



## AIB Mortgage Bank Detailed ACS Pool Analysis September 2012

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€24.9bn
Total Number of Accounts	124,066
Total Number of Properties	108,428
Nominal Balances of the Mortgages	€17.8bn
Prudent Market Value	€13.4bn
Average Mortgage Balance	€143,477
Weighted Average Unindexed LTV	66.4%
Weighted Average Indexed LTV	105.0%
Aggregate Indexed LTV	71.6%
Weighted Average Seasoning	65.9 Months
Weighted Average Remaining Legal Term	19.7 Years
Weighted Average Life (Contracted Duration)	11.1 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,941	11%	29,836	28%
30% - 40%	1,700	10%	12,879	12%
40% - 50%	2,043	11%	12,605	12%
50% - 60%	2,059	12%	11,271	10%
60% - 70%	2,389	13%	11,564	11%
70% - 80%	2,664	15%	11,407	11%
80% - 90%	3,301	19%	13,041	12%
90% - 95%	691	4%	2,700	2%
95% - 100%	209	1%	671	1%
100% - 101%	42	0%	125	0%
101% +	<u>762</u>	<u>4%</u>	<u>2,329</u>	<u>2%</u>
<b>Total</b>	17,801	100%	108,428	100%
<b>Weighted Average LTV</b>	<b>66.4%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	886	5%	21,760	20%
30% - 40%	683	4%	7,682	7%
40% - 50%	878	5%	7,636	7%
50% - 60%	1,036	6%	7,645	7%
60% - 70%	1,194	7%	7,657	7%
70% - 80%	1,323	7%	7,641	7%
80% - 90%	1,367	8%	7,287	7%
90% - 95%	779	4%	3,879	4%
95% - 100%	705	4%	3,395	3%
100% - 110%	1,420	8%	6,434	6%
110% - 120%	1,489	8%	6,577	6%
120%+	<u>6,042</u>	<u>34%</u>	<u>20,835</u>	<u>19%</u>
<b>Total</b>	17,801	100%	108,428	100%
<b>Weighted Average LTV</b>	<b>105.0%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,972	11.08%	42,915	35%
€100 - €200	5,587	31.39%	42,999	35%
€200 - €350	6,404	35.98%	28,745	23%
€350 - €500	1,981	11.13%	5,989	5%
€500 +	<u>1,856</u>	<u>10.43%</u>	<u>3,418</u>	<u>3%</u>
<b>Total</b>	17,801	100%	124,066	100%
<b>Average Mortgage</b>	<b>143,477</b>			

Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	565	3%	3,457	3%
12-24	632	4%	3,743	3%
24-36	1,462	8%	8,615	7%
36-48	2,256	13%	12,853	10%
48-60	2,955	17%	15,704	13%
60-72	2,936	16%	16,016	13%
72+	<u>6,994</u>	<u>39%</u>	<u>63,678</u>	<u>51%</u>
<b>Total</b>	17,801	100%	124,066	100%
<b>Weighted Average</b>	<b>65.9 Months</b>			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	390	2%	12,610	10%
5-10	1,436	8%	20,491	17%
10-15	3,197	18%	25,589	21%
15-20	4,233	24%	25,725	21%
20-25	3,761	21%	18,764	15%
25-30	3,176	18%	13,593	11%
30-35	<u>1,609</u>	<u>9%</u>	<u>7,294</u>	<u>6%</u>
<b>Total</b>	17,801	100%	124,066	100%
<b>Weighted Average</b>	<b>19.7 Years</b>			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	16,274	91%	116,772	94%
Interest Only 0 - 2 years	1,388	8%	6,672	5%
Interest Only 2 - 5 years	42	0%	197	0%
Interest Only 5+ years	<u>97</u>	<u>1%</u>	<u>425</u>	<u>0%</u>
<b>Total</b>	17,801	100%	124,066	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	2,355	13%	14,053	11%
Variable	5,949	33%	50,258	41%
ECB Tracker	<u>9,497</u>	<u>53%</u>	<u>59,755</u>	<u>48%</u>
<b>Total</b>	17,801	100%	124,066	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	974	41%	5,423	39%
1-2	670	28%	3,851	27%
2-3	355	15%	2,125	15%
3-5	294	12%	2,098	15%
5+	<u>62</u>	<u>3%</u>	<u>556</u>	<u>4%</u>
<b>Total</b>	2,355	100%	14,053	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	17,654	99.18%	123,198	nil
>0 <1 month	144	0.81%	856	0.8
1 month	2.5	0.01%	12	0.0
>1 month	nil	nil	nil	nil
<b>Total</b>	17,801	100%	124,066	0.8

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,008	79%	99,262	80%
Second Home	171	1%	1,548	1%
Buy To let	<u>3,621</u>	<u>20%</u>	<u>23,256</u>	<u>19%</u>
<b>Total</b>	17,801	100%	124,066	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	6,556	37%	32,749	26%
Non Dublin	<u>11,245</u>	<u>63%</u>	<u>91,317</u>	<u>74%</u>
<b>Total</b>	17,801	100%	124,066	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (Aug 2012 for Sept 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 index has been discontinued with the last published index being for Quarter 4 2010. A new index, compiled by the CSO, has since been adopted through Regulatory Notice in December 2011. 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 September 2012, the CSO index showed a national peak to trough fall in house prices of 50% and a fall of 57% & 46% 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 124,066 loan accounts were secured on 108,428 properties; there may be more than one loan account against a property