



## AIB Mortgage Bank Detailed ACS Pool Analysis September 2016

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€28.5bn
Total Number of Accounts	109,378
Total Number of Properties	97,886
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€12.8bn
Average Mortgage Balance	€127,075
Weighted Average Unindexed LTV	59.8%
Weighted Average Indexed LTV	68.4%
Aggregate Indexed LTV	48.9%
Weighted Average Seasoning	91 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	9.7 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,909	14%	31,227	32%
30% - 40%	1,459	11%	11,394	12%
40% - 50%	1,630	12%	10,698	11%
50% - 60%	1,771	13%	10,088	10%
60% - 70%	2,005	14%	10,216	11%
70% - 80%	2,398	17%	10,937	11%
80% - 90%	2,199	16%	11,135	11%
90% - 95%	200	1%	988	1%
95% - 100%	45	0%	188	0%
100% - 101%	8	0%	36	0%
101% +	<u>274</u>	<u>2%</u>	<u>979</u>	<u>1%</u>
<b>Total</b>	13,899	100%	97,886	100%
<b>Weighted Average LTV</b>	<b>59.8%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,353	10%	26,633	27%
30% - 40%	1,061	8%	9,544	10%
40% - 50%	1,364	10%	9,917	10%
50% - 60%	1,695	12%	10,441	11%
60% - 70%	2,045	15%	11,661	12%
70% - 80%	1,941	14%	10,019	10%
80% - 90%	1,651	12%	8,035	8%
90% - 95%	498	3%	2,375	3%
95% - 100%	483	3%	2,211	2%
100% - 110%	726	5%	3,112	3%
110% - 120%	556	4%	2,163	2%
120%+	<u>527</u>	<u>4%</u>	<u>1,775</u>	<u>2%</u>
<b>Total</b>	13,899	100%	97,886	100%
<b>Weighted Average LTV</b>	<b>68.4%</b>			

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

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,039	15%	43,603	40%
€100 - €200	5,220	37%	39,672	36%
€200 - €350	4,700	34%	21,114	19%
€350 - €500	1,090	8%	3,336	3%

€500 +	<u>851</u>	<u>6%</u>	<u>1,653</u>	<u>2%</u>
<b>Total</b>	13,899	100%	109,378	100%
<b>Average Mortgage</b>	<b>127,075</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	868	6%	5,362	5%
12-24	876	6%	5,646	5%
24-36	597	4%	3,993	4%
36-48	622	5%	4,282	4%
48-60	494	4%	3,538	3%
60-72	476	3%	3,253	3%
72+	<u>9,966</u>	<u>72%</u>	<u>83,304</u>	<u>76%</u>
<b>Total</b>	13,899	100%	109,378	100%
<b>Weighted Average</b>	<b>91.2 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	360	3%	13,981	13%
5-10	1,435	10%	19,839	18%
10-15	2,582	19%	22,183	20%
15-20	3,100	22%	19,664	18%
20-25	2,963	21%	15,533	14%
25-30	2,677	19%	13,578	13%
30-35	781	6%	4,600	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	13,899	100%	109,378	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	13,761	99%	108,692	99%
Interest Only 0 - 2 years	81	1%	420	1%
Interest Only 2 - 5 years	17	0%	95	0%
Interest Only 5+ years	<u>40</u>	<u>0%</u>	<u>171</u>	<u>0%</u>
<b>Total</b>	13,899	100%	109,378	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)	1,542	11%	9,791	9%
Variable	6,420	46%	53,091	49%
ECB Tracker	<u>5,937</u>	<u>43%</u>	<u>46,496</u>	<u>42%</u>
<b>Total</b>	13,899	100%	109,378	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	671	44%	4,079	42%
1-2	345	22%	2,141	22%
2-3	154	10%	1,086	11%
3-5	368	24%	2,402	24%
5+	<u>3</u>	<u>0%</u>	<u>83</u>	<u>1%</u>
<b>Total</b>	1,542	100%	9,791	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	13,877	99.8%	109,199	nil
>0 <1 month	13.9	0.1%	116	0.1%

	1 month	8.6	0.1%	63	0.1%
	>1 month	nil	nil	nil	nil
<b>Total</b>		13,899	100%	109,378	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	12,002	86%	92,512	85%
Second Home	100	1%	1,148	1%
Buy To let	<u>1,797</u>	<u>13%</u>	<u>15,718</u>	<u>14%</u>
<b>Total</b>	13,899	100%	109,378	100%

<b>Table 12 Geographical Concentration County</b>	<b>Ledger Balance (€m)</b>	<b>% of Total</b>	<b>No. of Accounts / Loans</b>	<b>% of Total</b>
Dublin	5,307	38%	29,930	27%
Non Dublin	<u>8,592</u>	<u>62%</u>	<u>79,448</u>	<u>73%</u>
<b>Total</b>	13,899	100%	109,378	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (July 2016 for September 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 July 2016, the CSO index showed a national peak to trough fall in house prices of 34.7% and a fall of 35.3% & 39.0% 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 109,378 loan accounts were secured on 97,886 properties; there may be more than one loan account against a property