



## AIB Mortgage Bank Detailed ACS Pool Analysis March 2023

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€44.9bn
Total Number of Accounts	117,529
Total Number of Properties	106,336
Nominal Balances of the Mortgages	€15.2bn
Prudent Market Value	€15.0bn
Average Mortgage Balance	€129,095
Weighted Average Unindexed LTV	57.7%
Weighted Average Indexed LTV	48.1%
Aggregate Indexed LTV	33.8%
Weighted Average Seasoning	90 Months
Weighted Average Remaining Legal Term	19.6 Years
Weighted Average Life (Contracted Duration)	10.82 years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,054	13.54%	34,120	32.09%
30% - 40%	1,585	10.44%	12,399	11.66%
40% - 50%	1,873	12.34%	11,979	11.27%
50% - 60%	2,102	13.86%	11,837	11.13%
60% - 70%	2,401	15.82%	12,339	11.60%
70% - 80%	2,492	16.43%	11,989	11.27%
80% - 90%	2,374	15.65%	10,523	9.90%
90% - 95%	191	1.26%	712	0.67%
95% - 100%	15	0.10%	60	0.06%
100% - 101%	2	0.01%	9	0.01%
101% +	85	0.56%	369	0.35%
<b>Total</b>	15,172	100.00%	106,336	100.00%
<b>Weighted Average LTV</b>	<b>57.7%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,193	21.05%	44,317	41.68%
30% - 40%	2,397	15.80%	16,508	15.52%
40% - 50%	2,515	16.57%	14,395	13.54%
50% - 60%	2,442	16.09%	12,114	11.39%
60% - 70%	2,323	15.31%	10,352	9.74%
70% - 80%	1,341	8.84%	5,077	4.77%
80% - 90%	822	5.41%	3,138	2.95%
90% - 95%	108	0.71%	324	0.30%
95% - 100%	9	0.06%	31	0.03%
100% - 110%	9	0.06%	32	0.03%
110% - 120%	3	0.02%	15	0.01%
120%+	11	0.07%	33	0.03%
<b>Total</b>	15,172	100.00%	106,336	100.00%
<b>Weighted Average LTV</b>	<b>48.1%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,225	14.67%	45,707	38.89%
€100 - €200	5,841	38.50%	43,815	37.28%
€200 - €350	4,950	32.62%	22,368	19.03%
€350 - €500	1,291	8.51%	3,916	3.33%
€500 +	865	<u>5.70%</u>	<u>1,723</u>	<u>1.47%</u>
<b>Total</b>	15,172	100.00%	117,529	100.00%
<b>Average Mortgage</b>	<b>129,095</b>			
Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	2,005	13.22%	9,300	7.91%
12-24	1,600	10.54%	8,066	6.86%
24-36	1,061	6.99%	5,888	5.01%
36-48	1,403	9.24%	8,479	7.21%
48-60	1,152	7.59%	7,589	6.46%
60-72	883	5.82%	6,124	5.21%
72+	<u>7,069</u>	<u>46.59%</u>	<u>72,083</u>	<u>61.33%</u>
<b>Total</b>	15,172	100.00%	117,529	100.00%
<b>Weighted Average</b>	<b>90 Months</b>			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	444	2.93%	15,704	13.36%
5-10	1,589	10.48%	21,256	18.09%
10-15	2,444	16.11%	20,526	17.46%
15-20	3,416	22.52%	21,865	18.60%
20-25	3,307	21.80%	18,806	16.00%
25-30	2,379	15.68%	12,158	10.34%
30-35	1,592	10.49%	7,214	6.14%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	15,172	100.00%	117,529	100.00%
<b>Weighted Average</b>	<b>19.6 Years</b>			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,143	99.80%	117,367	99.86%
Interest Only 0 - 2 years	17	0.11%	113	0.10%
Interest Only 2 - 5 years	8	0.05%	28	0.02%
Interest Only 5+ years	<u>5</u>	<u>0.03%</u>	<u>21</u>	<u>0.02%</u>
<b>Total</b>	15,172	100.00%	117,529	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)	8,643	56.97%	48,934	41.64%
Variable	3,657	24.10%	37,403	31.82%
ECB Tracker	<u>2,872</u>	<u>18.93%</u>	<u>31,192</u>	<u>26.54%</u>
<b>Total</b>	15,172	100.00%	117,529	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	552	6.39%	3,683	7.53%
1-2	987	11.42%	6,277	12.83%
2-3	1,836	21.24%	10,070	20.58%
3-5	5,047	58.39%	27,494	56.19%
5+	<u>222</u>	<u>2.57%</u>	<u>1,410</u>	<u>2.88%</u>
<b>Total</b>	8,643	100.00%	48,934	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,043	99.15%	116,465	99.09%
30 days	107.3	0.71%	887	0.75%
30-60 days	18.8	0.12%	151	0.13%
60-90 days	3.2	0.02%	26	0.02%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	15,172	100.00%	117,529	100.00%

  

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,217	93.70%	105,930	90.13%
Second Home	52	0.34%	710	0.60%
Buy To let	<u>903</u>	<u>5.95%</u>	<u>10,889</u>	<u>9.26%</u>
<b>Total</b>	15,172	100.00%	117,529	100.00%

  

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,426	35.76%	30,901	26.29%
Non Dublin	<u>9,746</u>	<u>64.24%</u>	<u>86,628</u>	<u>73.71%</u>
<b>Total</b>	15,172	100.00%	117,529	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 January 2023, the CSO index has now reached the value of 167.7, which is 2.5% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 7.3% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 2.4% 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 117529 loan accounts were secured on 106336 properties; there may be more than one loan account against a property.