



AIB Mortgage Bank Detailed ACS Pool Analysis June 2019

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€36.5bn
Total Number of Accounts	114,850
Total Number of Properties	103,309
Nominal Balances of the Mortgages	€14.4bn
Prudent Market Value	€14.1bn
Average Mortgage Balance	€125,222
Weighted Average Unindexed LTV	57.7%
Weighted Average Indexed LTV	54.7%
Aggregate Indexed LTV	39.5%
Weighted Average Seasoning	95 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	10.70 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,060	14%	33,483	32%
30% - 40%	1,512	11%	11,960	12%
40% - 50%	1,913	13%	12,402	12%
50% - 60%	1,860	13%	10,713	10%
60% - 70%	2,204	15%	11,276	11%
70% - 80%	2,507	18%	12,052	12%
80% - 90%	1,830	13%	9,372	9%
90% - 95%	277	2%	1,204	1%
95% - 100%	26	0%	103	0%
100% - 101%	4	0%	20	0%
101% +	<u>189</u>	<u>1%</u>	<u>724</u>	<u>1%</u>
Total	14,382	100%	103,309	100%
Weighted Average LTV	57.7%			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,151	15%	35,121	34%
30% - 40%	1,691	12%	12,977	13%
40% - 50%	2,269	16%	14,498	14%
50% - 60%	2,296	16%	13,062	13%
60% - 70%	2,233	16%	11,392	11%
70% - 80%	1,884	13%	8,634	8%
80% - 90%	1,322	9%	5,702	6%
90% - 95%	324	2%	1,213	1%
95% - 100%	74	1%	258	0%
100% - 110%	54	0%	178	0%
110% - 120%	24	0%	86	0%
120%+	<u>60</u>	<u>0%</u>	<u>188</u>	<u>0%</u>
Total	14,382	100%	103,309	100%
Weighted Average LTV	54.7%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,205	15%	46,030	40%
€100 - €200	5,626	39%	42,584	37%
€200 - €350	4,729	33%	21,407	19%
€350 - €500	1,043	7%	3,277	3%
€500 +	<u>779</u>	<u>6%</u>	<u>1,552</u>	<u>1%</u>
Total	14,382	100%	114,850	100%
Average Mortgage	125,222			
Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,442	10%	8,071	7%
12-24	1,343	9%	7,637	6%
24-36	1,064	7%	6,717	6%
36-48	778	6%	5,404	5%
48-60	638	5%	4,687	4%
60-72	439	3%	3,355	3%
72+	<u>8,678</u>	<u>60%</u>	<u>78,979</u>	<u>69%</u>
Total	14,382	100%	114,850	100%
Weighted Average	95 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	403	3%	15,090	13%
5-10	1,577	11%	21,224	19%
10-15	2,654	18%	22,384	19%
15-20	2,847	20%	18,354	16%
20-25	3,642	25%	19,924	17%
25-30	2,231	16%	12,237	11%
30-35	1,028	7%	5,637	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	14,382	100%	114,850	100%
Weighted Average	19.0 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,309	99.5%	114,483	99.7%
Interest Only 0 - 2 years	37	0.2%	218	0.2%
Interest Only 2 - 5 years	11	0.1%	57	0.0%
Interest Only 5+ years	<u>24</u>	<u>0.2%</u>	<u>92</u>	<u>0.1%</u>
Total	14,382	100%	114,850	100%
Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,443	10%	8,581	7%
Variable	8,121	57%	63,702	56%
ECB Tracker	<u>4,818</u>	<u>33%</u>	<u>42,567</u>	<u>37%</u>
Total	14,382	100%	114,850	100%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	320	22%	2,141	25%
1-2	320	22%	2,064	24%
2-3	286	20%	1,654	19%
3-5	402	28%	2,057	24%
5+	<u>114</u>	<u>8%</u>	<u>665</u>	<u>8%</u>
Total	1,443	100%	8,581	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,346	99.7%	114,550	nil
>0 <1 month	21.1	0.2%	186	0.2%
1 month	15.1	0.1%	114	0.1%
>1 month	nil	nil	nil	nil
Total	14,382	100%	114,850	0.3%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,780	89%	99,152	86%
Second Home	96	1%	1,180	1%
Buy To let	<u>1,506</u>	<u>10%</u>	<u>14,518</u>	<u>13%</u>
Total	14,382	100%	114,850	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,477	38%	31,354	27%
Non Dublin	<u>8,905</u>	<u>62%</u>	<u>83,496</u>	<u>73%</u>
Total	14,382	100%	114,850	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (April 2019 for June 2019) 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 April, the CSO index showed a national fall from peak (April 2007) in house prices of 18.5%, Dublin had a fall from peak (February 2007) of 22.5% & outside Dublin fall from peak (May 2007) of 21.8%.

(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 114850 loan accounts were secured on 103309 properties; there may be more than one loan account against a property.