



AIB Mortgage Bank Detailed ACS Pool Analysis December 2022

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€45.4bn
Total Number of Accounts	118,612
Total Number of Properties	107,204
Nominal Balances of the Mortgages	€15.2bn
Prudent Market Value	€15.1bn
Average Mortgage Balance	€128,165
Weighted Average Unindexed LTV	57.7%
Weighted Average Indexed LTV	47.6%
Aggregate Indexed LTV	33.5%
Weighted Average Seasoning	91 Months
Weighted Average Remaining Legal Term	19.5 Years
Weighted Average Life (Contracted Duration)	10.75 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,093	13.77%	34,685	32.35%
30% - 40%	1,596	10.50%	12,501	11.66%
40% - 50%	1,872	12.31%	12,031	11.22%
50% - 60%	2,081	13.69%	11,775	10.98%
60% - 70%	2,403	15.81%	12,353	11.52%
70% - 80%	2,467	16.23%	11,963	11.16%
80% - 90%	2,370	15.59%	10,626	9.91%
90% - 95%	207	1.36%	786	0.73%
95% - 100%	13	0.09%	63	0.06%
100% - 101%	4	0.03%	15	0.01%
101% +	96	0.63%	406	0.38%
Total	15,202	100.00%	107,204	100.00%
Weighted Average LTV	57.7%			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,257	21.43%	45,021	42.00%
30% - 40%	2,456	16.15%	16,802	15.67%
40% - 50%	2,540	16.71%	14,519	13.54%
50% - 60%	2,473	16.26%	12,284	11.46%
60% - 70%	2,328	15.31%	10,301	9.61%
70% - 80%	1,332	8.76%	5,159	4.81%
80% - 90%	734	4.83%	2,835	2.64%
90% - 95%	48	0.32%	162	0.15%
95% - 100%	5	0.03%	23	0.02%
100% - 110%	12	0.08%	39	0.04%
110% - 120%	5	0.03%	21	0.02%
120%+	12	0.08%	38	0.04%
Total	15,202	100.00%	107,204	100.00%
Weighted Average LTV	47.6%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,254	14.82%	46,406	39.12%
€100 - €200	5,897	38.79%	44,295	37.34%
€200 - €350	4,936	32.47%	22,352	18.84%
€350 - €500	1,265	8.32%	3,866	3.26%
€500 +	<u>850</u>	<u>5.59%</u>	<u>1,693</u>	<u>1.43%</u>
Total	15,202	100.00%	118,612	100.00%
Average Mortgage	128,165			
Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	2,018	13.28%	9,446	7.96%
12-24	1,460	9.61%	7,564	6.38%
24-36	1,132	7.45%	6,343	5.35%
36-48	1,362	8.96%	8,284	6.98%
48-60	1,147	7.55%	7,575	6.39%
60-72	860	5.65%	6,011	5.07%
72+	<u>7,222</u>	<u>47.51%</u>	<u>73,389</u>	<u>61.87%</u>
Total	15,202	100.00%	118,612	100.00%
Weighted Average	91 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	452	2.98%	16,029	13.51%
5-10	1,627	10.70%	21,724	18.32%
10-15	2,504	16.47%	20,989	17.70%
15-20	3,421	22.50%	21,797	18.38%
20-25	3,316	21.81%	18,905	15.94%
25-30	2,326	15.30%	12,010	10.13%
30-35	1,555	10.23%	7,158	6.03%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,202	100.00%	118,612	100.00%
Weighted Average	19.5 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,174	99.81%	118,459	99.87%
Interest Only 0 - 2 years	16	0.10%	103	0.09%
Interest Only 2 - 5 years	8	0.05%	28	0.02%
Interest Only 5+ years	<u>5</u>	<u>0.03%</u>	<u>22</u>	<u>0.02%</u>
Total	15,202	100.00%	118,612	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)	8,341	54.87%	47,240	39.83%
Variable	3,770	24.80%	38,342	32.33%
ECB Tracker	<u>3,091</u>	<u>20.33%</u>	<u>33,030</u>	<u>27.85%</u>
Total	15,202	100.00%	118,612	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	470	5.63%	3,047	6.45%
1-2	804	9.64%	5,064	10.72%
2-3	1,780	21.34%	10,219	21.63%
3-5	5,077	60.88%	27,572	58.37%
5+	<u>210</u>	<u>2.52%</u>	<u>1,338</u>	<u>2.83%</u>
Total	8,341	100.00%	47,240	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,085	99.23%	117,659	99.20%
30 days	92.9	0.61%	775	0.65%
30-60 days	20.3	0.13%	152	0.13%
60-90 days	3.7	0.02%	26	0.02%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,202	100.00%	118,612	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,187	93.33%	106,470	89.76%
Second Home	54	0.35%	739	0.62%
Buy To let	<u>961</u>	<u>6.32%</u>	<u>11,403</u>	<u>9.61%</u>
Total	15,202	100.00%	118,612	100.00%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,478	36.04%	31,320	26.41%
Non Dublin	<u>9,724</u>	<u>63.96%</u>	<u>87,292</u>	<u>73.59%</u>
Total	15,202	100.00%	118,612	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 2022, the CSO index has now reached the value of 168.4, which is 2.9% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 5.7% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 1.8% 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 118612 loan accounts were secured on 107204 properties; there may be more than one loan account against a property.