



## AIB Mortgage Bank Detailed ACS Pool Analysis June 2022

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€45.1bn
Total Number of Accounts	122,190
Total Number of Properties	110,197
Nominal Balances of the Mortgages	€15.7bn
Prudent Market Value	€15.6bn
Average Mortgage Balance	€128,851
Weighted Average Unindexed LTV	58.3%
Weighted Average Indexed LTV	49.2%
Aggregate Indexed LTV	34.9%
Weighted Average Seasoning	91 Months
Weighted Average Remaining Legal Term	19.6 Years
Weighted Average Life (Contracted Duration)	10.98 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,131	13.53%	35,438	32.16%
30% - 40%	1,614	10.25%	12,673	11.50%
40% - 50%	1,897	12.05%	12,204	11.07%
50% - 60%	2,068	13.13%	11,728	10.64%
60% - 70%	2,453	15.58%	12,560	11.40%
70% - 80%	2,624	16.67%	12,576	11.41%
80% - 90%	2,580	16.39%	11,512	10.45%
90% - 95%	247	1.57%	951	0.86%
95% - 100%	18	0.12%	78	0.07%
100% - 101%	4	0.03%	15	0.01%
101% +	108	0.68%	462	0.42%
<b>Total</b>	15,744	100.00%	110,197	100.00%
<b>Weighted Average LTV</b>	<b>58.3%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,070	19.50%	44,041	39.97%
30% - 40%	2,411	15.32%	16,679	15.14%
40% - 50%	2,509	15.94%	14,812	13.44%
50% - 60%	2,571	16.33%	13,068	11.86%
60% - 70%	2,337	14.84%	10,357	9.40%
70% - 80%	2,079	13.20%	8,328	7.56%
80% - 90%	665	4.23%	2,542	2.31%
90% - 95%	60	0.38%	217	0.20%
95% - 100%	11	0.07%	36	0.03%
100% - 110%	9	0.06%	39	0.04%
110% - 120%	8	0.05%	31	0.03%
120%+	13	0.08%	47	0.04%
<b>Total</b>	15,744	100.00%	110,197	100.00%
<b>Weighted Average LTV</b>	<b>49.2%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,291	14.55%	47,552	38.92%
€100 - €200	5,983	38.00%	45,040	36.86%
€200 - €350	5,243	33.30%	23,650	19.36%
€350 - €500	1,362	8.65%	4,184	3.42%
€500 +	865	<u>5.50%</u>	<u>1,764</u>	<u>1.44%</u>
<b>Total</b>	15,744	100.00%	122,190	100.00%
<b>Average Mortgage</b>	<b>128,851</b>			
Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,995	12.67%	9,285	7.60%
12-24	1,345	8.54%	6,930	5.67%
24-36	1,571	9.98%	8,830	7.23%
36-48	1,392	8.84%	8,568	7.01%
48-60	1,125	7.14%	7,187	5.88%
60-72	827	5.25%	5,952	4.87%
72+	<u>7,489</u>	<u>47.57%</u>	<u>75,438</u>	<u>61.74%</u>
<b>Total</b>	15,744	100.00%	122,190	100.00%
<b>Weighted Average</b>	<b>91 Months</b>			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	454	2.89%	16,366	13.39%
5-10	1,657	10.52%	22,232	18.19%
10-15	2,573	16.34%	21,601	17.68%
15-20	3,347	21.26%	21,357	17.48%
20-25	3,551	22.55%	20,039	16.40%
25-30	2,515	15.98%	12,955	10.60%
30-35	1,646	10.46%	7,639	6.25%
35+	0	0.00%	1	0.00%
<b>Total</b>	15,744	100.00%	122,190	100.00%
<b>Weighted Average</b>	<b>19.6 Years</b>			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,717	99.82%	122,040	99.88%
Interest Only 0 - 2 years	14	0.09%	94	0.08%
Interest Only 2 - 5 years	9	0.05%	30	0.02%
Interest Only 5+ years	<u>6</u>	<u>0.04%</u>	<u>26</u>	<u>0.02%</u>
<b>Total</b>	15,744	100.00%	122,190	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)	7,281	46.24%	39,262	32.13%
Variable	4,928	31.30%	46,514	38.07%
ECB Tracker	<u>3,535</u>	<u>22.46%</u>	<u>36,414</u>	<u>29.80%</u>
<b>Total</b>	15,744	100.00%	122,190	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	461	6.34%	2,864	7.29%
1-2	816	11.20%	4,978	12.68%
2-3	1,446	19.86%	8,538	21.75%
3-5	4,434	60.91%	22,081	56.24%
5+	<u>124</u>	<u>1.70%</u>	<u>801</u>	<u>2.04%</u>
<b>Total</b>	7,281	100.00%	39,262	100.00%

Table 10 Arrears Multiple (months)		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears		15,622	99.22%	121,206	99.19%
30 days		64.5	0.41%	540	0.44%
30-60 days		43.4	0.28%	339	0.28%
60-90 days		9.9	0.06%	75	0.06%
90-180 days		4.2	0.03%	30	0.02%
<b>Total</b>		15,744	100.00%	122,190	100.00%
Table 11 Market Segment		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier		14,616	92.83%	109,005	89.21%
Second Home		61	0.39%	851	0.70%
Buy To let		<u>1,067</u>	<u>6.78%</u>	<u>12,334</u>	<u>10.09%</u>
<b>Total</b>		15,744	100.00%	122,190	100.00%
Table 12 Geographical Concentration		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County					
Dublin		5,681	36.09%	32,410	26.52%
Non Dublin		<u>10,063</u>	<u>63.91%</u>	<u>89,780</u>	<u>73.48%</u>
<b>Total</b>		15,744	100.00%	122,190	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 2022, the CSO index showed a national fall from peak (April 2007) in house prices of 2.1%, Dublin had a fall from peak (February 2007) of 10.2% & outside Dublin fall from peak (May 2007) of 3.2%.					
(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 122190 loan accounts were secured on 110197 properties; there may be more than one loan account against a property.					