b>			
<b>Table 6 Remaining Legal Term (years)</b>				
<b>&gt; &lt;=</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
0-5	369	2%	13,247	11%
5-10	1,398	9%	19,997	17%
10-15	2,856	18%	23,571	21%
15-20	3,669	23%	22,708	20%
20-25	3,107	20%	15,865	14%
25-30	3,219	21%	14,316	12%
30-35	<u>1,090</u>	<u>7%</u>	<u>5,660</u>	<u>5%</u>
<b>Total</b>	15,707	100%	115,364	100%
<b>Weighted Average</b>	<b>19.5 Years</b>			
<b>Table 7 Repayment Type</b>				
	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Principal and Interest	15,242	97%	113,041	98%
Interest Only 0 - 2 years	367	2%	1,879	2%
Interest Only 2 - 5 years	31	0%	140	0%
Interest Only 5+ years	<u>67</u>	<u>1%</u>	<u>304</u>	<u>0%</u>
<b>Total</b>	15,707	100%	115,364	100%
<b>Table 8 Products by Interest Rate Type</b>				
	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Fixed (see also Table 9)	1,608	10%	10,272	9%
Variable	6,235	40%	51,425	45%
ECB Tracker	<u>7,864</u>	<u>50%</u>	<u>53,667</u>	<u>46%</u>
<b>Total</b>	15,707	100%	115,364	100%
<b>Table 9 Fixed Rate Loan Periods (years)</b>				
<b>&gt; &lt;=</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
0-1	777	48%	4,507	44%
1-2	426	27%	2,709	26%
2-3	296	18%	2,036	20%
3-5	61	4%	587	6%
5+	<u>47</u>	<u>3%</u>	<u>433</u>	<u>4%</u>
<b>Total</b>	1,608	100%	10,272	100%
<b>Table 10 Arrears Multiple (months)</b>				
	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
No Arrears	15,619	99.4%	114,782	nil
>0 <1 month	72	0.5%	491	0.4%
1 month	17.0	0.1%	91	0.1%

>1 month	nil	nil	nil	nil
<b>Total</b>	15,707	100%	115,364	0.5%

<b>Table 11 Market Segment</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Owner Occupier	12,935	82%	94,826	82%
Second Home	140	1%	1,377	1%
Buy To let	<u>2,633</u>	<u>17%</u>	<u>19,161</u>	<u>17%</u>
<b>Total</b>	15,707	100%	115,364	100%

<b>Table 12 Geographical Concentration</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
<b>County</b>				
Dublin	5,870	37%	30,973	27%
Non Dublin	<u>9,838</u>	<u>63%</u>	<u>84,391</u>	<u>73%</u>
<b>Total</b>	15,707	100%	115,364	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (November 2013 for December 2013) with a 15% discount applied to the uplift in valuation. 100% of any valuation decrease is applied.

(2) In December 2013, the CSO index showed a national peak to trough fall in house prices of 47% and a fall of 49% & 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 115,364 loan accounts were secured on 101,792 properties; there may be more than one loan account against a property