



AIB Mortgage Bank Detailed ACS Pool Analysis March 2017

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ⁽¹⁾ ^(2a) ^(2b)	€29.9bn
Total Number of Accounts	110,668
Total Number of Properties	99,211
Nominal Balances of the Mortgages	€14.0bn
Prudent Market Value	€13.1bn
Average Mortgage Balance	€126,459
Weighted Average Unindexed LTV	59.4%
Weighted Average Indexed LTV	65.1%
Aggregate Indexed LTV	46.8%
Weighted Average Seasoning	92 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	10.8 Years

Table 2 Unindexed LTV (%)

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**Ledger Balance
(€m)**
% of Total
**No. of
Borrowers**
% of Total

0% - 30%	1,939	14%	31,692	32%
30% - 40%	1,459	10%	11,481	12%
40% - 50%	1,659	12%	10,877	11%
50% - 60%	1,795	13%	10,253	10%
60% - 70%	2,040	15%	10,443	11%
70% - 80%	2,485	18%	11,429	11%
80% - 90%	2,165	15%	11,216	11%
90% - 95%	153	1%	710	1%
95% - 100%	38	0%	152	0%
100% - 101%	6	0%	27	0%
101% +	<u>257</u>	<u>2%</u>	<u>931</u>	<u>1%</u>

Total

13,995

100%

99,211

100%

Weighted Average LTV
59.4%
Table 3 Indexed LTV (%)

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**Ledger Balance
(€m)**
% of Total
**No. of
Borrowers**
% of Total

0% - 30%	1,485	11%	28,079	28%
30% - 40%	1,156	8%	10,115	10%
40% - 50%	1,518	11%	10,554	11%
50% - 60%	1,855	13%	11,306	11%
60% - 70%	2,165	16%	12,067	12%
70% - 80%	1,999	14%	10,147	10%
80% - 90%	1,587	11%	7,719	8%
90% - 95%	527	4%	2,473	2%
95% - 100%	411	3%	1,809	2%
100% - 110%	621	4%	2,541	3%
110% - 120%	393	3%	1,490	2%
120%+	<u>277</u>	<u>2%</u>	<u>911</u>	<u>1%</u>

Total

13,995

100%

99,211

100%

Weighted Average LTV
65.1%
Table 4 Mortgage Size ⁽⁴⁾ (€'000)

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**Ledger Balance
(€m)**
% of Total
**No. of Accounts
/ Loans**
% of Total

€0 - €100	2,083	15%	44,247	40%
€100 - €200	5,323	38%	40,365	37%
€200 - €350	4,706	34%	21,169	19%
€350 - €500	1,060	7%	3,283	3%
€500 +	<u>823</u>	<u>6%</u>	<u>1,604</u>	<u>1%</u>

Total		13,995	100%	110,668	100%
Average Mortgage		126,459			
Table 5 Seasoning ⁽³⁾ (months)					
	> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
	0-12	1,065	8%	6,321	6%
	12-24	879	6%	5,712	5%
	24-36	719	5%	4,836	4%
	36-48	543	4%	3,741	3%
	48-60	593	4%	4,212	4%
	60-72	394	3%	2,850	3%
	72+	<u>9,802</u>	<u>70%</u>	<u>82,996</u>	<u>75%</u>
Total		13,995	100%	110,668	100%
Weighted Average		92 Months			
Table 6 Remaining Legal Term (years)					
	> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
	0-5	355	3%	13,988	13%
	5-10	1,459	10%	20,049	18%
	10-15	2,609	19%	22,419	20%
	15-20	3,056	22%	19,554	18%
	20-25	3,150	22%	16,604	15%
	25-30	2,530	18%	13,159	12%
	30-35	837	6%	4,895	4%
	35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total		13,995	100%	110,668	100%
Weighted Average		19.0 Years			
Table 7 Repayment Type					
		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
	Principal and Interest	13,871	99%	110,044	99%
	Interest Only 0 - 2 years	70	1%	375	1%
	Interest Only 2 - 5 years	16	0%	84	0%
	Interest Only 5+ years	<u>38</u>	<u>0%</u>	<u>165</u>	<u>0%</u>
Total		13,995	100%	110,668	100%
Table 8 Products by Interest Rate Type					
		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
	Fixed (see also Table 9)	1,377	10%	8,830	8%
	Variable	6,915	49%	56,196	51%
	ECB Tracker	<u>5,703</u>	<u>41%</u>	<u>45,642</u>	<u>41%</u>
Total		13,995	100%	110,668	100%
Table 9 Fixed Rate Loan Periods (years)					
	> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
	0-1	628	46%	3,785	43%
	1-2	254	18%	1,688	19%
	2-3	228	17%	1,474	17%
	3-5	265	19%	1,813	20%
	5+	<u>2</u>	<u>0%</u>	<u>70</u>	<u>1%</u>
Total		1,377	100%	8,830	100%
Table 10 Arrears Multiple (months)					
		Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
	No Arrears	13,961	99.8%	110,404	nil
	>0 <1 month	18.9	0.1%	148	0.1%
	1 month	15.4	0.1%	116	0.1%
	>1 month	nil	nil	nil	nil
Total		13,995	100%	110,668	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,161	87%	93,967	85%
Second Home	97	1%	1,110	1%
Buy To let	<u>1,737</u>	<u>12%</u>	<u>15,591</u>	<u>14%</u>
Total	13,995	100%	110,668	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,376	38%	30,408	27%
Non Dublin	<u>8,619</u>	<u>62%</u>	<u>80,260</u>	<u>73%</u>
Total	13,995	100%	110,668	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (January 2017 for March 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 January 2017, the CSO index showed a national peak to trough fall in house prices of 31.8% and a fall of 32.4% & 36.6% 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 110668 loan accounts were secured on 99211 properties; there may be more than one loan account against a property