



AIB Mortgage Bank Detailed ACS Pool Analysis Sept 2019

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€37.1bn
Total Number of Accounts	115,501
Total Number of Properties	103,866
Nominal Balances of the Mortgages	€14.5bn
Prudent Market Value	€14.2bn
Average Mortgage Balance	€125,496
Weighted Average Unindexed LTV	57.9%
Weighted Average Indexed LTV	54.3%
Aggregate Indexed LTV	39.0%
Weighted Average Seasoning	94 Months
Weighted Average Remaining Legal Term	19.1 Years
Weighted Average Life (Contracted Duration)	10.72 Years

Table 2 Unindexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

No. of Borrowers

% of Total

0% - 30%	2,060	14%	33,562	32%
30% - 40%	1,533	11%	12,082	12%
40% - 50%	1,938	13%	12,499	12%
50% - 60%	1,850	13%	10,639	10%
60% - 70%	2,225	16%	11,411	11%
70% - 80%	2,488	17%	11,985	12%
80% - 90%	1,866	13%	9,475	9%
90% - 95%	319	2%	1,372	1%
95% - 100%	26	0%	107	0%
100% - 101%	5	0%	18	0%
101% +	<u>185</u>	<u>1%</u>	<u>716</u>	<u>1%</u>

Total

14,495

100%

103,866

100%

Weighted Average LTV

57.9%

Table 3 Indexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

No. of Borrowers

% of Total

0% - 30%	2,219	15%	35,804	35%
30% - 40%	1,752	12%	13,289	13%
40% - 50%	2,336	16%	14,822	14%
50% - 60%	2,274	16%	12,780	12%
60% - 70%	2,262	16%	11,465	11%
70% - 80%	1,850	13%	8,321	8%
80% - 90%	1,386	10%	5,932	6%
90% - 95%	241	2%	869	1%
95% - 100%	51	0%	175	0%
100% - 110%	46	0%	153	0%
110% - 120%	22	0%	82	0%
120%+	<u>56</u>	<u>0%</u>	<u>174</u>	<u>0%</u>

Total

14,495

100%

103,866

100%

Weighted Average LTV

54.3%

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,218	15%	46,175	40%
€100 - €200	5,651	39%	42,720	37%
€200 - €350	4,776	33%	21,665	19%
€350 - €500	1,069	8%	3,351	3%
€500 +	<u>781</u>	<u>5%</u>	<u>1,590</u>	<u>1%</u>
Total	14,495	100%	115,501	100%
Average Mortgage	125,496			
Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,477	10%	8,135	7%
12-24	1,419	10%	8,115	7%
24-36	1,109	8%	6,948	6%
36-48	813	5%	5,539	5%
48-60	691	5%	4,982	4%
60-72	441	3%	3,401	3%
72+	<u>8,545</u>	<u>59%</u>	<u>78,381</u>	<u>68%</u>
Total	14,495	100%	115,501	100%
Weighted Average	94 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	410	3%	15,164	13%
5-10	1,580	11%	21,326	18%
10-15	2,670	19%	22,401	19%
15-20	2,849	20%	18,360	16%
20-25	3,694	25%	20,286	18%
25-30	2,223	15%	12,166	11%
30-35	1,069	7%	5,798	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	14,495	100%	115,501	100%
Weighted Average	19.1 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,429	99.5%	115,167	99.7%
Interest Only 0 - 2 years	33	0.2%	193	0.2%
Interest Only 2 - 5 years	11	0.1%	54	0.0%
Interest Only 5+ years	<u>23</u>	<u>0.2%</u>	<u>87</u>	<u>0.1%</u>
Total	14,495	100%	115,501	100%
Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,692	12%	9,730	8%
Variable	8,101	56%	63,808	56%
ECB Tracker	<u>4,701</u>	<u>32%</u>	<u>41,963</u>	<u>36%</u>
Total	14,495	100%	115,501	100%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	340	20%	2,263	23%
1-2	304	18%	1,952	20%
2-3	333	20%	1,844	19%
3-5	579	34%	2,887	30%
5+	<u>135</u>	<u>8%</u>	<u>784</u>	<u>8%</u>
Total	1,692	100%	9,730	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,458	99.8%	115,213	nil
>0 <1 month	20.4	0.1%	168	0.1%
1 month	16.8	0.1%	120	0.1%
>1 month	nil	nil	nil	nil
Total	14,495	100%	115,501	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,928	89%	100,000	87%
Second Home	92	1%	1,149	1%
Buy To let	<u>1,475</u>	<u>10%</u>	<u>14,352</u>	<u>12%</u>
Total	14,495	100%	115,501	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,497	38%	31,482	27%
Non Dublin	<u>8,998</u>	<u>62%</u>	<u>84,019</u>	<u>73%</u>
Total	14,495	100%	115,501	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (July 2019 for Sept 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 July, the CSO index showed a national fall from peak (April 2007) in house prices of 17.3%, Dublin had a fall from peak (February 2007) of 21.8% & outside Dublin fall from peak (May 2007) of 20.2%.

(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 115501 loan accounts were secured on 103866 properties; there may be more than one loan account against a property.