AIB Mortgage Bank Detailed ACS Pool Analysis December 2024

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation [1] [2a] [2b]	€46.870bn
Total Number of Accounts	112,217
Total Number of Properties	101,981
Nominal Balances of the Mortgages	€15.2bn
Prudent Market Value	€15.0bn
Average Mortgage Balance	€135,106
Weighted Average Unindexed LTV	58.5%
Weighted Average Indexed LTV	46.9%
Aggregate Indexed LTV	32.3%
Weighted Average Seasoning	88 Months
Weighted Average Remaining Legal Term	20.0 Years
Weighted Average Life (Contracted Duration)	11.22 years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,928	12.72%	31,758	31.14%
30% - 40%	1,502	9.91%	11,604	11.38%
40% - 50%	1,803	11.89%	11,429	11.21%
50% - 60%	2,141	14.12%	11,844	11.61%
60% - 70%	2,429	16.02%	12,279	12.04%
70% - 80%	2,488	16.41%	11,640	11.41%
80% - 90%	2,528	16.68%	10,241	10.04%
90% - 95%	267	1.76%	885	0.87%
95% - 100%	7	0.04%	35	0.03%
100% - 101%	1	0.01%	7	0.01%
101% +	66	0.44%	259	0.25%
Total	15,161	100.00%	101,981	100.00%
Weighted Average LTV	**58.5%**			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,605	23.78%	45,981	45.09%
30% - 40%	2,441	16.10%	15,743	15.44%
40% - 50%	2,495	16.46%	13,418	13.16%
50% - 60%	2,400	15.83%	11,155	10.94%
60% - 70%	1,756	11.58%	6,949	6.81%
70% - 80%	1,564	10.32%	5,759	5.65%
80% - 90%	859	5.67%	2,860	2.80%
90% - 95%	16	0.11%	52	0.05%
95% - 100%	3	0.02%	12	0.01%
100% - 110%	6	0.04%	15	0.01%
110% -120%	6	0.04%	10	0.01%
120%+	9	0.06%	27	0.03%
Total	15,161	100.00%	101,981	100.00%
Weighted Average LTV	**46.9%**			

Table 4 Mortgage Size [4] (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,054	13.54%	41,970	37.40%
€100 - €200	5,519	36.40%	41,277	36.78%
€200 - €350	5,087	33.56%	22,543	20.09%
€350 - €500	1,556	10.27%	4,597	4.10%
€500 +	945	6.23%	1,830	1.63%
Total	15,161	100.00%	112,217	100.00%
Average Mortgage	135,106			

Table 5 Seasoning [3] (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,240	8.18%	5,107	4.55%
12-24	1,598	10.54%	7,277	6.48%
24-36	2,319	15.30%	11,107	9.90%
36-48	1,284	8.47%	7,097	6.32%
48-60	879	5.80%	5,432	4.84%
60-72	1,007	6.64%	6,856	6.11%
72+	6,835	45.08%	69,341	61.79%
Total	15,161	100.00%	112,217	100.00%
Weighted Average	88 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	428	2.83%	15,161	13.51%
5-10	1,485	9.80%	19,270	17.17%
10-15	2,247	14.82%	18,490	16.48%
15-20	3,413	22.51%	22,012	19.62%
20-25	3,141	20.71%	17,253	15.37%
25-30	2,558	16.87%	12,221	10.89%
30-35	1,890	12.46%	7,810	6.96%
35+	0	0.00%	0	0.00%
Total	15,161	100.00%	112,217	100.00%
Weighted Average	20.0 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,134	99.82%	112,077	99.88%
Interest Only 0 - 2 years	23	0.15%	118	0.11%
Interest Only 2 - 5 years	3	0.02%	13	0.01%
Interest Only 5+ years	1	0.01%	9	0.01%
Total	15,161	100.00%	112,217	100.00%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	8,504	56.09%	47,996	42.77%
Variable	4,698	30.99%	40,926	36.47%
ECB Tracker	1,959	12.92%	23,295	20.76%
Total	15,161	100.00%	112,217	100.00%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	1,450	17.05%	9,299	19.37%
1-2	1,937	22.77%	9,953	20.73%
2-3	3,288	38.66%	19,690	41.01%
3-5	1,658	19.50%	7,942	16.54%
5+	172	2.03%	1,127	2.35%
Total	8,505	100.00%	48,011	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,062	99.34%	111,401	99.27%
30 days	63.3	0.42%	512	0.46%
30-60 days	30.7	0.20%	259	0.23%
60-90 days	5.5	0.04%	45	0.04%
90-180 days	0	0.00%	0	0.00%
Total	15,161	100.00%	112,217	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,479	95.50%	103,443	92.18%
Second Home	38	0.25%	527	0.47%
Buy To let	644	4.25%	8,247	7.35%
Total	15,161	100.00%	112,217	100.00%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,198	34.29%	28,927	25.78%
Non Dublin	9,963	65.71%	83,290	74.22%
Total	15,161	100.00%	112,217	100.00%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index 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 October 2024, the CSO index has now reached the value of 188.5 which is 15.2% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 3.4% higher than their February 2007 peak, while residential property prices in the Rest of Ireland are 15.8% higher than their May 2007 peak.

(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 112217 loan accounts were secured on 101981 properties; there may be more than one loan account against a property.