



## AIB Mortgage Bank Detailed ACS Pool Analysis December 2020

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€39bn
Total Number of Accounts	121,774
Total Number of Properties	109,395
Nominal Balances of the Mortgages	€15.3bn
Prudent Market Value	€15bn
Average Mortgage Balance	€125,839
Weighted Average Unindexed LTV	57.9%
Weighted Average Indexed LTV	54.9%
Aggregate Indexed LTV	39.3%
Weighted Average Seasoning	96 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%	2,177	14.20%	35,418	32.37%
30% - 40%	1,629	10.63%	12,920	11.81%
40% - 50%	2,001	13.06%	12,921	11.81%
50% - 60%	1,979	12.91%	11,378	10.40%
60% - 70%	2,367	15.45%	12,172	11.13%
70% - 80%	2,405	15.70%	11,804	10.79%
80% - 90%	2,234	14.58%	10,642	9.73%
90% - 95%	338	2.21%	1,384	1.27%
95% - 100%	26	0.17%	96	0.09%
100% - 101%	7	0.04%	22	0.02%
101% +	161	1.05%	638	0.58%
<b>Total</b>	15,324	100.00%	109,395	100.00%
<b>Weighted Average LTV</b>	<b>57.9%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,318	15.13%	37,409	34.20%
30% - 40%	1,831	11.95%	14,133	12.91%
40% - 50%	2,373	15.49%	15,184	13.88%
50% - 60%	2,291	14.95%	13,006	11.89%
60% - 70%	2,324	15.17%	11,817	10.80%
70% - 80%	1,983	12.94%	8,758	8.01%
80% - 90%	1,833	11.96%	7,804	7.13%
90% - 95%	238	1.55%	835	0.76%
95% - 100%	35	0.23%	104	0.10%
100% - 110%	31	0.20%	127	0.12%
110% - 120%	18	0.12%	68	0.06%
120%+	48	0.31%	150	0.14%
<b>Total</b>	15,324	100.00%	109,395	100.00%
<b>Weighted Average LTV</b>	<b>54.9%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,339	15.27%	48,373	39.72%
€100 - €200	5,958	38.88%	45,040	36.99%
€200 - €350	5,036	32.87%	22,958	18.85%
€350 - €500	1,181	7.71%	3,724	3.06%
€500 +	808	<u>5.27%</u>	<u>1,679</u>	<u>1.38%</u>
<b>Total</b>	15,324	100.00%	121,774	100.00%
<b>Average Mortgage</b>	<b>125,839</b>			
Table 5 Seasoning <sup>(3)</sup> (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,165	7.60%	6,020	4.94%
12-24	1,668	10.89%	9,207	7.56%
24-36	1,497	9.77%	8,826	7.25%
36-48	1,117	7.29%	7,072	5.81%
48-60	851	5.55%	5,905	4.85%
60-72	688	4.49%	5,135	4.22%
72+	<u>8,339</u>	<u>54.41%</u>	<u>79,609</u>	<u>65.37%</u>
<b>Total</b>	15,324	100.00%	121,774	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	458	2.99%	16,182	13.29%
5-10	1,672	10.91%	22,551	18.52%
10-15	2,755	17.98%	23,174	19.03%
15-20	3,014	19.67%	19,448	15.97%
20-25	3,851	25.13%	21,547	17.69%
25-30	2,297	14.99%	12,398	10.18%
30-35	1,276	8.33%	6,473	5.32%
35+	<u>0.20</u>	<u>0.00%</u>	<u>1</u>	<u>0.00%</u>
<b>Total</b>	15,324	100.00%	121,774	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	15,249	99.52%	121,348	99.66%
Interest Only 0 - 2 years	48	0.31%	308	0.25%
Interest Only 2 - 5 years	11	0.07%	52	0.04%
Interest Only 5+ years	<u>16</u>	<u>0.10%</u>	<u>66</u>	<u>0.05%</u>
<b>Total</b>	15,324	100.00%	121,774	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)	3,618	23.61%	19,403	15.93%
Variable	7,286	47.55%	60,885	50.00%
ECB Tracker	<u>4,420</u>	<u>28.84%</u>	<u>41,486</u>	<u>34.07%</u>
<b>Total</b>	15,324	100.00%	121,774	100.00%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	262	7.25%	1,734	8.94%
1-2	359	9.91%	2,010	10.36%
2-3	767	21.21%	4,229	21.80%
3-5	2,140	59.13%	10,859	55.95%
5+	<u>90</u>	<u>2.50%</u>	<u>571</u>	<u>2.95%</u>
<b>Total</b>	3,618	100.00%	19,403	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,237	99.44%	121,032	99.39%
30 days	49.4	0.32%	418	0.34%
30-60 days	25.2	0.16%	225	0.18%
60-90 days	7.7	0.05%	67	0.06%
90-180 days	4.3	0.03%	32	0.03%
<b>Total</b>	15,324	100.00%	121,774	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,853	90.40%	106,499	87.46%
Second Home	79	0.52%	1,040	0.85%
Buy To let	<u>1,392</u>	<u>9.08%</u>	<u>14,235</u>	<u>11.69%</u>
<b>Total</b>	15,324	100.00%	121,774	100.00%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,738	37.44%	33,070	27.16%
Non Dublin	<u>9,586</u>	<u>62.56%</u>	<u>88,704</u>	<u>72.84%</u>
<b>Total</b>	15,324	100.00%	121,774	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 October, the CSO index showed a national fall from peak (April 2007) in house prices of 17.2%, Dublin had a fall from peak (February 2007) of 22.3% & outside Dublin fall from peak (May 2007) of 19.6%.

(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 121774 loan accounts were secured on 109395 properties; there may be more than one loan account against a property.