



AIB Mortgage Bank Detailed ACS Pool Analysis September 2016

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€28.5bn
Total Number of Accounts	109,378
Total Number of Properties	97,886
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€12.8bn
Average Mortgage Balance	€127,075
Weighted Average Unindexed LTV	59.8%
Weighted Average Indexed LTV	68.4%
Aggregate Indexed LTV	48.9%
Weighted Average Seasoning	91 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	9.7 Years

Table 2 Unindexed LTV (%)

> <=

**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%
30% - 40%
40% - 50%
50% - 60%
60% - 70%
70% - 80%
80% - 90%
90% - 95%
95% - 100%
100% - 101%
101% +

1,909
1,459
1,630
1,771
2,005
2,398
2,199
200
45
8
274

14%
11%
12%
13%
14%
17%
16%
1%
0%
0%
2%

31,227
11,394
10,698
10,088
10,216
10,937
11,135
988
188
36
979

32%
12%
11%
10%
11%
11%
11%
1%
0%
0%
1%

Total

13,899

100%

97,886

100%

Weighted Average LTV

59.8%

Table 3 Indexed LTV (%)

> <=

**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%
30% - 40%
40% - 50%
50% - 60%
60% - 70%
70% - 80%
80% - 90%
90% - 95%
95% - 100%
100% - 110%
110% - 120%
120%+

1,353
1,061
1,364
1,695
2,045
1,941
1,651
498
483
726
556
527

10%
8%
10%
12%
15%
14%
12%
3%
3%
5%
4%
4%

26,633
9,544
9,917
10,441
11,661
10,019
8,035
2,375
2,211
3,112
2,163
1,775

27%
10%
10%
11%
12%
10%
8%
3%
2%
3%
2%
2%

Total

13,899

100%

97,886

100%

Weighted Average LTV

68.4%

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

> <=

**Ledger Balance
(€m)**

% of Total

**No. of Accounts
/ Loans**

% of Total

€0 - €100
€100 - €200
€200 - €350
€350 - €500

2,039
5,220
4,700
1,090

15%
37%
34%
8%

43,603
39,672
21,114
3,336

40%
36%
19%
3%

€500 +	<u>851</u>	<u>6%</u>	<u>1,653</u>	<u>2%</u>
Total	13,899	100%	109,378	100%
Average Mortgage	127,075			
Table 5 Seasoning ⁽³⁾ (months)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-12	868	6%	5,362	5%
12-24	876	6%	5,646	5%
24-36	597	4%	3,993	4%
36-48	622	5%	4,282	4%
48-60	494	4%	3,538	3%
60-72	476	3%	3,253	3%
72+	<u>9,966</u>	<u>72%</u>	<u>83,304</u>	<u>76%</u>
Total	13,899	100%	109,378	100%
Weighted Average	91.2 Months			
Table 6 Remaining Legal Term (years)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-5	360	3%	13,981	13%
5-10	1,435	10%	19,839	18%
10-15	2,582	19%	22,183	20%
15-20	3,100	22%	19,664	18%
20-25	2,963	21%	15,533	14%
25-30	2,677	19%	13,578	13%
30-35	781	6%	4,600	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	13,899	100%	109,378	100%
Weighted Average	19.0 Years			
Table 7 Repayment Type	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
Principal and Interest	13,761	99%	108,692	99%
Interest Only 0 - 2 years	81	1%	420	1%
Interest Only 2 - 5 years	17	0%	95	0%
Interest Only 5+ years	<u>40</u>	<u>0%</u>	<u>171</u>	<u>0%</u>
Total	13,899	100%	109,378	100%
Table 8 Products by Interest Rate Type	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
Fixed (see also Table 9)	1,542	11%	9,791	9%
Variable	6,420	46%	53,091	49%
ECB Tracker	<u>5,937</u>	<u>43%</u>	<u>46,496</u>	<u>42%</u>
Total	13,899	100%	109,378	100%
Table 9 Fixed Rate Loan Periods (years)	Ledger Balance	% of Total	No. of Accounts	% of Total
> <=	(€m)		/ Loans	
0-1	671	44%	4,079	42%
1-2	345	22%	2,141	22%
2-3	154	10%	1,086	11%
3-5	368	24%	2,402	24%
5+	<u>3</u>	<u>0%</u>	<u>83</u>	<u>1%</u>
Total	1,542	100%	9,791	100%
Table 10 Arrears Multiple (months)	Ledger Balance	% of Total	No. of Accounts	% of Total
	(€m)		/ Loans	
No Arrears	13,877	99.8%	109,199	nil
>0 <1 month	13.9	0.1%	116	0.1%

1 month	8.6	0.1%	63	0.1%
>1 month	nil	nil	nil	nil
Total	13,899	100%	109,378	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,002	86%	92,512	85%
Second Home	100	1%	1,148	1%
Buy To let	<u>1,797</u>	<u>13%</u>	<u>15,718</u>	<u>14%</u>
Total	13,899	100%	109,378	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,307	38%	29,930	27%
Non Dublin	<u>8,592</u>	<u>62%</u>	<u>79,448</u>	<u>73%</u>
Total	13,899	100%	109,378	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (July 2016 for September 2016) 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 July 2016, the CSO index showed a national peak to trough fall in house prices of 34.7% and a fall of 35.3% & 39.0% in Dublin and outside Dublin respectively.

(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 109,378 loan accounts were secured on 97,886 properties; there may be more than one loan account against a property