



## AIB Mortgage Bank Detailed ACS Pool Analysis December 2018

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€36.1bn
Total Number of Accounts	113,109
Total Number of Properties	101,726
Nominal Balances of the Mortgages	€14.2bn
Prudent Market Value	€13.9bn
Average Mortgage Balance	€125,196
Weighted Average Unindexed LTV	58.2%
Weighted Average Indexed LTV	54.2%
Aggregate Indexed LTV	39.2%
Weighted Average Seasoning	94 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	10.68 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,005	14%	32,792	32%
30% - 40%	1,452	10%	11,533	11%
40% - 50%	1,776	13%	11,661	11%
50% - 60%	1,842	13%	10,621	10%
60% - 70%	2,171	15%	11,170	11%
70% - 80%	2,564	19%	12,252	13%
80% - 90%	1,878	13%	9,745	10%
90% - 95%	244	2%	1,047	1%
95% - 100%	25	0%	116	0%
100% - 101%	5	0%	20	0%
101% +	<u>198</u>	<u>1%</u>	<u>769</u>	<u>1%</u>
<b>Total</b>	14,161	100%	101,726	100%
<b>Weighted Average LTV</b>	<b>58.2%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,138	15%	34,644	35%
30% - 40%	1,689	12%	12,794	13%
40% - 50%	2,224	16%	14,091	14%
50% - 60%	2,373	17%	13,455	13%
60% - 70%	2,273	16%	11,500	11%
70% - 80%	1,819	13%	8,392	8%
80% - 90%	1,211	9%	5,245	5%
90% - 95%	205	1%	814	1%
95% - 100%	85	1%	311	0%
100% - 110%	58	0%	206	0%
110% - 120%	28	0%	92	0%
120%+	<u>57</u>	<u>0%</u>	<u>182</u>	<u>0%</u>
<b>Total</b>	14,161	100%	101,726	100%
<b>Weighted Average LTV</b>	<b>54.2%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,170	15%	45,424	40%
€100 - €200	5,522	39%	41,835	37%
€200 - €350	4,673	34%	21,123	19%
€350 - €500	1,023	7%	3,200	3%
€500 +	<u>772</u>	<u>5%</u>	<u>1,527</u>	<u>1%</u>
<b>Total</b>	14,161	100%	113,109	100%
<b>Average Mortgage</b>	<b>125,196</b>			
Table 5 Seasoning <sup>(3)</sup> (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,369	10%	7,685	7%
12-24	1,181	8%	6,928	6%
24-36	973	7%	6,221	6%
36-48	789	6%	5,499	5%
48-60	526	4%	3,913	3%
60-72	429	3%	3,194	3%
72+	<u>8,894</u>	<u>62%</u>	<u>79,669</u>	<u>70%</u>
<b>Total</b>	14,161	100%	113,109	100%
<b>Weighted Average</b>	<b>94 Months</b>			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	396	3%	14,855	13%
5-10	1,555	11%	20,791	18%
10-15	2,624	19%	22,260	20%
15-20	2,843	20%	18,379	16%
20-25	3,551	24%	19,245	17%
25-30	2,213	16%	12,178	11%
30-35	979	7%	5,401	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	14,161	100%	113,109	100%
<b>Weighted Average</b>	<b>19.0 Years</b>			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,076	99.4%	112,683	99.6%
Interest Only 0 - 2 years	46	0.3%	259	0.2%
Interest Only 2 - 5 years	12	0.1%	60	0.1%
Interest Only 5+ years	<u>27</u>	<u>0.2%</u>	<u>107</u>	<u>0.1%</u>
<b>Total</b>	14,161	100%	113,109	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,219	9%	7,543	7%
Variable	7,971	56%	62,584	55%
ECB Tracker	<u>4,971</u>	<u>35%</u>	<u>42,982</u>	<u>38%</u>
<b>Total</b>	14,161	100%	113,109	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	256	21%	1,739	23%
1-2	342	28%	2,219	29%
2-3	280	23%	1,705	23%
3-5	258	21%	1,413	19%
5+	<u>83</u>	<u>7%</u>	<u>467</u>	<u>6%</u>
<b>Total</b>	1,219	100%	7,543	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,138	99.8%	112,940	nil
>0 <1 month	11.9	0.1%	90	0.1%
1 month	10.7	0.1%	79	0.1%
>1 month	nil	nil	nil	nil
<b>Total</b>	<b>14,161</b>	<b>100%</b>	<b>113,109</b>	<b>0.2%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,513	88%	97,193	86%
Second Home	101	1%	1,212	1%
Buy To let	<u>1,546</u>	<u>11%</u>	<u>14,704</u>	<u>13%</u>
<b>Total</b>	<b>14,161</b>	<b>100%</b>	<b>113,109</b>	<b>100%</b>

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,414	38%	30,951	27%
Non Dublin	<u>8,747</u>	<u>62%</u>	<u>82,158</u>	<u>73%</u>
<b>Total</b>	<b>14,161</b>	<b>100%</b>	<b>113,109</b>	<b>100%</b>

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (October 2018 for December 2018) 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 2018, the CSO index showed a national fall from peak (April 2007) in house prices of 17.6%, Dublin had a fall from peak (February 2007) of 20.1% & outside Dublin fall from peak (May 2007) of 22.7%.

(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 113,109 loan accounts were secured on 101,726 properties; there may be more than one loan account against a property.