



# AIB Mortgage Bank Detailed ACS Pool Analysis September 2020

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€39bn
Total Number of Accounts	122,478
Total Number of Properties	109,975
Nominal Balances of the Mortgages	€15.4bn
Prudent Market Value	€15.1bn
Average Mortgage Balance	€125,968
Weighted Average Unindexed LTV	58.0%
Weighted Average Indexed LTV	55.2%
Aggregate Indexed LTV	39.6%
Weighted Average Seasoning	96 Months
Weighted Average Remaining Legal Term	19.1 Years
Weighted Average Life (Contracted Duration)	10.73 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,186	14.46%	35,459	32.24%
30% - 40%	1,652	10.41%	13,027	11.85%
40% - 50%	2,038	13.21%	13,128	11.94%
50% - 60%	1,984	12.86%	11,384	10.35%
60% - 70%	2,396	15.53%	12,322	11.20%
70% - 80%	2,411	15.63%	11,788	10.72%
80% - 90%	2,157	13.98%	10,416	9.47%
90% - 95%	398	2.58%	1,653	1.50%
95% - 100%	25	0.16%	101	0.09%
100% - 101%	5	0.03%	20	0.02%
101% +	177	1.15%	677	0.62%
<b>Total</b>	15,428	100.00%	109,975	100.00%
<b>Weighted Average LTV</b>	<b>58.0%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,308	14.96%	37,275	33.79%
30% - 40%	1,818	11.78%	14,053	12.78%
40% - 50%	2,408	15.61%	15,372	13.98%
50% - 60%	2,294	14.87%	13,061	11.88%
60% - 70%	2,354	15.26%	12,052	10.96%
70% - 80%	2,003	12.98%	8,911	8.10%
80% - 90%	1,667	10.80%	7,144	6.60%
90% - 95%	430	2.78%	1,616	1.47%
95% - 100%	36	0.24%	119	0.11%
100% - 110%	37	0.24%	126	0.11%
110% - 120%	24	0.15%	88	0.08%
120%+	50	0.33%	158	0.14%
<b>Total</b>	15,428	100.00%	109,975	100.00%
<b>Weighted Average LTV</b>	<b>55.2%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,343	15.19%	48,492	39.59%
€100 - €200	6,010	38.95%	45,460	37.12%
€200 - €350	5,078	32.91%	23,108	18.86%
€350 - €500	1,177	7.63%	3,719	3.04%
€500 +	820	5.32%	1,699	1.39%
<b>Total</b>	15,428	100.00%	122,478	100.00%
<b>Average Mortgage</b>	<b>125,968</b>			
Table 5 Seasoning <sup>(3)</sup> (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,332	8.64%	7,062	5.77%
12-24	1,628	10.55%	9,086	7.42%
24-36	1,429	9.26%	8,410	6.87%
36-48	1,106	7.17%	7,177	5.86%
48-60	771	5.00%	5,427	4.43%
60-72	671	4.35%	4,965	4.05%
72+	8,490	55.03%	80,351	65.60%
<b>Total</b>	15,428	100.00%	122,478	100.00%
<b>Weighted Average</b>	<b>96 Months</b>			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	452	2.93%	16,100	13.15%
5-10	1,675	10.86%	22,609	18.46%
10-15	2,806	18.19%	23,513	19.20%
15-20	3,017	19.55%	19,451	15.88%
20-25	3,886	25.19%	21,720	17.73%
25-30	2,339	15.16%	12,623	10.30%
30-35	1,253	8.12%	6,461	5.28%
35+	0	0.00%	1	0.00%
<b>Total</b>	15,428	100.00%	122,478	100.00%
<b>Weighted Average</b>	<b>19.1 Years</b>			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,274	99.00%	121,528	99.23%
Interest Only 0 - 2 years	125	0.81%	825	0.67%
Interest Only 2 - 5 years	12	0.08%	55	0.04%
Interest Only 5+ years	17	0.11%	70	0.06%
<b>Total</b>	15,428	100.00%	122,478	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)	3,228	20.92%	17,471	14.27%
Variable	7,615	49.36%	62,612	51.12%
ECB Tracker	4,585	29.72%	42,395	34.61%
<b>Total</b>	15,428	100.00%	122,478	100.00%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	286	8.77%	1,931	11.06%
1-2	306	9.59%	1,793	10.16%
2-3	651	20.16%	3,569	20.53%
3-5	1,873	58.02%	9,484	54.28%
5+	112	3.46%	694	3.97%
<b>Total</b>	3,228	100.00%	17,471	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,349	99.48%	121,809	99.45%
30 days	41.5	0.27%	368	0.30%
30-60 days	26.0	0.17%	208	0.17%
60-90 days	7.6	0.05%	56	0.05%
90-180 days	4.3	0.03%	37	0.03%
<b>Total</b>	15,428	100.00%	122,478	100.00%

  

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,898	90.08%	106,823	87.22%
Second Home	83	0.54%	1,077	0.88%
Buy To let	<u>1,448</u>	<u>9.38%</u>	<u>14,578</u>	<u>11.90%</u>
<b>Total</b>	15,428	100.00%	122,478	100.00%

  

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,813	37.67%	33,370	27.25%
Non Dublin	<u>9,616</u>	<u>62.33%</u>	<u>89,108</u>	<u>72.75%</u>
<b>Total</b>	15,428	100.00%	122,478	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, the CSO index showed a national fall from peak (April 2007) in house prices of 17.7%, Dublin had a fall from peak (February 2007) of 22.7% & 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 122478 loan accounts were secured on 109975 properties; there may be more than one loan account against a property.