



## AIB Mortgage Bank Detailed ACS Pool Analysis December 2017

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€32.8bn
Total Number of Accounts	109,927
Total Number of Properties	98,747
Nominal Balances of the Mortgages	€13.8bn
Prudent Market Value	€13.3bn
Average Mortgage Balance	€125,520
Weighted Average Unindexed LTV	59.0%
Weighted Average Indexed LTV	58.2%
Aggregate Indexed LTV	42.1%
Weighted Average Seasoning	94 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	10.7 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,944	14%	31,750	32%
30% - 40%	1,427	10%	11,334	11%
40% - 50%	1,647	12%	10,819	11%
50% - 60%	1,771	13%	10,257	10%
60% - 70%	2,052	15%	10,537	11%
70% - 80%	2,532	18%	11,851	12%
80% - 90%	1,991	15%	10,464	11%
90% - 95%	168	1%	734	1%
95% - 100%	30	0%	128	0%
100% - 101%	5	0%	25	0%
101% +	<u>232</u>	<u>2%</u>	<u>848</u>	<u>1%</u>
<b>Total</b>	13,798	100%	98,747	100%
<b>Weighted Average LTV</b>	<b>59.0%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,805	13%	31,082	31%
30% - 40%	1,423	10%	11,443	12%
40% - 50%	1,864	13%	12,116	12%
50% - 60%	2,220	16%	13,040	13%
60% - 70%	2,212	16%	11,604	12%
70% - 80%	1,931	14%	9,406	10%
80% - 90%	1,275	9%	5,900	6%
90% - 95%	347	3%	1,460	2%
95% - 100%	271	2%	1,089	1%
100% - 110%	273	2%	1,049	1%
110% - 120%	79	1%	257	0%
120%+	<u>99</u>	<u>1%</u>	<u>301</u>	<u>0%</u>
<b>Total</b>	13,798	100%	98,747	100%
<b>Weighted Average LTV</b>	<b>58.2%</b>			

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

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,101	15%	44,286	40%
€100 - €200	5,323	39%	40,322	37%
€200 - €350	4,590	33%	20,689	19%
€350 - €500	1,004	7%	3,121	3%
€500 +	<u>780</u>	<u>6%</u>	<u>1,509</u>	<u>1%</u>
<b>Total</b>	13,798	100%	109,927	100%

<b>Average Mortgage</b>	<b>125,520</b>			
<b>Table 5 Seasoning <sup>(3)</sup> (months)</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
> <=				
0-12	1,068	8%	6,147	5%
12-24	1,035	8%	6,348	6%
24-36	864	6%	5,794	5%
36-48	583	4%	4,127	4%
48-60	478	3%	3,422	3%
60-72	563	4%	4,140	4%
72+	<u>9,208</u>	<u>67%</u>	<u>79,949</u>	<u>73%</u>
<b>Total</b>	<b>13,798</b>	<b>100%</b>	<b>109,927</b>	<b>100%</b>
<b>Weighted Average</b>	<b>94 Months</b>			
<b>Table 6 Remaining Legal Term (years)</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
> <=				
0-5	372	2%	14,162	13%
5-10	1,487	11%	20,112	18%
10-15	2,570	19%	22,012	20%
15-20	2,917	21%	18,807	17%
20-25	3,284	24%	17,535	16%
25-30	2,328	17%	12,482	12%
30-35	841	6%	4,817	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	<b>13,798</b>	<b>100%</b>	<b>109,927</b>	<b>100%</b>
<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	13,690	99%	109,369	99%
Interest Only 0 - 2 years	62	1%	345	1%
Interest Only 2 - 5 years	13	0%	71	0%
Interest Only 5+ years	<u>34</u>	<u>0%</u>	<u>142</u>	<u>0%</u>
<b>Total</b>	<b>13,798</b>	<b>100%</b>	<b>109,927</b>	<b>100%</b>
<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)	1,273	9%	8,168	7%
Variable	7,310	53%	58,395	53%
ECB Tracker	<u>5,215</u>	<u>38%</u>	<u>43,364</u>	<u>40%</u>
<b>Total</b>	<b>13,798</b>	<b>100%</b>	<b>109,927</b>	<b>100%</b>
<b>Table 9 Fixed Rate Loan Periods (years)</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
> <=				
0-1	566	44%	3,457	42%
1-2	197	15%	1,355	17%
2-3	314	25%	2,023	25%
3-5	188	15%	1,230	15%
5+	<u>8</u>	<u>1%</u>	<u>103</u>	<u>1%</u>
<b>Total</b>	<b>1,273</b>	<b>100%</b>	<b>8,168</b>	<b>100%</b>
<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	13,778	99.8%	109,761	nil
>0 <1 month	13.1	0.1%	105	0.1%
1 month	7.2	0.1%	61	0.1%
>1 month	nil	nil	nil	nil
<b>Total</b>	<b>13,798</b>	<b>100%</b>	<b>109,927</b>	<b>0.2%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,118	88%	94,028	86%
Second Home	88	1%	1,046	1%
Buy To let	<u>1,592</u>	<u>11%</u>	<u>14,853</u>	<u>13%</u>
<b>Total</b>	13,798	100%	109,927	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,307	38%	30,181	27%
Non Dublin	<u>8,491</u>	<u>62%</u>	<u>79,746</u>	<u>73%</u>
<b>Total</b>	13,798	100%	109,927	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (October 2017 for December 2017) 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 October 2017, the CSO index showed a national fall from peak (April 2007) in house prices of 23.7%, Dublin had a fall from peak (February 2007) of 24.7% & outside Dublin fall from peak (May 2007) of 29.6%.

(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 109927 loan accounts were secured on 98747 properties; there may be more than one loan account against a property.