



## AIB Mortgage Bank Detailed ACS Pool Analysis September 2022

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€45.2bn
Total Number of Accounts	119,446
Total Number of Properties	107,700
Nominal Balances of the Mortgages	€15.3bn
Prudent Market Value	€15.2bn
Average Mortgage Balance	€128,015
Weighted Average Unindexed LTV	57.9%
Weighted Average Indexed LTV	47.8%
Aggregate Indexed LTV	33.8%
Weighted Average Seasoning	93 Months
Weighted Average Remaining Legal Term	19.5 Years
Weighted Average Life (Contracted Duration)	10.84 Years

**Table 2 Unindexed LTV (%)**  
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,099	13.73%	34,884	32.39%
30% - 40%	1,594	10.42%	12,524	11.63%
40% - 50%	1,839	12.03%	11,912	11.06%
50% - 60%	2,052	13.42%	11,645	10.81%
60% - 70%	2,413	15.78%	12,420	11.53%
70% - 80%	2,540	16.61%	12,183	11.31%
80% - 90%	2,468	16.14%	10,978	10.19%
90% - 95%	164	1.07%	633	0.59%
95% - 100%	14	0.09%	64	0.06%
100% - 101%	3	0.02%	15	0.01%
101% +	<u>105</u>	<u>0.69%</u>	<u>442</u>	<u>0.41%</u>
<b>Total</b>	15,291	100.00%	107,700	100.00%
<b>Weighted Average LTV</b>	<b>57.9%</b>			

**Table 3 Indexed LTV (%)**  
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,187	20.84%	44,685	41.49%
30% - 40%	2,446	15.99%	16,753	15.56%
40% - 50%	2,500	16.35%	14,481	13.45%
50% - 60%	2,537	16.59%	12,671	11.77%
60% - 70%	2,359	15.43%	10,377	9.64%
70% - 80%	1,657	10.84%	6,449	5.99%
80% - 90%	556	3.64%	2,118	1.97%
90% - 95%	11	0.07%	36	0.03%
95% - 100%	5	0.03%	19	0.02%
100% - 110%	11	0.07%	37	0.03%
110% - 120%	8	0.05%	29	0.03%
120%+	<u>13</u>	<u>0.09%</u>	<u>45</u>	<u>0.04%</u>
<b>Total</b>	15,291	100.00%	107,700	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	2,254	14.74%	46,716	39.11%
€100 - €200	5,857	38.31%	44,150	36.96%
€200 - €350	5,057	33.07%	22,871	19.15%
€350 - €500	1,309	8.56%	4,033	3.38%
€500 +	813	5.32%	1,676	1.40%
<b>Total</b>	15,291	100.00%	119,446	100.00%
<b>Average Mortgage</b>	<b>128,015</b>			
Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,508	9.86%	7,078	5.93%
12-24	1,546	10.11%	7,832	6.56%
24-36	1,374	8.98%	7,600	6.36%
36-48	1,442	9.43%	8,686	7.27%
48-60	1,185	7.75%	7,582	6.35%
60-72	881	5.76%	6,267	5.25%
72+	7,355	48.10%	74,401	62.29%
<b>Total</b>	15,291	100.00%	119,446	100.00%
<b>Weighted Average</b>	<b>93 Months</b>			
Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	455	2.98%	16,234	13.59%
5-10	1,638	10.71%	21,901	18.34%
10-15	2,505	16.38%	21,115	17.68%
15-20	3,339	21.84%	21,312	17.84%
20-25	3,377	22.09%	19,212	16.08%
25-30	2,428	15.88%	12,519	10.48%
30-35	1,548	10.12%	7,153	5.99%
35+	0	0.00%	0	0.00%
<b>Total</b>	15,291	100.00%	119,446	100.00%
<b>Weighted Average</b>	<b>19.5 Years</b>			
Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,264	99.82%	119,307	99.88%
Interest Only 0 - 2 years	14	0.09%	87	0.07%
Interest Only 2 - 5 years	8	0.05%	26	0.02%
Interest Only 5+ years	6	0.04%	26	0.02%
<b>Total</b>	15,291	100.00%	119,446	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)	7,821	51.15%	43,503	36.42%
Variable	4,120	26.94%	40,939	34.27%
ECB Tracker	3,350	21.91%	35,004	29.31%
<b>Total</b>	15,291	100.00%	119,446	100.00%
Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	431	5.50%	2,758	6.34%
1-2	812	10.38%	5,032	11.57%
2-3	1,636	20.92%	9,505	21.85%
3-5	4,782	61.15%	25,165	57.85%
5+	160	2.05%	1,043	2.40%
<b>Total</b>	7,821	100.00%	43,503	100.00%

Table 10 Arrears Multiple (months)		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears		15,161	99.15%	118,393	99.12%
30 days		102.3	0.67%	839	0.70%
30-60 days		17.5	0.11%	140	0.12%
60-90 days		7.3	0.05%	55	0.05%
90-180 days		2.8	0.02%	19	0.02%
<b>Total</b>		15,291	100.00%	119,446	100.00%
Table 11 Market Segment		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier		14,229	93.05%	106,821	89.43%
Second Home		57	0.37%	786	0.66%
Buy To let		<u>1,006</u>	<u>6.58%</u>	<u>11,839</u>	<u>9.91%</u>
<b>Total</b>		15,291	100.00%	119,446	100.00%
Table 12 Geographical Concentration		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County					
Dublin		5,470	35.77%	31,506	26.38%
Non Dublin		<u>9,821</u>	<u>64.23%</u>	<u>87,940</u>	<u>73.62%</u>
<b>Total</b>		15,291	100.00%	119,446	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 2022, the CSO index has now reached the value of 164.9, which has surpassed its highest level at the peak of the property boom in April 2007 by 0.8%. Dublin residential property prices are 7.9% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 0.1% lower 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 119446 loan accounts were secured on 107700 properties; there may be more than one loan account against a property.					