



## AIB Mortgage Bank Detailed ACS Pool Analysis September 2024

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€46.1bn
Total Number of Accounts	112,515
Total Number of Properties	102,239
Nominal Balances of the Mortgages	€15.1bn
Prudent Market Value	€14.9bn
Average Mortgage Balance	€133,952
Weighted Average Unindexed LTV	58.4%
Weighted Average Indexed LTV	47.3%
Aggregate Indexed LTV	32.7%
Weighted Average Seasoning	88 Months
Weighted Average Remaining Legal Term	20.0 Years
Weighted Average Life (Contracted Duration)	11.18 years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,934	12.83%	31,935	31.24%
30% - 40%	1,509	10.01%	11,705	11.45%
40% - 50%	1,795	11.91%	11,403	11.15%
50% - 60%	2,117	14.05%	11,814	11.56%
60% - 70%	2,410	15.99%	12,253	11.98%
70% - 80%	2,474	16.41%	11,662	11.41%
80% - 90%	2,497	16.57%	10,292	10.07%
90% - 95%	261	1.73%	869	0.85%
95% - 100%	9	0.06%	34	0.03%
100% - 101%	1	0.01%	9	0.01%
101% +	64	0.43%	263	0.26%
<b>Total</b>	15,072	100.00%	102,239	100.00%
<b>Weighted Average LTV</b>	<b>58.4%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,482	23.10%	45,257	44.27%
30% - 40%	2,400	15.93%	15,750	15.41%
40% - 50%	2,512	16.67%	13,659	13.36%
50% - 60%	2,327	15.44%	11,019	10.78%
60% - 70%	1,868	12.39%	7,618	7.45%
70% - 80%	1,412	9.37%	5,300	5.18%
80% - 90%	1,032	6.85%	3,524	3.45%
90% - 95%	15	0.10%	47	0.05%
95% - 100%	4	0.03%	13	0.01%
100% - 110%	6	0.04%	15	0.01%
110% - 120%	3	0.02%	10	0.01%
120%+	9	0.06%	27	0.03%
<b>Total</b>	15,072	100.00%	102,239	100.00%
<b>Weighted Average LTV</b>	<b>47.3%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,073	13.75%	42,351	37.64%
€100 - €200	5,555	36.86%	41,592	36.97%
€200 - €350	5,043	33.46%	22,383	19.89%
€350 - €500	1,498	9.94%	4,434	3.94%
€500 +	<u>902</u>	<u>5.99%</u>	<u>1,755</u>	<u>1.56%</u>
<b>Total</b>	15,072	100.00%	112,515	100.00%
<b>Average Mortgage</b>	<b>133,952</b>			
Table 5 Seasoning <sup>(3)</sup> (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,252	8.31%	5,262	4.68%
12-24	1,960	13.01%	9,147	8.13%
24-36	2,044	13.56%	9,948	8.84%
36-48	1,134	7.52%	6,444	5.73%
48-60	905	6.00%	5,787	5.14%
60-72	989	6.56%	6,850	6.09%
72+	<u>6,788</u>	<u>45.04%</u>	<u>69,077</u>	<u>61.39%</u>
<b>Total</b>	15,072	100.00%	112,515	100.00%
<b>Weighted Average</b>	<b>88 Months</b>			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	427	2.83%	15,111	13.43%
5-10	1,490	9.89%	19,464	17.30%
10-15	2,249	14.92%	18,626	16.55%
15-20	3,389	22.49%	21,896	19.46%
20-25	3,111	20.64%	17,292	15.37%
25-30	2,515	16.69%	12,177	10.82%
30-35	1,889	12.54%	7,949	7.06%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	15,072	100.00%	112,515	100.00%
<b>Weighted Average</b>	<b>20.0 Years</b>			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,045	99.82%	112,366	99.87%
Interest Only 0 - 2 years	21	0.14%	123	0.11%
Interest Only 2 - 5 years	4	0.03%	16	0.01%
Interest Only 5+ years	<u>2</u>	<u>0.01%</u>	<u>10</u>	<u>0.01%</u>
<b>Total</b>	15,072	100.00%	112,515	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)	8,580	56.93%	48,531	43.13%
Variable	4,445	29.49%	39,920	35.48%
ECB Tracker	<u>2,047</u>	<u>13.58%</u>	<u>24,064</u>	<u>21.39%</u>
<b>Total</b>	15,072	100.00%	112,515	100.00%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	1,197	13.95%	8,034	16.55%
1-2	1,916	22.33%	10,081	20.77%
2-3	2,745	31.99%	16,123	33.22%
3-5	2,527	29.46%	13,030	26.85%
5+	<u>194</u>	<u>2.26%</u>	<u>1,263</u>	<u>2.60%</u>
<b>Total</b>	8,580	100.00%	48,531	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,963	99.28%	111,634	99.22%
30 days	73.9	0.49%	561	0.50%
30-60 days	29.2	0.19%	276	0.25%
60-90 days	5.8	0.04%	44	0.04%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	15,072	100.00%	112,515	100.00%

  

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,367	95.32%	103,432	91.93%
Second Home	37	0.25%	549	0.49%
Buy To let	<u>668</u>	<u>4.43%</u>	<u>8,534</u>	<u>7.58%</u>
<b>Total</b>	15,072	100.00%	112,515	100.00%

  

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,187	34.42%	29,038	25.81%
Non Dublin	<u>9,884</u>	<u>65.58%</u>	<u>83,477</u>	<u>74.19%</u>
<b>Total</b>	15,072	100.00%	112,515	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 July 2024, the CSO index has now reached the value of 183.9 which is 12.4% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 0.6% higher than their February 2007 peak, while residential property prices in the Rest of Ireland are 13.3% 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 112515 loan accounts were secured on 102239 properties; there may be more than one loan account against a property.