



# AIB Mortgage Bank Detailed ACS Pool Analysis December 2011

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2)</sup>	€27.2bn
Total Number of Accounts	126,840
Total Number of Properties	109,968
Nominal Balances of the Mortgages	€19.0bn
Prudent Market Value	€14.5bn
Average Mortgage Balance	€149,899
Weighted Average Unindexed LTV	67.4%
Weighted Average Indexed LTV	102.9%
Aggregate Indexed LTV	69.8%
Weighted Average Seasoning	58.9 Months
Weighted Average Remaining Legal Term	20.0 Years
Weighted Average Contracted Duration	11.9 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,951	10%	29,316	27%
30% - 40%	1,708	9%	12,746	12%
40% - 50%	2,126	11%	12,733	12%
50% - 60%	2,174	11%	11,535	10%
60% - 70%	2,497	13%	11,763	11%
70% - 80%	2,880	15%	11,975	11%
80% - 90%	3,600	19%	13,718	12%
90% - 95%	919	5%	3,224	3%
95% - 100%	290	2%	858	1%
100% - 101%	62	0%	159	0%
101% +	806	4%	1,941	2%
<b>Total</b>	<b>19,013</b>	<b>100%</b>	<b>109,968</b>	<b>100%</b>
<b>Weighted Average LTV</b>	<b>67.4%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	997	5%	22,712	21%
30% - 40%	775	4%	8,013	7%
40% - 50%	964	5%	7,896	7%
50% - 60%	1,162	6%	7,924	7%
60% - 70%	1,326	7%	7,935	7%
70% - 80%	1,441	8%	7,811	7%
80% - 90%	1,491	8%	7,352	7%
90% - 95%	774	4%	3,594	3%
95% - 100%	806	4%	3,585	3%
100% - 110%	1,706	9%	7,313	7%
110% - 120%	1,765	9%	7,260	7%
120%+	5,806	31%	18,573	17%
<b>Total</b>	<b>19,013</b>	<b>100%</b>	<b>109,968</b>	<b>100%</b>
<b>Weighted Average LTV</b>	<b>102.9%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100,000	1,893	10%	41,381	33%
€100,000 - €200,000	5,548	29%	42,817	34%
€200,000 - €350,000	7,000	37%	31,502	25%
€350,000 - €500,000	2,291	12%	6,986	6%
€500,000 +	2,281	12%	4,154	3%
Total	19,013	100%	126,840	100%
Average Mortgage	149,899			
Table 5 Seasoning <sup>(3)</sup> (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	490	3%	2,885	2%
12-24	1,292	7%	7,542	6%
24-36	2,203	12%	12,364	10%
36-48	3,206	17%	16,389	13%
48-60	3,270	17%	16,726	13%
60-72	3,153	17%	17,384	14%
72+	5,398	28%	53,550	42%
Total	19,013	100%	126,840	100%
Weighted Average	58.9 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	394	2%	11,802	9%
5-10	1,400	7%	19,965	16%
10-15	3,266	17%	25,776	20%
15-20	4,589	24%	27,145	21%
20-25	4,196	22%	20,358	16%
25-30	3,080	16%	12,933	10%
30-35	2,089	11%	8,861	7%
Total	19,013	100%	126,840	100%
Weighted Average	20.0 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	16,452	87%	115,519	91%
Interest Only 0 - 2 years	2,378	13%	10,517	8%
Interest Only 2 - 5 years	77	0%	349	0%
Interest Only 5+ years	107	1%	455	0%
Total	19,013	100%	126,840	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	3,159	17%	18,058	14%
Variable	5,362	28%	46,621	37%
ECB Tracker	10,493	55%	62,161	49%
<b>Total</b>	19,013	100%	126,840	100%
Table 9 Fixed Rate Loan Periods(years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	857	27%	4,721	26%
1-2	1,034	33%	5,587	31%
2-3	602	19%	3,370	19%
3-5	584	19%	3,631	20%
5+	82	3%	749	4%
<b>Total</b>	3,159	100%	18,058	100%
Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	18,918	99.50%	126,323	-
>0 <1 month	85	0.44%	472	0.4
1 month	10	0.05%	45	0.1
>1 month	-	-	-	-
<b>Total</b>	19,013	100%	126,840	0.4
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,552	77%	99,831	79%
Second Home	190	1%	1,634	1%
Buy To let	4,271	22%	25,375	20%
<b>Total</b>	19,013	100%	126,840	100%
Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	6,895	36%	32,372	26%
Non Dublin	12,118	64%	94,468	74%
<b>Total</b>	19,013	100%	126,840	100%

(1) The Indexed Property Valuation is the historical property valuation indexed using the latest House Price Index (Nov 2011 for Dec 2011) with a 15% discount applied to the uplift in valuation. 100% of any valuation decrease is applied.

(2) Up to and including November 2011, properties were indexed using the ESRI/PTSB house price index. This showed a national peak to trough fall in house prices of 38% and a fall of 44% & 35% in Dublin and outside Dublin respectively. The index was recorded as at the end of Quarter 4 2010 which was the last index available as it has been discontinued. Accordingly, the use of the index understates the indexed LTV from up to and including November 2011. A new index, compiled by the CSO, has since been adopted through Regulatory Notice in December 2011. It shows a national peak to trough fall in house prices of 46% and a fall of 54% & 42% in Dublin and outside Dublin respectively. The 11 month gap between the ESRI/PTSB index being discontinued and the CSO index being adopted through Regulatory Notice is responsible for the large increase in reported indexed LTV's in December 2011.

(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 126,840 loan accounts were secured on 109,968 properties; there may be more than one loan account against a property