



AIB Mortgage Bank Detailed ACS Pool Analysis September 2023

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€44.3bn
Total Number of Accounts	116,551
Total Number of Properties	105,616
Nominal Balances of the Mortgages	€15.3bn
Prudent Market Value	€15.1bn
Average Mortgage Balance	€130,948
Weighted Average Unindexed LTV	58.0%
Weighted Average Indexed LTV	49.1%
Aggregate Indexed LTV	34.5%
Weighted Average Seasoning	89 Months
Weighted Average Remaining Legal Term	19.7 Years
Weighted Average Life (Contracted Duration)	10.94 years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,007	13.15%	33,199	31.43%
30% - 40%	1,564	10.25%	12,261	11.61%
40% - 50%	1,866	12.22%	11,868	11.24%
50% - 60%	2,118	13.88%	11,907	11.27%
60% - 70%	2,428	15.91%	12,410	11.75%
70% - 80%	2,538	16.63%	12,144	11.50%
80% - 90%	2,423	15.88%	10,588	10.02%
90% - 95%	229	1.50%	854	0.81%
95% - 100%	13	0.08%	60	0.06%
100% - 101%	2	0.01%	9	0.01%
101% +	<u>74</u>	<u>0.49%</u>	<u>316</u>	<u>0.30%</u>
Total	15,262	100.00%	105,616	100.00%
Weighted Average LTV	58.0%			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,123	20.46%	43,300	41.00%
30% - 40%	2,333	15.28%	16,095	15.24%
40% - 50%	2,490	16.32%	14,262	13.50%
50% - 60%	2,397	15.71%	11,882	11.25%
60% - 70%	2,284	14.96%	10,190	9.65%
70% - 80%	1,367	8.95%	5,161	4.89%
80% - 90%	1,039	6.81%	3,999	3.79%
90% - 95%	202	1.33%	637	0.60%
95% - 100%	6	0.04%	19	0.02%
100% - 110%	9	0.06%	33	0.03%
110% - 120%	3	0.02%	11	0.01%
120%+	<u>10</u>	<u>0.06%</u>	<u>27</u>	<u>0.03%</u>
Total	15,262	100.00%	105,616	100.00%
Weighted Average LTV	49.1%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,175	14.25%	44,431	38.12%
€100 - €200	5,844	38.29%	43,660	37.46%
€200 - €350	5,041	33.03%	22,703	19.48%
€350 - €500	1,342	8.80%	4,050	3.47%
€500 +	859	<u>5.63%</u>	<u>1,707</u>	<u>1.46%</u>
Total	15,262	100.00%	116,551	100.00%
Average Mortgage	130,948			
Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,761	11.54%	8,254	7.08%
12-24	1,859	12.18%	9,078	7.79%
24-36	1,293	8.47%	6,984	5.99%
36-48	1,111	7.28%	6,653	5.71%
48-60	1,211	7.94%	7,796	6.69%
60-72	1,063	6.96%	7,087	6.08%
72+	<u>6,963</u>	<u>45.62%</u>	<u>70,699</u>	<u>60.66%</u>
Total	15,262	100.00%	116,551	100.00%
Weighted Average	89 Months			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	440	2.88%	15,387	13.20%
5-10	1,566	10.26%	20,691	17.75%
10-15	2,383	15.61%	19,869	17.05%
15-20	3,466	22.71%	22,162	19.01%
20-25	3,286	21.53%	18,575	15.94%
25-30	2,451	16.06%	12,373	10.62%
30-35	1,670	10.95%	7,494	6.43%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,262	100.00%	116,551	100.00%
Weighted Average	19.7 Years			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,232	99.80%	116,382	99.85%
Interest Only 0 - 2 years	22	0.14%	132	0.11%
Interest Only 2 - 5 years	5	0.03%	19	0.02%
Interest Only 5+ years	<u>4</u>	<u>0.02%</u>	<u>18</u>	<u>0.02%</u>
Total	15,262	100.00%	116,551	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)	9,045	59.26%	51,382	44.09%
Variable	3,693	24.20%	37,088	31.82%
ECB Tracker	<u>2,525</u>	<u>16.54%</u>	<u>28,081</u>	<u>24.09%</u>
Total	15,262	100.00%	116,551	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	688	7.60%	4,543	8.84%
1-2	1,419	15.69%	8,816	17.16%
2-3	2,254	24.92%	11,192	21.78%
3-5	4,447	49.17%	25,310	49.26%
5+	<u>237</u>	<u>2.62%</u>	<u>1,521</u>	<u>2.96%</u>
Total	9,045	100.00%	51,382	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,139	99.19%	115,562	99.15%
30 days	102.2	0.67%	826	0.71%
30-60 days	16.5	0.11%	132	0.11%
60-90 days	4.3	0.03%	31	0.03%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,262	100.00%	116,551	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,415	94.45%	105,988	90.94%
Second Home	47	0.31%	665	0.57%
Buy To let	<u>800</u>	<u>5.24%</u>	<u>9,898</u>	<u>8.49%</u>
Total	15,262	100.00%	116,551	100.00%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,413	35.47%	30,529	26.19%
Non Dublin	<u>9,849</u>	<u>64.53%</u>	<u>86,022</u>	<u>73.81%</u>
Total	15,262	100.00%	116,551	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 July 2023, the CSO index has now reached the value of 167.4 which is 2.3% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 8.9% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 3.6% 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 116551 loan accounts were secured on 105616 properties; there may be more than one loan account against a property.