



AIB Mortgage Bank Detailed ACS Pool Analysis Mar 2020

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€39.3bn
Total Number of Accounts	122,667
Total Number of Properties	110,112
Nominal Balances of the Mortgages	€15.5bn
Prudent Market Value	€15.2bn
Average Mortgage Balance	€126,611
Weighted Average Unindexed LTV	58.3%
Weighted Average Indexed LTV	55.1%
Aggregate Indexed LTV	39.6%
Weighted Average Seasoning	94 Months
Weighted Average Remaining Legal Term	19.2 Years
Weighted Average Life (Contracted Duration)	10.79 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,171	14%	35,242	32%
30% - 40%	1,641	11%	12,939	12%
40% - 50%	2,058	13%	13,145	12%
50% - 60%	1,960	13%	11,247	10%
60% - 70%	2,398	15%	12,247	11%
70% - 80%	2,572	16%	12,426	11%
80% - 90%	2,097	14%	10,314	9%
90% - 95%	406	3%	1,692	2%
95% - 100%	27	0%	104	0%
100% - 101%	4	0%	21	0%
101% +	<u>197</u>	<u>1%</u>	<u>735</u>	<u>1%</u>
Total	15,531	100%	110,112	100%
Weighted Average LTV	58.3%			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,308	15%	37,197	34%
30% - 40%	1,838	12%	14,049	13%
40% - 50%	2,432	16%	15,446	14%
50% - 60%	2,344	15%	13,185	12%
60% - 70%	2,387	15%	12,086	11%
70% - 80%	2,010	13%	8,999	8%
80% - 90%	1,639	11%	6,963	6%
90% - 95%	396	3%	1,599	2%
95% - 100%	49	0%	176	0%
100% - 110%	43	0%	145	0%
110% - 120%	25	0%	90	0%
120%+	<u>59</u>	<u>0%</u>	<u>177</u>	<u>0%</u>
Total	15,531	100%	110,112	100%
Weighted Average LTV	55.1%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,327	15%	48,344	40%
€100 - €200	6,001	39%	45,367	37%
€200 - €350	5,161	33%	23,447	19%
€350 - €500	1,200	8%	3,790	3%
€500 +	<u>842</u>	<u>5%</u>	<u>1,719</u>	<u>1%</u>
Total	15,531	100%	122,667	100%
Average Mortgage	126,611			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,655	11%	8,871	7%
12-24	1,583	10%	8,987	7%
24-36	1,260	8%	7,585	6%
36-48	995	6%	6,561	5%
48-60	726	5%	5,259	4%
60-72	560	4%	4,240	4%
72+	<u>8,752</u>	<u>56%</u>	<u>81,164</u>	<u>67%</u>
Total	15,531	100%	122,667	100%
Weighted Average	94 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	430	3%	15,864	13%
5-10	1,669	11%	22,528	18%
10-15	2,823	18%	23,544	19%
15-20	3,014	19%	19,414	16%
20-25	3,965	26%	21,852	18%
25-30	2,385	15%	12,918	11%
30-35	1,245	8%	6,545	5%
35+	<u>0</u>	<u>0%</u>	<u>2</u>	<u>0%</u>
Total	15,531	100%	122,667	100%
Weighted Average	19.2 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,448	99.5%	122,214	99.5%
Interest Only 0 - 2 years	50	0.3%	311	0.3%
Interest Only 2 - 5 years	13	0.1%	61	0.1%
Interest Only 5+ years	<u>20</u>	<u>0.1%</u>	<u>81</u>	<u>0.1%</u>
Total	15,531	100%	122,667	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	2,680	17%	14,682	12%
Variable	8,064	52%	64,646	53%
ECB Tracker	<u>4,787</u>	<u>31%</u>	<u>43,339</u>	<u>35%</u>
Total	15,531	100%	122,667	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	324	12%	2,211	15%
1-2	260	10%	1,583	11%
2-3	537	20%	2,938	20%
3-5	1,409	52%	7,072	48%
5+	<u>149</u>	<u>6%</u>	<u>878</u>	<u>6%</u>
Total	2,680	100%	14,682	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,433	99.4%	121,904	nil
>0 <1 month	30.5	0.2%	250	0.2%
1 month	35.7	0.2%	276	0.2%
>1 month	31.8	0.2%	237	0.2%
Total	15,531	100%	122,667	0.6%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,909	89.5%	106,507	87%
Second Home	88	0.6%	1,119	1%
Buy To let	<u>1,534</u>	<u>9.9%</u>	<u>15,041</u>	<u>12%</u>
Total	15,531	100%	122,667	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,903	38%	33,580	27%
Non Dublin	<u>9,628</u>	<u>62%</u>	<u>89,087</u>	<u>73%</u>
Total	15,531	100%	122,667	100%

(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 January, the CSO index showed a national fall from peak (April 2007) in house prices of 17.3%, Dublin had a fall from peak (February 2007) of 21.4% & outside Dublin fall from peak (May 2007) of 20.6%.

(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 122667 loan accounts were secured on 110112 properties; there may be more than one loan account against a property.