



# AIB Mortgage Bank Detailed ACS Pool Analysis December 2008

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation	€30.9bn
Total Number of Accounts	98,613
Total Number of Properties	85,086
Aggregate Balances of the Mortgages	€14.1bn
Average Mortgage Balance	142,988
Weighted Average Unindexed LTV	64.3%
Weighted Average Indexed LTV	66.7%
Aggregate Indexed LTV	45.7%
Weighted Average Seasoning <sup>(1)</sup>	37.8 Months
Weighted Average Remaining Legal Term	19.8 Years
Weighted Average Contracted Duration	13.7 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	1,580	11%	24,817	29%
30% - 40%	1,170	8%	9,605	11%
40% - 50%	1,458	10%	9,534	11%
50% - 60%	1,501	11%	8,064	9%
60% - 70%	1,488	11%	7,197	8%
70% - 80%	1,933	14%	8,350	10%
80% - 90%	2,988	21%	11,451	13%
90% - 95%	999	7%	3,299	4%
95% - 100%	746	5%	2,146	3%
100% - 101%	237	2%	623	1%
101% +	-	-	-	-
<b>Total</b>	<b>14,100</b>	<b>100%</b>	<b>85,086</b>	<b>100%</b>
<b>Weighted Average LTV</b>	<b>64.3%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	1,792	13%	30,107	35%
30% - 40%	1,107	8%	8,591	10%
40% - 50%	1,299	9%	7,832	9%
50% - 60%	1,452	10%	7,331	9%
60% - 70%	1,436	10%	6,466	8%
70% - 80%	1,582	11%	6,448	8%
80% - 90%	1,932	14%	7,170	8%
90% - 95%	959	7%	3,310	4%
95% - 100%	937	7%	3,100	4%
100% - 110%	1,176	8%	3,650	4%
110% +	429	3%	1,081	1%
<b>Total</b>	<b>14,100</b>	<b>100%</b>	<b>85,086</b>	<b>100%</b>
<b>Weighted Average LTV</b>	<b>66.7%</b>			

Table 4 Mortgage Size <sup>(2)</sup> (€)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
€0 - €100,000	1,723	12%	39,102	40%
€100,000 - €200,000	3,690	26%	29,471	30%
€200,000 - €500,000	6,421	46%	26,335	27%
€500,000	2,266	16%	3,705	4%
<b>Total</b>	14,100	100%	98,613	100%
<b>Average Mortgage</b>	<b>142,988</b>			
Table 5 Seasoning <sup>(1)</sup> (months)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-12	1,895	13%	7,585	8%
12-24	2,835	20%	13,157	13%
24-36	3,252	23%	16,628	17%
36-48	2,268	16%	14,157	14%
48-60	1,491	11%	11,124	11%
60-72	941	7%	8,747	9%
72+	1,419	10%	27,215	28%
<b>Total</b>	14,100	100%	98,613	100%
<b>Weighted Average</b>	<b>37.8 Months</b>			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-5	443	3%	10,143	10%
5-10	1,037	7%	16,639	17%
10-15	2,135	15%	20,006	20%
15-20	3,704	26%	21,582	22%
20-25	3,592	25%	17,356	18%
25-30	1,619	11%	6,956	7%
30-35	1,570	11%	5,931	6%
<b>Total</b>	14,100	100%	98,613	100%
<b>Weighted Average</b>	<b>19.7 Years</b>			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Principal and Interest	9,893	70%	82,638	84%
Interest Only 0 - 2 years	2,744	19%	10,383	11%
Interest Only 2 - 5 years	1,252	9%	4,657	5%
Interest Only 5+ years	212	2%	935	1%
<b>Total</b>	14,100	100%	98,613	100%
Table 8 Products by Interest Rate Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Fixed (see also Table 9)	1,189	8%	8,690	9%
Variable	4,193	30%	41,270	42%
ECB Tracker	8,719	62%	48,653	49%
<b>Total</b>	14,100	100%	98,613	100%

Table 9 Fixed Rate Loan Periods(years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	375	32%	2,783	32%
1-2	322	27%	2,130	25%
2-3	287	24%	1,981	23%
3-5	124	10%	1,003	12%
5+	81	7%	793	9%
<b>Total</b>	1,189	100%	8,690	100%
Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	13,987	99.19%	97,966	-
>0 <1 month	20	0.14%	135	0.1
1 month	2	0.02%	12	0.01
>1 month	91	0.65%	500	0.7
<b>Total</b>	14,100	100%	98,613	0.8
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	9,652	68%	73,116	74%
Second Home	247	2%	1,996	2%
Buy To let	4,202	30%	23,501	24%
<b>Total</b>	14,100	100%	98,613	100%
Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	4,491	32%	21,399	22%
Non Dublin	9,609	68%	77,214	78%
<b>Total</b>	14,100	100%	98,613	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 98,613 loan accounts were secured on 85,086 properties; there may be more than one loan account against a property