



## AIB Mortgage Bank Detailed ACS Pool Analysis June 2024

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€45.2bn
Total Number of Accounts	112,765
Total Number of Properties	102,403
Nominal Balances of the Mortgages	€15.0bn
Prudent Market Value	€14.8bn
Average Mortgage Balance	€132,767
Weighted Average Unindexed LTV	58.2%
Weighted Average Indexed LTV	47.8%
Aggregate Indexed LTV	33.1%
Weighted Average Seasoning	89 Months
Weighted Average Remaining Legal Term	19.9 Years
Weighted Average Life (Contracted Duration)	11.10 years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,940	12.96%	32,178	31.42%
30% - 40%	1,516	10.13%	11,793	11.52%
40% - 50%	1,781	11.90%	11,349	11.08%
50% - 60%	2,103	14.05%	11,794	11.52%
60% - 70%	2,380	15.90%	12,131	11.85%
70% - 80%	2,465	16.46%	11,687	11.41%
80% - 90%	2,469	16.49%	10,345	10.10%
90% - 95%	242	1.62%	810	0.79%
95% - 100%	6	0.04%	34	0.03%
100% - 101%	3	0.02%	11	0.01%
101% +	<u>67</u>	<u>0.45%</u>	<u>271</u>	<u>0.26%</u>
<b>Total</b>	14,971	100.00%	102,403	100.00%
<b>Weighted Average LTV</b>	<b>58.2%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,354	22.40%	44,473	43.43%
30% - 40%	2,363	15.78%	15,786	15.42%
40% - 50%	2,490	16.63%	13,754	13.43%
50% - 60%	2,259	15.09%	10,825	10.57%
60% - 70%	1,994	13.32%	8,388	8.19%
70% - 80%	1,322	8.83%	5,003	4.89%
80% - 90%	1,125	7.51%	3,977	3.88%
90% - 95%	41	0.27%	127	0.12%
95% - 100%	6	0.04%	22	0.02%
100% - 110%	5	0.03%	15	0.01%
110% - 120%	4	0.03%	9	0.01%
120%+	<u>8</u>	<u>0.06%</u>	<u>24</u>	<u>0.02%</u>
<b>Total</b>	14,971	100.00%	102,403	100.00%
<b>Weighted Average LTV</b>	<b>47.8%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,092	13.97%	42,802	37.96%
€100 - €200	5,576	37.24%	41,744	37.02%
€200 - €350	4,987	33.31%	22,202	19.69%
€350 - €500	1,451	9.69%	4,312	3.82%
€500 +	<u>867</u>	<u>5.79%</u>	<u>1,705</u>	<u>1.51%</u>
<b>Total</b>	14,971	100.00%	112,765	100.00%
<b>Average Mortgage</b>	<b>132,767</b>			
Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,222	8.16%	5,323	4.72%
12-24	2,229	14.89%	10,321	9.15%
24-36	1,758	11.75%	8,823	7.82%
36-48	972	6.49%	5,650	5.01%
48-60	1,045	6.98%	6,773	6.01%
60-72	982	6.56%	6,874	6.10%
72+	<u>6,764</u>	<u>45.18%</u>	<u>69,001</u>	<u>61.19%</u>
<b>Total</b>	14,971	100.00%	112,765	100.00%
<b>Weighted Average</b>	<b>89 Months</b>			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	425	2.84%	15,120	13.41%
5-10	1,494	9.98%	19,654	17.43%
10-15	2,244	14.99%	18,733	16.61%
15-20	3,387	22.62%	21,838	19.37%
20-25	3,102	20.72%	17,446	15.47%
25-30	2,466	16.47%	12,087	10.72%
30-35	1,853	12.38%	7,887	6.99%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	14,971	100.00%	112,765	100.00%
<b>Weighted Average</b>	<b>19.9 Years</b>			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,943	99.81%	112,617	99.87%
Interest Only 0 - 2 years	22	0.15%	119	0.11%
Interest Only 2 - 5 years	4	0.03%	18	0.02%
Interest Only 5+ years	<u>2</u>	<u>0.01%</u>	<u>11</u>	<u>0.01%</u>
<b>Total</b>	14,971	100.00%	112,765	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)	8,676	57.95%	49,033	43.48%
Variable	4,153	27.74%	38,811	34.42%
ECB Tracker	<u>2,143</u>	<u>14.31%</u>	<u>24,921</u>	<u>22.10%</u>
<b>Total</b>	14,971	100.00%	112,765	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	1,010	11.65%	6,953	14.18%
1-2	1,808	20.84%	9,929	20.25%
2-3	2,291	26.41%	12,509	25.51%
3-5	3,345	38.55%	18,196	37.11%
5+	<u>222</u>	<u>2.56%</u>	<u>1,446</u>	<u>2.95%</u>
<b>Total</b>	8,676	100.00%	49,033	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,863	99.28%	111,852	99.19%
30 days	77.4	0.52%	636	0.56%
30-60 days	24.5	0.16%	225	0.20%
60-90 days	6.6	0.04%	52	0.05%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	14,971	100.00%	112,765	100.00%

  

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,240	95.11%	103,368	91.67%
Second Home	39	0.26%	576	0.51%
Buy To let	<u>693</u>	<u>4.63%</u>	<u>8,821</u>	<u>7.82%</u>
<b>Total</b>	14,971	100.00%	112,765	100.00%

  

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,179	34.59%	29,193	25.89%
Non Dublin	<u>9,793</u>	<u>65.41%</u>	<u>83,572</u>	<u>74.11%</u>
<b>Total</b>	14,971	100.00%	112,765	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 April 2024, the CSO index has now reached the value of 179.2 which is 9.6% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 1.8% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 10.2% 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 112765 loan accounts were secured on 102403 properties; there may be more than one loan account against a property.