



AIB Mortgage Bank Detailed ACS Pool Analysis June 2023

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€44.2bn
Total Number of Accounts	116,825
Total Number of Properties	105,772
Nominal Balances of the Mortgages	€15.1bn
Prudent Market Value	€15.0bn
Average Mortgage Balance	€129,642
Weighted Average Unindexed LTV	57.8%
Weighted Average Indexed LTV	48.9%
Aggregate Indexed LTV	34.3%
Weighted Average Seasoning	90 Months
Weighted Average Remaining Legal Term	19.6 Years
Weighted Average Life (Contracted Duration)	10.85 years

Table 2 Unindexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

No. of Borrowers

% of Total

0% - 30%	2,030	13.41%	33,693	31.85%
30% - 40%	1,569	10.36%	12,343	11.67%
40% - 50%	1,859	12.27%	11,887	11.24%
50% - 60%	2,106	13.91%	11,841	11.19%
60% - 70%	2,406	15.89%	12,370	11.69%
70% - 80%	2,506	16.55%	12,026	11.37%
80% - 90%	2,379	15.71%	10,458	9.89%
90% - 95%	197	1.30%	748	0.71%
95% - 100%	12	0.08%	51	0.05%
100% - 101%	2	0.01%	13	0.01%
101% +	<u>79</u>	<u>0.52%</u>	<u>342</u>	<u>0.32%</u>

Total

15,145

100.00%

105,772

100.00%

Weighted Average LTV

57.8%

Table 3 Indexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

No. of Borrowers

% of Total

0% - 30%	3,116	20.58%	43,599	41.22%
30% - 40%	2,331	15.39%	16,170	15.29%
40% - 50%	2,463	16.26%	14,205	13.43%
50% - 60%	2,404	15.87%	12,009	11.35%
60% - 70%	2,322	15.33%	10,384	9.82%
70% - 80%	1,377	9.09%	5,199	4.92%
80% - 90%	902	5.95%	3,473	3.28%
90% - 95%	197	1.30%	623	0.59%
95% - 100%	8	0.05%	26	0.02%
100% - 110%	9	0.06%	32	0.03%
110% - 120%	4	0.03%	17	0.02%
120%+	<u>12</u>	<u>0.08%</u>	<u>35</u>	<u>0.03%</u>

Total

15,145

100.00%

105,772

100.00%

Weighted Average LTV

48.9%

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,207	14.57%	45,200	38.69%
€100 - €200	5,829	38.49%	43,662	37.37%
€200 - €350	4,937	32.60%	22,284	19.07%
€350 - €500	1,311	8.66%	3,970	3.40%
€500 +	<u>861</u>	<u>5.68%</u>	<u>1,709</u>	<u>1.46%</u>
Total	15,145	100.00%	116,825	100.00%
Average Mortgage	129,642			
Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,909	12.60%	8,867	7.59%
12-24	1,735	11.46%	8,585	7.35%
24-36	1,127	7.44%	6,230	5.33%
36-48	1,293	8.54%	7,794	6.67%
48-60	1,153	7.62%	7,600	6.51%
60-72	951	6.28%	6,433	5.51%
72+	<u>6,978</u>	<u>46.07%</u>	<u>71,316</u>	<u>61.05%</u>
Total	15,145	100.00%	116,825	100.00%
Weighted Average	90 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	444	2.93%	15,589	13.34%
5-10	1,577	10.41%	20,966	17.95%
10-15	2,401	15.85%	20,163	17.26%
15-20	3,427	22.62%	21,952	18.79%
20-25	3,277	21.64%	18,639	15.95%
25-30	2,384	15.74%	12,152	10.40%
30-35	1,637	10.81%	7,364	6.30%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,145	100.00%	116,825	100.00%
Weighted Average	19.6 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,114	99.79%	116,656	99.86%
Interest Only 0 - 2 years	20	0.13%	123	0.11%
Interest Only 2 - 5 years	7	0.04%	26	0.02%
Interest Only 5+ years	<u>4</u>	<u>0.03%</u>	<u>20</u>	<u>0.02%</u>
Total	15,145	100.00%	116,825	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)	8,755	57.81%	49,732	42.57%
Variable	3,686	24.34%	37,397	32.01%
ECB Tracker	<u>2,704</u>	<u>17.85%</u>	<u>29,696</u>	<u>25.42%</u>
Total	15,145	100.00%	116,825	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	615	7.03%	4,107	8.26%
1-2	1,164	13.29%	7,472	15.02%
2-3	2,068	23.62%	10,674	21.46%
3-5	4,680	53.45%	26,013	52.31%
5+	<u>229</u>	<u>2.62%</u>	<u>1,466</u>	<u>2.95%</u>
Total	8,755	100.00%	49,732	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,026	99.21%	115,808	99.13%
30 days	95.7	0.63%	833	0.71%
30-60 days	18.3	0.12%	144	0.12%
60-90 days	5.9	0.04%	40	0.03%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,145	100.00%	116,825	100.00%
Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,253	94.11%	105,774	90.54%
Second Home	50	0.33%	684	0.59%
Buy To let	<u>843</u>	<u>5.57%</u>	<u>10,367</u>	<u>8.87%</u>
Total	15,145	100.00%	116,825	100.00%
Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,384	35.55%	30,575	26.17%
Non Dublin	<u>9,762</u>	<u>64.45%</u>	<u>86,250</u>	<u>73.83%</u>
Total	15,145	100.00%	116,825	100.00%
<p>(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.</p> <p>(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.</p> <p>(2b) In April 2023, the CSO index has now reached the value of 166.3, which is 1.7% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 9.1% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 2.5% higher than their May 2007 peak.</p> <p>(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.</p> <p>(4)The above 116825 loan accounts were secured on 105772 properties; there may be more than one loan account against a property.</p>				