



AIB Mortgage Bank Detailed ACS Pool Analysis September 2015

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€28.1bn
Total Number of Accounts	110,555
Total Number of Properties	98,584
Nominal Balances of the Mortgages	€14.3bn
Prudent Market Value	€13.0bn
Average Mortgage Balance	€129,790
Weighted Average Unindexed LTV	60.6%
Weighted Average Indexed LTV	72.0%
Aggregate Indexed LTV	51.1%
Weighted Average Seasoning	87 Months
Weighted Average Remaining Legal Term	19.2 Years
Weighted Average Life (Contracted Duration)	10.1 Years

Table 2 Unindexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%	1,894	13%	30,868	31%
30% - 40%	1,497	11%	11,581	12%
40% - 50%	1,658	12%	10,797	11%
50% - 60%	1,783	13%	10,119	10%
60% - 70%	2,053	14%	10,279	11%
70% - 80%	2,312	16%	10,375	11%
80% - 90%	2,330	16%	10,976	11%
90% - 95%	415	3%	2,118	2%
95% - 100%	53	0%	223	0%
100% - 101%	12	0%	39	0%
101% +	<u>343</u>	<u>2%</u>	<u>1,209</u>	<u>1%</u>

Total

14,349

100%

98,584

100%

Weighted Average LTV

60.6%

Table 3 Indexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%	1,310	9%	26,217	26%
30% - 40%	984	7%	9,051	9%
40% - 50%	1,269	9%	9,377	10%
50% - 60%	1,539	11%	9,531	10%
60% - 70%	1,791	12%	10,013	10%
70% - 80%	2,035	14%	10,758	11%
80% - 90%	1,768	12%	8,719	9%
90% - 95%	654	5%	3,048	3%
95% - 100%	562	4%	2,508	2%
100% - 110%	915	6%	3,911	4%
110% - 120%	685	5%	2,649	3%
120%+	<u>836</u>	<u>6%</u>	<u>2,802</u>	<u>3%</u>

Total

14,349

100%

98,584

100%

Weighted Average LTV

72.0%

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

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**Ledger Balance
(€m)**

% of Total

**No. of Accounts
/ Loans**

% of Total

€0 - €100	1,996	14%	43,146	39%
€100 - €200	5,199	35%	39,630	36%
€200 - €350	4,987	34%	22,260	20%
€350 - €500	1,206	8%	3,687	3%

€500 +	<u>961</u>	<u>9%</u>	<u>1,832</u>	<u>2%</u>
Total	14,349	100%	110,555	100%
Average Mortgage	129,790			
Table 5 Seasoning ⁽³⁾ (months)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-12	827	6%	5,189	5%
12-24	635	4%	4,123	4%
24-36	672	4%	4,439	4%
36-48	540	4%	3,711	3%
48-60	527	4%	3,484	3%
60-72	1,127	8%	7,349	7%
72+	<u>10,020</u>	<u>70%</u>	<u>82,260</u>	<u>74%</u>
Total	14,349	100%	110,555	100%
Weighted Average	87 Months			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-5	367	3%	13,829	13%
5-10	1,387	10%	19,614	18%
10-15	2,619	18%	22,363	20%
15-20	3,326	23%	20,951	19%
20-25	2,811	20%	14,564	13%
25-30	3,056	21%	14,711	13%
30-35	783	5%	4,523	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	14,349	100%	110,555	100%
Weighted Average	19.2 Years			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
Principal and Interest	14,164	99%	109,669	99%
Interest Only 0 - 2 years	106	1%	532	1%
Interest Only 2 - 5 years	30	0%	131	0%
Interest Only 5+ years	<u>49</u>	<u>0%</u>	<u>223</u>	<u>0%</u>
Total	14,349	100%	110,555	100%
Table 8 Products by Interest Rate Type	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
Fixed (see also Table 9)	1,776	12%	11,223	10%
Variable	6,086	43%	50,835	46%
ECB Tracker	<u>6,486</u>	<u>45%</u>	<u>48,497</u>	<u>44%</u>
Total	14,349	100%	110,555	100%
Table 9 Fixed Rate Loan Periods (years)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-1	925	52%	5,814	52%
1-2	274	15%	1,801	16%
2-3	284	16%	1,698	15%
3-5	277	16%	1,729	15%
5+	<u>15</u>	<u>1%</u>	<u>181</u>	<u>2%</u>
Total	1,776	100%	11,223	100%
Table 10 Arrears Multiple (months)	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
No Arrears	14,311	99.7%	110,277	nil
>0 <1 month	21.9	0.2%	174	0.2%

1 month	15.6	0.1%	104	0.1%
>1 month	nil	nil	nil	nil
Total	14,349	100%	110,555	0.3%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,202	85%	92,627	84%
Second Home	111	1%	1,224	1%
Buy To let	<u>2,035</u>	<u>14%</u>	<u>16,704</u>	<u>15%</u>
Total	14,349	100%	110,555	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,448	38%	30,140	27%
Non Dublin	<u>8,901</u>	<u>62%</u>	<u>80,415</u>	<u>73%</u>
Total	14,349	100%	110,555	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (August 2015 for September 2015) 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 September 2015, the CSO index showed a national peak to trough fall in house prices of 35.4% and a fall of 36.2% & 38.7% 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 110,555 loan accounts were secured on 98,584 properties; there may be more than one loan account against a property