



AIB Mortgage Bank Detailed ACS Pool Analysis March 2008

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation	€33.3bn
Total Number of Accounts	100,962
Total Number of Properties	86,658
Aggregate Balances of the Mortgages	€13.8bn
Average Mortgage Balance	€136,441
Weighted Average Unindexed LTV	63.5%
Weighted Average Indexed LTV	60.8%
Aggregate Indexed LTV	41.3%
Weighted Average Seasoning ⁽¹⁾	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%	1,615	12%	25,522	29%
30% - 40%	1,188	9%	10,051	12%
40% - 50%	1,521	11%	10,068	12%
50% - 60%	1,484	11%	8,444	10%
60% - 70%	1,438	10%	7,255	8%
70% - 80%	1,806	13%	8,072	9%
80% - 90%	2,920	21%	11,552	13%
90% - 95%	876	6%	3,021	3%
95% - 100%	781	6%	2,277	3%
100% - 101%	146	1%	396	0%
101% +	-	-	-	-
Total	13,775	100%	86,658	100%
Weighted Average LTV	63.5%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Properties	% of Total
0% - 30%	2,112	15%	33,580	39%
30% - 40%	1,261	9%	9,370	11%
40% - 50%	1,492	11%	8,731	10%
50% - 60%	1,520	11%	7,471	9%
60% - 70%	1,569	11%	6,901	8%
70% - 80%	1,893	14%	7,477	9%
80% - 90%	1,911	14%	6,796	8%
90% - 95%	840	6%	2,850	3%
95% - 100%	634	5%	1,997	2%
100% - 110%	540	4%	1,482	2%
110% +	3	0%	3	0%
Total	13,775	100%	86,658	100%
Weighted Average LTV	60.8%			

Table 4 Mortgage Size ⁽²⁾ (€)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
€0 - €100,000	1,821	13%	41,197	41%
€100,000 - €200,000	3,849	28%	30,922	31%
€200,000 - €500,000	6,127	44%	25,516	25%
€500,000	1,978	14%	3,327	3%
Total	13,775	100%	100,962	100%
Average Mortgage	136,441			
Table 5 Seasoning ⁽¹⁾ (months)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-12	2,664	19%	11,935	12%
12-24	3,594	26%	17,641	17%
24-36	2,792	20%	16,574	16%
36-48	1,790	13%	12,572	12%
48-60	1,150	8%	10,062	10%
60-72	701	5%	7,410	7%
72+	1,083	8%	24,768	25%
Total	13,775	100%	100,962	100%
Weighted Average	33.5 Months			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts /	% of Total
> <=	(€m)		Loans	
0-5	438	3%	10,221	10%
5-10	981	7%	16,484	16%
10-15	1,998	15%	20,308	20%
15-20	3,724	27%	22,818	23%
20-25	3,534	26%	18,150	18%
25-30	1,676	12%	7,563	7%
30-35	1,424	10%	5,418	5%
Total	13,775	100%	100,962	100%
Weighted Average	19.9 Years			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Principal and Interest	9,842	71%	85,756	85%
Interest Only 0 - 2 years	2,355	17%	8,939	9%
Interest Only 2 - 5 years	1,328	10%	5,170	5%
Interest Only 5+ years	251	2%	1,097	1%
Total	13,775	100%	100,962	100%
Table 8 Products by Interest Rate Type	Ledger Balance	% of Total	No. of Accounts /	% of Total
	(€m)		Loans	
Fixed (see also Table 9)	1,409	10%	10,471	10%
Variable	4,372	32%	44,659	44%
ECB Tracker	7,994	58%	45,832	45%
Total	13,775	100%	100,962	100%

Table 9 Fixed Rate Loan Periods(years)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
> <=				
0-1	518	37%	3,681	35%
1-2	316	22%	2,414	23%
2-3	284	20%	1,932	18%
3-5	208	15%	1,619	15%
5+	83	6%	825	8%
Total	1,409	100%	10,471	100%
Table 10 Arrears Multiple ⁽³⁾ (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	Amount in Arrears (€m)
No Arrears	13,763	99.91%	100,872	-
>1 month	12	0.09%	90	0.5
Total	13,775	100%	100,962	0.5
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	9,677	70%	75,792	75%
Second Home	254	2%	2,103	2%
Buy To let	3,844	28%	23,067	23%
Total	13,775	100%	100,962	100%
Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	4,303	31%	21,742	22%
Non Dublin	9,472	69%	79,220	78%
Total	13,775	100%	100,962	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 100,962 loan accounts were secured on 86,658 properties; there may be more than one loan account against a property

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