



## AIB Mortgage Bank Detailed ACS Pool Analysis June 2016

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€28.7bn
Total Number of Accounts	109,513
Total Number of Properties	97,959
Nominal Balances of the Mortgages	€14.0bn
Prudent Market Value	€12.9bn
Average Mortgage Balance	€127,520
Weighted Average Unindexed LTV	60.1%
Weighted Average Indexed LTV	68.3%
Aggregate Indexed LTV	48.6%
Weighted Average Seasoning	90 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	9.8 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,908	14%	31,162	32%
30% - 40%	1,460	10%	11,422	12%
40% - 50%	1,628	12%	10,692	11%
50% - 60%	1,767	13%	10,084	10%
60% - 70%	2,007	14%	10,174	11%
70% - 80%	2,359	17%	10,723	11%
80% - 90%	2,228	16%	11,135	11%
90% - 95%	258	2%	1,304	1%
95% - 100%	49	0%	182	0%
100% - 101%	9	0%	42	0%
101% +	<u>292</u>	<u>2%</u>	<u>1,039</u>	<u>1%</u>
<b>Total</b>	13,965	100%	97,959	100%
<b>Weighted Average LTV</b>	<b>60.1%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,398	10%	27,251	28%
30% - 40%	1,064	8%	9,587	10%
40% - 50%	1,345	10%	9,691	10%
50% - 60%	1,637	12%	10,052	10%
60% - 70%	1,870	13%	10,381	11%
70% - 80%	2,134	15%	11,187	11%
80% - 90%	1,764	13%	8,682	9%
90% - 95%	604	4%	2,803	3%
95% - 100%	455	3%	2,023	2%
100% - 110%	695	5%	2,861	3%
110% - 120%	552	4%	2,055	2%
120%+	<u>447</u>	<u>3%</u>	<u>1,386</u>	<u>1%</u>
<b>Total</b>	13,965	100%	97,959	100%
<b>Weighted Average LTV</b>	<b>68.3%</b>			

**Table 4 Mortgage Size <sup>(4)</sup> (€'000)**

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,030	15%	43,507	40%
€100 - €200	5,211	37%	39,636	36%
€200 - €350	4,757	34%	21,317	19%
€350 - €500	1,100	8%	3,373	3%

€500 +	<u>868</u>	<u>6%</u>	<u>1,680</u>	<u>2%</u>
<b>Total</b>	13,965	100%	109,513	100%
<b>Average Mortgage</b>	<b>127,520</b>			
<b>Table 5 Seasoning <sup>(3)</sup> (months)</b>				
<b>&gt; &lt;=</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
0-12	838	6%	5,288	5%
12-24	809	6%	5,281	5%
24-36	588	4%	3,898	3%
36-48	630	5%	4,328	4%
48-60	452	3%	3,204	3%
60-72	614	4%	4,157	4%
72+	<u>10,033</u>	<u>72%</u>	<u>83,357</u>	<u>76%</u>
<b>Total</b>	13,965	100%	109,513	100%
<b>Weighted Average</b>	<b>90 Months</b>			
<b>Table 6 Remaining Legal Term (years)</b>				
<b>&gt; &lt;=</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
0-5	356	3%	13,852	13%
5-10	1,415	10%	19,802	18%
10-15	2,568	18%	22,107	20%
15-20	3,154	23%	20,031	18%
20-25	2,889	21%	15,145	14%
25-30	2,819	20%	14,056	13%
30-35	764	5%	4,520	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	13,965	100%	109,513	100%
<b>Weighted Average</b>	<b>19.0 Years</b>			
<b>Table 7 Repayment Type</b>				
	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Principal and Interest	13,821	99%	108,789	99%
Interest Only 0 - 2 years	84	1%	448	1%
Interest Only 2 - 5 years	19	0%	99	0%
Interest Only 5+ years	<u>41</u>	<u>0%</u>	<u>177</u>	<u>0%</u>
<b>Total</b>	13,965	100%	109,513	100%
<b>Table 8 Products by Interest Rate Type</b>				
	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Fixed (see also Table 9)	1,685	12%	10,591	10%
Variable	6,266	45%	52,305	48%
ECB Tracker	<u>6,014</u>	<u>43%</u>	<u>46,617</u>	<u>42%</u>
<b>Total</b>	13,965	100%	109,513	100%
<b>Table 9 Fixed Rate Loan Periods (years)</b>				
<b>&gt; &lt;=</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
0-1	793	47%	4,769	45%
1-2	334	20%	2,055	19%
2-3	185	11%	1,274	12%
3-5	369	22%	2,397	23%
5+	<u>4</u>	<u>0%</u>	<u>96</u>	<u>1%</u>
<b>Total</b>	1,685	100%	10,591	100%
<b>Table 10 Arrears Multiple (months)</b>				
	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
No Arrears	13,933	99.8%	109,294	nil
>0 <1 month	19.6	0.1%	133	0.1%

	1 month	12.3	0.1%	86	0.1%
	>1 month	nil	nil	nil	nil
<b>Total</b>		13,965	100%	109,513	0.2%

<b>Table 11 Market Segment</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Owner Occupier	12,004	86%	92,351	84%
Second Home	102	1%	1,163	1%
Buy To let	<u>1,858</u>	<u>13%</u>	<u>15,999</u>	<u>15%</u>
<b>Total</b>	13,965	100%	109,513	100%

<b>Table 12 Geographical Concentration</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
<b>County</b>				
Dublin	5,302	38%	29,820	27%
Non Dublin	<u>8,663</u>	<u>62%</u>	<u>79,693</u>	<u>73%</u>
<b>Total</b>	13,965	100%	109,513	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (May 2016 for June 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 May 2016, the CSO index showed a national peak to trough fall in house prices of 33.2% and a fall of 35.2% & 35.7% 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 109,513 loan accounts were secured on 97,959 properties; there may be more than one loan account against a property