



AIB Mortgage Bank Detailed ACS Pool Analysis March 2012

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ⁽¹⁾ (2a) (2b)	€25.7bn
Total Number of Accounts	126,984
Total Number of Properties	110,314
Nominal Balances of the Mortgages	€18.7bn
Prudent Market Value	€13.9bn
Average Mortgage Balance	€147,478
Weighted Average Unindexed LTV	68.8%
Weighted Average Indexed LTV	108.1%
Aggregate Indexed LTV	72.9%
Weighted Average Seasoning	61.5Months
Weighted Average Remaining Legal Term	19.8 Years
Weighted Average Contracted Duration	11.7 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,935	10%	29,294	27%
30% - 40%	1,708	9%	12,858	12%
40% - 50%	2,096	11%	12,807	12%
50% - 60%	2,158	12%	11,590	11%
60% - 70%	2,478	13%	11,827	11%
70% - 80%	2,802	15%	11,807	11%
80% - 90%	3,498	19%	13,527	12%
90% - 95%	836	4%	3,028	3%
95% - 100%	272	1%	844	1%
100% - 101%	52	0%	160	0%
101% +	893	5%	2,572	2%
Total	18,727	100%	110,314	100%
Weighted Average LTV	68.8%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	903	5%	21,940	20%
30% - 40%	697	4%	7,665	7%
40% - 50%	893	5%	7,685	7%
50% - 60%	1,066	6%	7,671	7%
60% - 70%	1,218	7%	7,702	7%
70% - 80%	1,344	7%	7,612	7%
80% - 90%	1,366	7%	7,164	6%
90% - 95%	720	4%	3,466	3%
95% - 100%	747	4%	3,553	3%
100% - 110%	1,521	8%	6,718	6%
110% - 120%	1,604	9%	6,915	6%
120%+	6,648	35%	22,223	20%
Total	18,727	100%	110,314	100%
Weighted Average LTV	108.1%			

Table 4 Mortgage Size ⁽⁴⁾ (€)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
€0 - €100,000	1,941	10%	42,438	33%
€100,000 - €200,000	5,578	30%	43,071	34%
€200,000 - €350,000	6,832	36%	30,758	24%
€350,000 - €500,000	2,220	12%	6,764	5%
€500,000 +	2,156	12%	3,953	3%
Total	18,727	100%	126,984	100%
Average Mortgage	147,478			
Table 5 Seasoning ⁽³⁾ (months)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-12	503	3%	2,988	2%
12-24	1,063	6%	6,286	5%
24-36	2,081	11%	11,738	9%
36-48	2,935	16%	15,512	12%
48-60	3,107	17%	16,224	13%
60-72	3,164	17%	17,097	13%
72+	5,874	31%	57,139	45%
Total	18,727	100%	126,984	100%
Weighted Average	61.5Months			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-5	407	2%	12,189	10%
5-10	1,417	8%	20,346	16%
10-15	3,282	18%	26,055	21%
15-20	4,511	24%	26,944	21%
20-25	4,037	22%	19,850	16%
25-30	3,144	17%	13,263	10%
30-35	1,929	10%	8,337	7%
Total	18,727	100%	126,984	100%
Weighted Average	19.8 Years			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Principal and Interest	16,372	87%	116,383	92%
Interest Only 0 - 2 years	2,190	12%	9,855	8%
Interest Only 2 - 5 years	59	0%	281	0%
Interest Only 5+ years	106	1%	465	0%
Total	18,727	100%	126,984	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	2,911	16%	16,836	13%
Variable	5,586	30%	48,274	38%
ECB Tracker	10,230	55%	61,874	49%
Total	18,727	100%	126,984	100%
Table 9 Fixed Rate Loan Periods(years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	942	32%	5,199	31%
1-2	995	34%	5,421	32%
2-3	452	16%	2,616	16%
3-5	447	15%	2,917	17%
5+	75	3%	683	4%
Total	2,911	100%	16,836	100%
Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	18,558	99.09%	126,013	-
>0 <1 month	169	0.90%	969	1.1
1 month	0.4	0.00%	2	0.0
>1 month	-	-	-	-
Total	18,727	100%	126,984	1.1
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,440	77%	100,313	79%
Second Home	185	1%	1,617	1%
Buy To let	4,102	22%	25,054	20%
Total	18,727	100%	126,984	100%
Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	6,833	36%	32,951	26%
Non Dublin	11,895	64%	94,033	74%
Total	18,727	100%	126,984	100%

(1) The Indexed Property Valuation is the historical property valuation indexed using the latest House Price Index (Feb 2012 for Mar 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 March 2012, the CSO index showed a national peak to trough fall in house prices of 49% and a fall of 57% & 45% 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 126,984 loan accounts were secured on 110,314 properties; there may be more than one loan account against a property