



AIB Mortgage Bank Detailed ACS Pool Analysis September 2018

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€35.2bn
Total Number of Accounts	110,998
Total Number of Properties	99,900
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€13.6bn
Average Mortgage Balance	€125,119
Weighted Average Unindexed LTV	58.4%
Weighted Average Indexed LTV	54.5%
Aggregate Indexed LTV	39.4%
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 (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,972	15%	32,265	33%
30% - 40%	1,427	10%	11,324	11%
40% - 50%	1,704	12%	11,253	11%
50% - 60%	1,801	13%	10,410	10%
60% - 70%	2,099	15%	10,805	11%
70% - 80%	2,526	18%	12,055	12%
80% - 90%	1,889	14%	9,847	10%
90% - 95%	237	2%	1,027	1%
95% - 100%	24	0%	111	0%
100% - 101%	5	0%	23	0%
101% +	203	1%	780	1%
Total	13,888	100%	99,900	100%
Weighted Average LTV	58.4%			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,079	16%	33,962	35%
30% - 40%	1,635	12%	12,424	12%
40% - 50%	2,135	15%	13,586	14%
50% - 60%	2,330	17%	13,348	13%
60% - 70%	2,245	16%	11,366	11%
70% - 80%	1,825	13%	8,505	9%
80% - 90%	1,137	8%	4,859	5%
90% - 95%	234	2%	923	1%
95% - 100%	115	1%	417	0%
100% - 110%	61	0%	216	0%
110% - 120%	32	0%	96	0%
120%+	61	0%	198	0%
Total	13,888	100%	99,900	100%
Weighted Average LTV	54.5%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,133	15%	44,766	40%
€100 - €200	5,410	40%	40,937	37%
€200 - €350	4,588	33%	20,684	19%
€350 - €500	1,003	7%	3,132	3%
€500 +	753	5%	1,479	1%
Total	13,888	100%	110,998	100%
Average Mortgage	125,119			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,351	10%	7,542	7%
12-24	1,183	9%	7,101	6%
24-36	886	6%	5,776	5%
36-48	767	6%	5,326	5%
48-60	493	4%	3,639	3%
60-72	515	4%	3,852	3%
72+	8,692	61%	77,762	71%
Total	13,888	100%	110,998	100%
Weighted Average	94 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	387	3%	14,643	13%
5-10	1,532	11%	20,388	18%
10-15	2,539	18%	21,698	20%
15-20	2,812	20%	18,178	16%
20-25	3,413	25%	18,468	17%
25-30	2,238	16%	12,270	11%
30-35	967	7%	5,353	5%
35+	0	0%	0	0%
Total	13,888	100%	110,998	100%
Weighted Average	19.1 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	13,805	100%	110,575	100%
Interest Only 0 - 2 years	42	0%	242	0%
Interest Only 2 - 5 years	12	0%	66	0%
Interest Only 5+ years	29	0%	115	0%
Total	13,888	100%	110,998	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,194	9%	7,442	7%
Variable	7,776	56%	61,171	55%
ECB Tracker	4,917	35%	42,385	38%
Total	13,888	100%	110,998	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	279	23%	1,857	25%
1-2	324	27%	2,081	28%
2-3	294	25%	1,829	24%
3-5	236	20%	1,325	18%
5+	62	5%	350	5%
Total	1,194	100%	7,442	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	13,864	99.8%	110,817	nil
>0 <1 month	13.5	0.1%	92	0.1%
1 month	10.1	0.1%	89	0.1%
>1 month	nil	nil	nil	nil
Total	13,888	100%	110,998	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,295	88%	95,457	86%
Second Home	103	1%	1,224	1%
Buy To let	<u>1,490</u>	<u>11%</u>	<u>14,317</u>	<u>13%</u>
Total	13,888	100%	110,998	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,332	38%	30,474	27%
Non Dublin	<u>8,556</u>	<u>62%</u>	<u>80,524</u>	<u>73%</u>
Total	13,888	100%	110,998	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (July 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 July 2018, the CSO index showed a national fall from peak (April 2007) in house prices of 18.8%, Dublin had a fall from peak (February 2007) of 21.8% & outside Dublin fall from peak (May 2007) of 23.1%.

(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 110998 loan accounts were secured on 99900 properties; there may be more than one loan account against a property.