



AIB Mortgage Bank Detailed ACS Pool Analysis March 2016

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€28.8bn
Total Number of Accounts	110,173
Total Number of Properties	98,440
Nominal Balances of the Mortgages	€14.1bn
Prudent Market Value	€13.0bn
Average Mortgage Balance	€128,169
Weighted Average Unindexed LTV	60.1%
Weighted Average Indexed LTV	69.0%
Aggregate Indexed LTV	49.1%
Weighted Average Seasoning	89 Months
Weighted Average Remaining Legal Term	19.1 Years
Weighted Average Life (Contracted Duration)	10 Years

Table 2 Unindexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%	1,901	13%	31,180	32%
30% - 40%	1,473	11%	11,466	12%
40% - 50%	1,633	12%	10,743	11%
50% - 60%	1,794	13%	10,157	10%
60% - 70%	2,016	14%	10,209	10%
70% - 80%	2,347	17%	10,640	11%
80% - 90%	2,279	16%	11,141	11%
90% - 95%	313	2%	1,586	2%
95% - 100%	50	0%	192	0%
100% - 101%	10	0%	39	0%
101% +	<u>303</u>	<u>2%</u>	<u>1,087</u>	<u>1%</u>

Total

14,121

100%

98,440

100%

Weighted Average LTV

60.0%

Table 3 Indexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%	1,387	10%	27,329	28%
30% - 40%	1,054	7%	9,528	10%
40% - 50%	1,334	9%	9,723	10%
50% - 60%	1,603	11%	9,858	10%
60% - 70%	1,874	13%	10,437	10%
70% - 80%	2,097	15%	11,010	11%
80% - 90%	1,795	13%	8,713	9%
90% - 95%	648	5%	2,957	3%
95% - 100%	492	4%	2,131	2%
100% - 110%	724	5%	2,976	3%
110% - 120%	574	4%	2,126	2%
120%+	<u>539</u>	<u>4%</u>	<u>1,652</u>	<u>2%</u>

Total

14,121

100%

98,440

100%

Weighted Average LTV

69.5%

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

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**Ledger Balance
(€m)**

% of Total

**No. of Accounts
/ Loans**

% of Total

€0 - €100	2,025	13%	43,561	39%
€100 - €200	5,215	37%	39,706	36%
€200 - €350	4,839	33%	21,673	20%
€350 - €500	1,135	8%	3,491	3%

€500 +	<u>906</u>	<u>9%</u>	<u>1,742</u>	<u>2%</u>
Total	14,121	100%	110,173	100%
Average Mortgage	128,169			
Table 5 Seasoning ⁽³⁾ (months)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-12	856	6%	5,399	5%
12-24	747	5%	4,871	4%
24-36	590	4%	3,878	4%
36-48	650	5%	4,427	4%
48-60	426	3%	2,977	3%
60-72	799	6%	5,404	5%
72+	<u>10,054</u>	<u>71%</u>	<u>83,217</u>	<u>75%</u>
Total	14,121	100%	110,173	100%
Weighted Average	89 Months			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-5	357	3%	13,929	13%
5-10	1,403	10%	19,732	18%
10-15	2,582	18%	22,218	20%
15-20	3,232	23%	20,481	19%
20-25	2,834	20%	14,829	13%
25-30	2,948	21%	14,472	13%
30-35	766	5%	4,512	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	14,121	100%	110,173	100%
Weighted Average	19.1 Years			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
Principal and Interest	13,963	99%	109,402	99%
Interest Only 0 - 2 years	94	1%	478	1%
Interest Only 2 - 5 years	21	0%	105	0%
Interest Only 5+ years	<u>43</u>	<u>0%</u>	<u>188</u>	<u>0%</u>
Total	14,121	100%	110,173	100%
Table 8 Products by Interest Rate Type	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
Fixed (see also Table 9)	1,748	12%	10,966	10%
Variable	6,199	44%	51,881	47%
ECB Tracker	<u>6,173</u>	<u>44%</u>	<u>47,326</u>	<u>43%</u>
Total	14,121	100%	110,173	100%
Table 9 Fixed Rate Loan Periods (years)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-1	848	49%	5,108	47%
1-2	320	18%	1,984	18%
2-3	216	12%	1,442	13%
3-5	357	21%	2,321	21%
5+	<u>7</u>	<u>0%</u>	<u>111</u>	<u>1%</u>
Total	1,748	100%	10,966	100%
Table 10 Arrears Multiple (months)	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
No Arrears	14,101	99.9%	110,037	nil
>0 <1 month	14.0	0.1%	96	0.1%

1 month	6.0	0.0%	40	0.0%
>1 month	nil	nil	nil	nil
Total	14,121	100%	110,173	0.1%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,108	86%	92,743	84%
Second Home	106	1%	1,195	1%
Buy To let	<u>1,907</u>	<u>13%</u>	<u>16,235</u>	<u>15%</u>
Total	14,121	100%	110,173	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,374	38%	30,105	27%
Non Dublin	<u>8,747</u>	<u>62%</u>	<u>80,068</u>	<u>73%</u>
Total	14,121	100%	110,173	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (February 2016 for March 2016) 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.

(2b) In March 2016, the CSO index showed a national peak to trough fall in house prices of 33.8% and a fall of 36.9% & 35.2% 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 110,173 loan accounts were secured on 98,440 properties; there may be more than one loan account against a property