



# AIB Mortgage Bank Detailed ACS Pool Analysis June 2016

**Table 1 Mortgage Loans Summary**

|   |            |
|---|------------|
| Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup> | €28.7bn    |
| Total Number of Accounts                                  | 109,513    |
| Total Number of Properties                                | 97,959     |
| Nominal Balances of the Mortgages                         | €14.0bn    |
| Prudent Market Value                                      | €12.9bn    |
| Average Mortgage Balance                                  | €127,520   |
| Weighted Average Unindexed LTV                            | 60.1%      |
| Weighted Average Indexed LTV                              | 68.3%      |
| Aggregate Indexed LTV                                     | 48.6%      |
| Weighted Average Seasoning                                | 90 Months  |
| Weighted Average Remaining Legal Term                     | 19.0 Years |
| Weighted Average Life (Contracted Duration)               | 9.8 Years  |

**Table 2 Unindexed LTV (%)**

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**Ledger Balance  
(€m)**

**% of Total**

**No. of  
Borrowers**

**% of Total**

|             |            |           |              |           |
|-------------|------------|-----------|--------------|-----------|
| 0% - 30%    | 1,908      | 14%       | 31,162       | 32%       |
| 30% - 40%   | 1,460      | 10%       | 11,422       | 12%       |
| 40% - 50%   | 1,628      | 12%       | 10,692       | 11%       |
| 50% - 60%   | 1,767      | 13%       | 10,084       | 10%       |
| 60% - 70%   | 2,007      | 14%       | 10,174       | 11%       |
| 70% - 80%   | 2,359      | 17%       | 10,723       | 11%       |
| 80% - 90%   | 2,228      | 16%       | 11,135       | 11%       |
| 90% - 95%   | 258        | 2%        | 1,304        | 1%        |
| 95% - 100%  | 49         | 0%        | 182          | 0%        |
| 100% - 101% | 9          | 0%        | 42           | 0%        |
| 101% +      | <u>292</u> | <u>2%</u> | <u>1,039</u> | <u>1%</u> |

**Total**

13,965

100%

97,959

100%

**Weighted Average LTV**

**60.1%**

**Table 3 Indexed LTV (%)**

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**Ledger Balance  
(€m)**

**% of Total**

**No. of  
Borrowers**

**% of Total**

|             |            |           |              |           |
|-------------|------------|-----------|--------------|-----------|
| 0% - 30%    | 1,398      | 10%       | 27,251       | 28%       |
| 30% - 40%   | 1,064      | 8%        | 9,587        | 10%       |
| 40% - 50%   | 1,345      | 10%       | 9,691        | 10%       |
| 50% - 60%   | 1,637      | 12%       | 10,052       | 10%       |
| 60% - 70%   | 1,870      | 13%       | 10,381       | 11%       |
| 70% - 80%   | 2,134      | 15%       | 11,187       | 11%       |
| 80% - 90%   | 1,764      | 13%       | 8,682        | 9%        |
| 90% - 95%   | 604        | 4%        | 2,803        | 3%        |
| 95% - 100%  | 455        | 3%        | 2,023        | 2%        |
| 100% - 110% | 695        | 5%        | 2,861        | 3%        |
| 110% - 120% | 552        | 4%        | 2,055        | 2%        |
| 120%+       | <u>447</u> | <u>3%</u> | <u>1,386</u> | <u>1%</u> |

**Total**

13,965

100%

97,959

100%

**Weighted Average LTV**

**68.3%**

**Table 4 Mortgage Size <sup>(4)</sup> (€'000)**

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**Ledger Balance  
(€m)**

**% of Total**

**No. of Accounts  
/ Loans**

**% of Total**

|             |       |     |        |     |
|-------------|-------|-----|--------|-----|
| €0 - €100   | 2,030 | 15% | 43,507 | 40% |
| €100 - €200 | 5,211 | 37% | 39,636 | 36% |
| €200 - €350 | 4,757 | 34% | 21,317 | 19% |
| €350 - €500 | 1,100 | 8%  | 3,373  | 3%  |

