



AIB Mortgage Bank Detailed ACS Pool Analysis June 2012

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ⁽¹⁾ (2a) (2b)	€25.3bn
Total Number of Accounts	126,212
Total Number of Properties	110,011
Nominal Balances of the Mortgages	€18.3bn
Prudent Market Value	€13.6bn
Average Mortgage Balance	€145,363
Weighted Average Unindexed LTV	66.9%
Weighted Average Indexed LTV	106.0%
Aggregate Indexed LTV	72.5%
Weighted Average Seasoning	63.9 Months
Weighted Average Remaining Legal Term	19.8 Years
Weighted Average Contracted Duration	11.3 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,962	11%	29,833	27%
30% - 40%	1,722	9%	12,990	12%
40% - 50%	2,086	11%	12,828	12%
50% - 60%	2,112	12%	11,478	10%
60% - 70%	2,439	13%	11,773	11%
70% - 80%	2,751	15%	11,684	11%
80% - 90%	3,408	19%	13,351	12%
90% - 95%	744	4%	2,803	3%
95% - 100%	237	1%	738	1%
100% - 101%	44	0%	132	0%
101% +	821	4%	2,401	2%
Total	18,326	100%	110,011	100%
Weighted Average LTV	66.9%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	892	5%	21,808	20%
30% - 40%	680	4%	7,606	7%
40% - 50%	873	5%	7,634	7%
50% - 60%	1,044	6%	7,649	7%
60% - 70%	1,215	7%	7,766	7%
70% - 80%	1,336	7%	7,647	7%
80% - 90%	1,369	7%	7,299	7%
90% - 95%	746	4%	3,661	3%
95% - 100%	730	4%	3,517	3%
100% - 110%	1,446	8%	6,553	6%
110% - 120%	1,570	9%	6,798	6%
120%+	6,425	35%	22,073	20%
Total	18,326	100%	110,011	100%
Weighted Average LTV	106.0%			

Table 4 Mortgage Size ⁽⁴⁾ (€)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
€0 - €100,000	1,973	11%	42,956	34%
€100,000 - €200,000	5,639	31%	43,475	34%
€200,000 - €350,000	6,618	36%	29,747	24%
€350,000 - €500,000	2,090	11%	6,342	5%
€500,000 +	2,005	11%	3,692	3%
Total	18,326	100%	126,212	100%
Average Mortgage	145,363			
Table 5 Seasoning ⁽³⁾ (months)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-12	524	3%	3,151	2%
12-24	811	4%	4,814	4%
24-36	1,812	10%	10,356	8%
36-48	2,561	14%	14,121	11%
48-60	3,036	17%	16,026	13%
60-72	3,151	17%	17,070	14%
72+	6,432	35%	60,674	48%
Total	18,326	100%	126,212	100%
Weighted Average	63.9 Months			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-5	398	2%	12,421	10%
5-10	1,435	8%	20,507	16%
10-15	3,283	18%	26,148	21%
15-20	4,401	24%	26,558	21%
20-25	3,903	21%	19,382	15%
25-30	3,154	17%	13,444	11%
30-35	1,752	10%	7,752	6%
Total	18,326	100%	126,212	100%
Weighted Average	19.8 Years			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Principal and Interest	16,359	89%	117,949	93%
Interest Only 0 - 2 years	1,816	10%	7,575	6%
Interest Only 2 - 5 years	49	0%	233	0%
Interest Only 5+ years	102	1%	455	0%
Total	18,326	100%	126,212	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	2,663	15%	15,629	12%
Variable	5,746	31%	49,291	39%
ECB Tracker	9,916	54%	61,292	49%
Total	18,326	100%	126,212	100%
Table 9 Fixed Rate Loan Periods(years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	996	37%	5,505	35%
1-2	813	31%	4,529	29%
2-3	425	16%	2,522	16%
3-5	361	14%	2,457	16%
5+	68	3%	616	4%
Total	2,663	100%	15,629	100%
Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	18,167	99.13%	125,274	-
>0 <1 month	157	0.86%	924	0.8
1 month	1.8	0.01%	14	0.0
>1 month	-	-	-	-
Total	18,326	100%	126,212	0.8
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,258	78%	100,304	79%
Second Home	179	1%	1,587	1%
Buy To let	3,890	21%	24,321	19%
Total	18,326	100%	126,212	100%
Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	6,732	37%	33,181	26%
Non Dublin	11,594	63%	93,031	74%
Total	18,326	100%	126,212	100%

(1) The Indexed Property Valuation is the historical property valuation indexed using the latest House Price Index (May 2012 for Jun 2012) 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 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. In December, it showed 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.

(2b) In June 2012, the CSO index showed a national peak to trough fall in house prices of 50% and a fall of 57% & 47% 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 126,212 loan accounts were secured on 110,011 properties; there may be more than one loan account against a property