



## AIB Mortgage Bank Detailed ACS Pool Analysis June 2013

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€23.6bn
Total Number of Accounts	118,258
Total Number of Properties	103,988
Nominal Balances of the Mortgages	€16.4bn
Prudent Market Value	€12.6bn
Average Mortgage Balance	€138,592
Weighted Average Unindexed LTV	63.6%
Weighted Average Indexed LTV	100.1%
Aggregate Indexed LTV	69.5%
Weighted Average Seasoning	72 Months
Weighted Average Remaining Legal Term	19.6 Years
Weighted Average Life (Contracted Duration)	10.7 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,913	12%	30,062	29%
30% - 40%	1,634	10%	12,448	12%
40% - 50%	1,893	12%	11,874	11%
50% - 60%	1,948	12%	10,767	10%
60% - 70%	2,267	14%	11,084	11%
70% - 80%	2,461	15%	10,732	10%
80% - 90%	3,011	18%	12,295	12%
90% - 95%	539	3%	2,330	2%
95% - 100%	133	1%	458	0%
100% - 101%	18	0%	70	0%
101% +	<u>573</u>	<u>3%</u>	<u>1,868</u>	<u>2%</u>
<b>Total</b>	16,390	100%	103,988	100%
<b>Weighted Average LTV</b>	<b>63.6%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	853	5%	21,331	21%
30% - 40%	652	4%	7,347	7%
40% - 50%	849	5%	7,466	7%
50% - 60%	981	6%	7,343	7%
60% - 70%	1,138	6%	7,464	7%
70% - 80%	1,306	8%	7,630	7%
80% - 90%	1,433	9%	7,638	7%
90% - 95%	821	4%	4,312	4%
95% - 100%	643	4%	3,158	3%
100% - 110%	1,281	8%	5,987	6%
110% - 120%	1,386	8%	6,152	6%
120%+	<u>5,047</u>	<u>31%</u>	<u>18,160</u>	<u>17%</u>
<b>Total</b>	16,390	100%	103,988	100%
<b>Weighted Average LTV</b>	<b>100.1%</b>			

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

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,963	12%	42,708	36%
€100 - €200	5,400	33%	41,428	35%
€200 - €350	5,842	36%	26,123	22%
€350 - €500	1,707	10%	5,187	4%
€500 +	<u>1,477</u>	<u>9%</u>	<u>2,812</u>	<u>2%</u>

<b>Total</b>	16,390	100%	118,258	100%
<b>Average Mortgage</b>	<b>138,592</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	653	4%	4,025	3%
12-24	568	3%	3,570	3%
24-36	782	5%	4,797	4%
36-48	1,645	10%	9,784	8%
48-60	2,237	14%	12,905	11%
60-72	2,529	15%	14,334	12%
72+	<u>7,975</u>	<u>49%</u>	<u>68,843</u>	<u>58%</u>
<b>Total</b>	16,390	100%	118,258	100%
<b>Weighted Average</b>	<b>72 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%	12,916	11%
5-10	1,412	9%	20,077	17%
10-15	2,957	18%	24,217	20%
15-20	3,813	23%	23,611	20%
20-25	3,326	20%	16,964	14%
25-30	3,190	19%	13,983	12%
30-35	<u>1,323</u>	<u>8%</u>	<u>6,490</u>	<u>5%</u>
<b>Total</b>	16,390	100%	118,258	100%
<b>Weighted Average</b>	<b>19.6 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	15,597	95%	114,280	97%
Interest Only 0 - 2 years	680	4%	3,463	3%
Interest Only 2 - 5 years	35	0%	165	0%
Interest Only 5+ years	<u>77</u>	<u>0%</u>	<u>350</u>	<u>0%</u>
<b>Total</b>	16,390	100%	118,258	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)	1,887	12%	11,756	10%
Variable	6,119	37%	50,939	43%
ECB Tracker	<u>8,383</u>	<u>51%</u>	<u>55,563</u>	<u>47%</u>
<b>Total</b>	16,390	100%	118,258	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	922	49%	5,237	45%
1-2	444	24%	2,749	23%
2-3	383	20%	2,488	21%
3-5	82	4%	765	7%
5+	<u>56</u>	<u>3%</u>	<u>517</u>	<u>4%</u>
<b>Total</b>	1,887	100%	11,756	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	16,272	99.3%	117,522	nil
>0 <1 month	101	0.6%	647	0.5%
1 month	16.5	0.1%	89	0.1%
>1 month	nil	nil	nil	nil
<b>Total</b>	16,390	100%	118,258	0.9%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,299	81%	96,339	81%
Second Home	148	1%	1,423	1%
Buy To let	<u>2,943</u>	<u>18%</u>	<u>20,496</u>	<u>17%</u>
<b>Total</b>	16,390	100%	118,258	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	6,087	37%	31,613	27%
Non Dublin	<u>10,303</u>	<u>63%</u>	<u>86,645</u>	<u>73%</u>
<b>Total</b>	16,390	100%	118,258	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (May 2013 for Jun 2013) 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 2013, the CSO index showed a national peak to trough fall in house prices of 50% and a fall of 56% & 48% 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 118,258 loan accounts were secured on 103,988 properties; there may be more than one loan account against a property