



AIB Mortgage Bank Detailed ACS Pool Analysis December 2021

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€43.5bn
Total Number of Accounts	121,945
Total Number of Properties	109,720
Nominal Balances of the Mortgages	€15.5bn
Prudent Market Value	€15.3bn
Average Mortgage Balance	€126,966
Weighted Average Unindexed LTV	58.1%
Weighted Average Indexed LTV	50.1%
Aggregate Indexed LTV	35.6%
Weighted Average Seasoning	94 Months
Weighted Average Remaining Legal Term	19.4 Years
Weighted Average Life (Contracted Duration)	10.89 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,153	13.91%	35,617	32.46%
30% - 40%	1,619	10.45%	12,742	11.61%
40% - 50%	1,908	12.32%	12,368	11.27%
50% - 60%	2,003	12.94%	11,456	10.44%
60% - 70%	2,384	15.40%	12,269	11.18%
70% - 80%	2,529	16.33%	12,329	11.24%
80% - 90%	2,513	16.23%	11,404	10.39%
90% - 95%	223	1.44%	905	0.82%
95% - 100%	21	0.13%	81	0.07%
100% - 101%	4	0.02%	16	0.01%
101% +	<u>128</u>	<u>0.83%</u>	<u>533</u>	<u>0.49%</u>
Total	15,483	100.00%	109,720	100.00%
Weighted Average LTV	58.1%			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,892	18.68%	42,554	38.78%
30% - 40%	2,275	14.69%	16,145	14.71%
40% - 50%	2,483	16.04%	14,989	13.66%
50% - 60%	2,525	16.31%	13,281	12.10%
60% - 70%	2,289	14.79%	10,405	9.48%
70% - 80%	2,227	14.38%	9,358	8.53%
80% - 90%	687	4.44%	2,609	2.38%
90% - 95%	45	0.29%	172	0.16%
95% - 100%	9	0.06%	37	0.03%
100% - 110%	13	0.09%	53	0.05%
110% - 120%	9	0.06%	29	0.03%
120%+	<u>28</u>	<u>0.18%</u>	<u>88</u>	<u>0.08%</u>
Total	15,483	100.00%	109,720	100.00%
Weighted Average LTV	50.1%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,326	15.02%	48,195	39.52%
€100 - €200	5,961	38.50%	44,953	36.86%
€200 - €350	5,096	32.92%	23,130	18.97%
€350 - €500	1,277	8.25%	3,964	3.25%
€500 +	<u>822</u>	<u>5.31%</u>	<u>1,703</u>	<u>1.40%</u>
Total	15,483	100.00%	121,945	100.00%
Average Mortgage	126,966			
Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,573	10.16%	7,701	6.32%
12-24	1,346	8.69%	7,014	5.75%
24-36	1,610	10.40%	9,183	7.53%
36-48	1,372	8.86%	8,464	6.94%
48-60	1,007	6.50%	6,660	5.46%
60-72	753	4.87%	5,480	4.49%
72+	<u>7,821</u>	<u>50.52%</u>	<u>77,443</u>	<u>63.51%</u>
Total	15,483	100.00%	121,945	100.00%
Weighted Average	94 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	471	3.04%	16,545	13.57%
5-10	1,688	10.90%	22,608	18.54%
10-15	2,602	16.80%	21,912	17.97%
15-20	3,228	20.85%	20,675	16.95%
20-25	3,613	23.33%	20,478	16.79%
25-30	2,405	15.53%	12,659	10.38%
30-35	1,477	9.54%	7,068	5.80%
35+	<u>0.00</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,483	100.00%	121,945	100.00%
Weighted Average	19.4 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,446	99.76%	121,760	99.85%
Interest Only 0 - 2 years	14	0.09%	91	0.07%
Interest Only 2 - 5 years	14	0.09%	51	0.04%
Interest Only 5+ years	<u>9</u>	<u>0.06%</u>	<u>43</u>	<u>0.04%</u>
Total	15,483	100.00%	121,945	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)	5,591	36.11%	29,568	24.25%
Variable	6,043	39.03%	53,952	44.24%
ECB Tracker	<u>3,849</u>	<u>24.86%</u>	<u>38,425</u>	<u>31.51%</u>
Total	15,483	100.00%	121,945	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	323	5.77%	1,917	6.48%
1-2	701	12.55%	4,091	13.84%
2-3	1,016	18.17%	5,911	19.99%
3-5	3,473	62.12%	17,147	57.99%
5+	<u>78</u>	<u>1.39%</u>	<u>502</u>	<u>1.70%</u>
Total	5,591	100.00%	29,568	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,344	99.10%	120,785	99.05%
30 days	72.6	0.47%	633	0.52%
30-60 days	47.6	0.31%	370	0.30%
60-90 days	9.2	0.06%	83	0.07%
90-180 days	9.4	0.06%	74	0.06%
Total	15,483	100.00%	121,945	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,233	91.93%	107,916	88.50%
Second Home	67	0.43%	916	0.75%
Buy To let	<u>1,183</u>	<u>7.64%</u>	<u>13,113</u>	<u>10.75%</u>
Total	15,483	100.00%	121,945	100.00%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,659	36.55%	32,611	26.74%
Non Dublin	<u>9,824</u>	<u>63.45%</u>	<u>89,334</u>	<u>73.26%</u>
Total	15,483	100.00%	121,945	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 2021, the CSO index showed a national fall from peak (April 2007) in house prices of 6%, Dublin had a fall from peak (February 2007) of 12.8% & outside Dublin fall from peak (May 2007) of 8%.

(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 121945 loan accounts were secured on 109720 properties; there may be more than one loan account against a property.