



# AIB Mortgage Bank Detailed ACS Pool Analysis June 2008

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation	€31.5bn
Total Number of Accounts	97,411
Total Number of Properties	83,744
Aggregate Balances of the Mortgages	€13.3bn
Average Mortgage Balance	€136,115
Weighted Average Unindexed LTV	63.5%
Weighted Average Indexed LTV	62.2%
Aggregate Indexed LTV	42.2%
Weighted Average Seasoning <sup>(1)</sup>	33.5 Months
Weighted Average Remaining Legal Term	19.9 Years
Weighted Average Contracted Duration	13.9 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	1,564	12%	24,879	30%
30% - 40%	1,138	9%	9,697	12%
40% - 50%	1,445	11%	9,657	12%
50% - 60%	1,419	11%	8,117	10%
60% - 70%	1,388	10%	6,991	8%
70% - 80%	1,787	13%	7,950	9%
80% - 90%	2,809	21%	11,059	13%
90% - 95%	848	6%	2,885	3%
95% - 100%	724	5%	2,139	3%
100% - 101%	136	1%	370	0%
101% +	-	-	-	-
<b>Total</b>	<b>13,259</b>	<b>100%</b>	<b>83,744</b>	<b>100%</b>
<b>Weighted Average LTV</b>	<b>63.5%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	1,970	15%	32,118	38%
30% - 40%	1,171	9%	8,879	11%
40% - 50%	1,380	10%	8,240	10%
50% - 60%	1,449	11%	7,227	9%
60% - 70%	1,446	11%	6,509	8%
70% - 80%	1,709	13%	6,782	8%
80% - 90%	1,851	14%	6,756	8%
90% - 95%	857	6%	2,921	3%
95% - 100%	660	5%	2,124	3%
100% - 110%	664	5%	1,944	2%
110% +	101	1%	244	0%
<b>Total</b>	<b>13,259</b>	<b>100%</b>	<b>83,744</b>	<b>100%</b>
<b>Weighted Average LTV</b>	<b>62.2%</b>			

Table 4 Mortgage Size <sup>(2)</sup> (€)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
€0 - €100,000	1,769	13%	40,205	41%
€100,000 - €200,000	3,678	28%	29,553	30%
€200,000 - €500,000	5,890	44%	24,451	25%
€500,000	1,922	14%	3,202	3%
<b>Total</b>	13,259	100%	97,411	100%
<b>Average Mortgage</b>	<b>136,115</b>			
Table 5 Seasoning <sup>(1)</sup> (months)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-12	2,050	15%	8,720	9%
12-24	3,284	25%	16,096	17%
24-36	2,869	22%	16,131	17%
36-48	1,900	14%	13,029	13%
48-60	1,224	9%	10,276	11%
60-72	762	6%	7,792	8%
72+	1,170	9%	25,367	26%
<b>Total</b>	13,259	100%	97,411	100%
<b>Weighted Average</b>	<b>33.5 Months</b>			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-5	414	3%	10,179	10%
5-10	979	7%	16,348	17%
10-15	1,984	15%	19,893	20%
15-20	3,535	27%	21,588	22%
20-25	3,403	26%	17,135	18%
25-30	1,563	12%	7,022	7%
30-35	1,380	10%	5,246	5%
<b>Total</b>	13,259	100%	97,411	100%
<b>Weighted Average</b>	<b>19.9 Years</b>			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Principal and Interest	9,482	72%	82,853	85%
Interest Only 0 - 2 years	2,318	17%	8,794	9%
Interest Only 2 - 5 years	1,233	9%	4,768	5%
Interest Only 5+ years	225	2%	996	1%
<b>Total</b>	13,259	100%	97,411	100%
Table 8 Products by Interest Rate Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Fixed (see also Table 9)	1,349	10%	10,093	10%
Variable	3,979	30%	41,448	43%
ECB Tracker	7,931	60%	45,870	47%
<b>Total</b>	13,259	100%	97,411	100%

Table 9 Fixed Rate Loan Periods(years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	516	38%	3,768	37%
1-2	307	23%	2,254	22%
2-3	257	19%	1,817	18%
3-5	188	14%	1,452	14%
5+	81	6%	802	8%
<b>Total</b>	1,349	100%	10,093	100%
Table 10 Arrears Multiple <sup>(3)</sup> (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	13,239	99.85%	97,266	-
>1 month	20	0.15%	145	0.4
<b>Total</b>	13,259	100%	97,411	0.4
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	9,237	70%	72,919	75%
Second Home	252	2%	2,058	2%
Buy To let	3,770	28%	22,434	23%
<b>Total</b>	13,259	100%	97,411	100%
Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	4,135	31%	20,974	22%
Non Dublin	9,124	69%	76,437	78%
<b>Total</b>	13,259	100%	97,411	100%

(1) 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

(2)The above 97,411 loan accounts were secured on 83,744 properties; there may be more than one loan account against a property

(3) Arrears were defined as any amount over 1 month overdue