



AIB Mortgage Bank Detailed ACS Pool Analysis March 2013

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€23.7bn
Total Number of Accounts	120,053
Total Number of Properties	105,350
Nominal Balances of the Mortgages	€16.8bn
Prudent Market Value	€12.7bn
Average Mortgage Balance	€140,221
Weighted Average Unindexed LTV	64.2%
Weighted Average Indexed LTV	102.2%
Aggregate Indexed LTV	70.9%
Weighted Average Seasoning	70 Months
Weighted Average Remaining Legal Term	19.6 Years
Weighted Average Life (Contracted Duration)	10.8 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,929	11%	30,037	29%
30% - 40%	1,655	10%	12,570	12%
40% - 50%	1,940	12%	12,091	11%
50% - 60%	1,978	12%	10,888	10%
60% - 70%	2,308	14%	11,245	11%
70% - 80%	2,529	15%	10,950	10%
80% - 90%	3,093	18%	12,452	12%
90% - 95%	596	4%	2,518	2%
95% - 100%	152	1%	507	0%
100% - 101%	21	0%	78	0%
101% +	<u>635</u>	<u>4%</u>	<u>2,014</u>	<u>2%</u>
Total	16,834	100%	105,350	100%
Weighted Average LTV	64.2%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	841	5%	21,158	20%
30% - 40%	645	4%	7,323	7%
40% - 50%	829	5%	7,336	7%
50% - 60%	980	6%	7,382	7%
60% - 70%	1,131	6%	7,419	7%
70% - 80%	1,274	8%	7,521	7%
80% - 90%	1,420	8%	7,559	7%
90% - 95%	765	4%	3,974	4%
95% - 100%	687	4%	3,408	3%
100% - 110%	1,316	8%	6,102	6%
110% - 120%	1,432	9%	6,330	6%
120%+	<u>5,513</u>	<u>33%</u>	<u>19,838</u>	<u>19%</u>
Total	16,834	100%	105,350	100%
Weighted Average LTV	102.2%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,966	12%	42,831	36%
€100 - €200	5,460	32%	41,915	35%
€200 - €350	6,000	36%	26,834	22%
€350 - €500	1,810	11%	5,473	5%
€500 +	<u>1,599</u>	<u>9%</u>	<u>3,000</u>	<u>2%</u>
Total	16,834	100%	120,053	100%
Average Mortgage	140,221			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	654	4%	4,000	3%
12-24	495	3%	3,063	3%
24-36	1,015	6%	6,175	5%
36-48	1,870	11%	10,985	9%
48-60	2,554	15%	14,207	12%
60-72	2,607	15%	14,542	12%
72+	<u>7,640</u>	<u>45%</u>	<u>67,081</u>	<u>56%</u>
Total	16,834	100%	120,053	100%
Weighted Average	70 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	377	2%	12,896	11%
5-10	1,419	8%	20,189	17%
10-15	3,031	18%	24,568	20%
15-20	3,941	23%	24,236	20%
20-25	3,453	21%	17,525	15%
25-30	3,193	19%	13,887	12%
30-35	<u>1,420</u>	<u>8%</u>	<u>6,752</u>	<u>6%</u>
Total	16,834	100%	120,053	100%
Weighted Average	19.6 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,872	94%	115,324	96%
Interest Only 0 - 2 years	843	5%	4,190	3%
Interest Only 2 - 5 years	37	0%	175	0%
Interest Only 5+ years	<u>82</u>	<u>0%</u>	<u>364</u>	<u>0%</u>
Total	16,834	100%	120,053	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	2,037	12%	12,493	10%
Variable	6,043	36%	50,577	42%
ECB Tracker	<u>8,754</u>	<u>52%</u>	<u>56,983</u>	<u>47%</u>
Total	16,834	100%	120,053	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	1,032	51%	5,809	46%
1-2	440	22%	2,678	21%
2-3	399	20%	2,528	20%
3-5	107	5%	938	8%
5+	<u>60</u>	<u>3%</u>	<u>540</u>	<u>4%</u>
Total	2,037	100%	12,493	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	16,679	99.1%	119,053	nil
>0 <1 month	123	0.7%	818	0.7%
1 month	32.5	0.2%	182	0.2%
>1 month	nil	nil	nil	nil
Total	16,834	100%	120,053	0.9%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,517	80%	97,142	81%
Second Home	157	1%	1,466	1%
Buy To let	<u>3,160</u>	<u>19%</u>	<u>21,445</u>	<u>18%</u>
Total	16,834	100%	120,053	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	6,256	37%	32,065	27%
Non Dublin	<u>10,578</u>	<u>63%</u>	<u>87,988</u>	<u>73%</u>
Total	16,834	100%	120,053	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (Feb 2013 for Mar 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 March 2013, the CSO index showed a national peak to trough fall in house prices of 51% and a fall of 56% & 49% 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 120,053 loan accounts were secured on 105,350 properties; there may be more than one loan account against a property