|  |                       |                   |                        |                   |
|--|-----------------------|-------------------|------------------------|-------------------|
| €500 +   | <u>868</u>            | <u>6%</u>         | <u>1,680</u>           | <u>2%</u>         |
| <b>Total</b>                                     | 13,965                | 100%              | 109,513                | 100%              |
| <b>Average Mortgage</b>                          | <b>127,520</b>        |                   |                        |                   |
|  |                       |                   |                        |                   |
| <b>Table 5 Seasoning <sup>(3)</sup> (months)</b> | <b>Ledger Balance</b> | <b>% of Total</b> | <b>No. of Accounts</b> | <b>% of Total</b> |
| <b>&gt; &lt;=</b>                                | <b>(€m)</b>           |                   | <b>/ Loans</b>         |                   |
| 0-12   | 838                   | 6%                | 5,288                  | 5%                |
| 12-24  | 809                   | 6%                | 5,281                  | 5%                |
| 24-36  | 588                   | 4%                | 3,898                  | 3%                |
| 36-48  | 630                   | 5%                | 4,328                  | 4%                |
| 48-60  | 452                   | 3%                | 3,204                  | 3%                |
| 60-72  | 614                   | 4%                | 4,157                  | 4%                |
| 72+  | <u>10,033</u>         | <u>72%</u>        | <u>83,357</u>          | <u>76%</u>        |
| <b>Total</b>                                     | 13,965                | 100%              | 109,513                | 100%              |
| <b>Weighted Average</b>                          | <b>90 Months</b>      |                   |                        |                   |
|  |                       |                   |                        |                   |
| <b>Table 6 Remaining Legal Term (years)</b>      | <b>Ledger Balance</b> | <b>% of Total</b> | <b>No. of Accounts</b> | <b>% of Total</b> |
| <b>&gt; &lt;=</b>                                | <b>(€m)</b>           |                   | <b>/ Loans</b>         |                   |
| 0-5  | 356                   | 3%                | 13,852                 | 13%               |
| 5-10   | 1,415                 | 10%               | 19,802                 | 18%               |
| 10-15  | 2,568                 | 18%               | 22,107                 | 20%               |
| 15-20  | 3,154                 | 23%               | 20,031                 | 18%               |
| 20-25  | 2,889                 | 21%               | 15,145                 | 14%               |
| 25-30  | 2,819                 | 20%               | 14,056                 | 13%               |
| 30-35  | 764                   | 5%                | 4,520                  | 4%                |
| 35+  | <u>0</u>              | <u>0%</u>         | <u>0</u>               | <u>0%</u>         |
| <b>Total</b>                                     | 13,965                | 100%              | 109,513                | 100%              |
| <b>Weighted Average</b>                          | <b>19.0 Years</b>     |                   |                        |                   |
|  |                       |                   |                        |                   |
| <b>Table 7 Repayment Type</b>                    | <b>Ledger Balance</b> | <b>% of Total</b> | <b>No. of Accounts</b> | <b>% of Total</b> |
|  | <b>(€m)</b>           |                   | <b>/ Loans</b>         |                   |
| Principal and Interest                           | 13,821                | 99%               | 108,789                | 99%               |
| Interest Only 0 - 2 years                        | 84                    | 1%                | 448                    | 1%                |
| Interest Only 2 - 5 years                        | 19                    | 0%                | 99                     | 0%                |
| Interest Only 5+ years                           | <u>41</u>             | <u>0%</u>         | <u>177</u>             | <u>0%</u>         |
| <b>Total</b>                                     | 13,965                | 100%              | 109,513                | 100%              |
|  |                       |                   |                        |                   |
| <b>Table 8 Products by Interest Rate Type</b>    | <b>Ledger Balance</b> | <b>% of Total</b> | <b>No. of Accounts</b> | <b>% of Total</b> |
|  | <b>(€m)</b>           |                   | <b>/ Loans</b>         |                   |
| Fixed (see also Table 9)                         | 1,685                 | 12%               | 10,591                 | 10%               |
| Variable   | 6,266                 | 45%               | 52,305                 | 48%               |
| ECB Tracker                                      | <u>6,014</u>          | <u>43%</u>        | <u>46,617</u>          | <u>42%</u>        |
| <b>Total</b>                                     | 13,965                | 100%              | 109,513                | 100%              |
|  |                       |                   |                        |                   |
| <b>Table 9 Fixed Rate Loan Periods (years)</b>   | <b>Ledger Balance</b> | <b>% of Total</b> | <b>No. of Accounts</b> | <b>% of Total</b> |
| <b>&gt; &lt;=</b>                                | <b>(€m)</b>           |                   | <b>/ Loans</b>         |                   |
| 0-1  | 793                   | 47%               | 4,769                  | 45%               |
| 1-2  | 334                   | 20%               | 2,055                  | 19%               |
| 2-3  | 185                   | 11%               | 1,274                  | 12%               |
| 3-5  | 369                   | 22%               | 2,397                  | 23%               |
| 5+   | <u>4</u>              | <u>0%</u>         | <u>96</u>              | <u>1%</u>         |
| <b>Total</b>                                     | 1,685                 | 100%              | 10,591                 | 100%              |
|  |                       |                   |                        |                   |
| <b>Table 10 Arrears Multiple (months)</b>        | <b>Ledger Balance</b> | <b>% of Total</b> | <b>No. of Accounts</b> | <b>% of Total</b> |
|  | <b>(€m)</b>           |                   | <b>/ Loans</b>         |                   |
| No Arrears                                       | 13,933                | 99.8%             | 109,294                | nil               |
| >0 <1 month                                      | 19.6                  | 0.1%              | 133                    | 0.1%              |

|              |        |      |         |      |
|--------------|--------|------|---------|------|
| 1 month      | 12.3   | 0.1% | 86      | 0.1% |
| >1 month     | nil    | nil  | nil     | nil  |
| <b>Total</b> | 13,965 | 100% | 109,513 | 0.2% |

| <b>Table 11 Market Segment</b> | <b>Ledger Balance<br/>(€m)</b> | <b>% of Total</b> | <b>No. of Accounts<br/>/ Loans</b> | <b>% of Total</b> |
|--------------------------------|--------------------------------|-------------------|------------------------------------|-------------------|
| Owner Occupier                 | 12,004                         | 86%               | 92,351                             | 84%               |
| Second Home                    | 102                            | 1%                | 1,163                              | 1%                |
| Buy To let                     | <u>1,858</u>                   | <u>13%</u>        | <u>15,999</u>                      | <u>15%</u>        |
| <b>Total</b>                   | 13,965                         | 100%              | 109,513                            | 100%              |

| <b>Table 12 Geographical Concentration<br/>County</b> | <b>Ledger Balance<br/>(€m)</b> | <b>% of Total</b> | <b>No. of Accounts<br/>/ Loans</b> | <b>% of Total</b> |
|---|--------------------------------|-------------------|------------------------------------|-------------------|
| Dublin  | 5,302                          | 38%               | 29,820                             | 27%               |
| Non Dublin  | <u>8,663</u>                   | <u>62%</u>        | <u>79,693</u>                      | <u>73%</u>        |
| <b>Total</b>  | 13,965                         | 100%              | 109,513                            | 100%              |

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (May 2016 for June 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 May 2016, the CSO index showed a national peak to trough fall in house prices of 33.2% and a fall of 35.2% & 35.7% 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 109,513 loan accounts were secured on 97,959 properties; there may be more than one loan account against a property