



## AIB Mortgage Bank Detailed ACS Pool Analysis December 2015

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€28.2bn
Total Number of Accounts	108,052
Total Number of Properties	96,410
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€12.7bn
Average Mortgage Balance	€128,293
Weighted Average Unindexed LTV	60.0%
Weighted Average Indexed LTV	69.5%
Aggregate Indexed LTV	49.2%
Weighted Average Seasoning	89 Months
Weighted Average Remaining Legal Term	19.1 Years
Weighted Average Life (Contracted Duration)	10 Years

**Table 2 Unindexed LTV (%)**  
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,882	14%	30,808	32%
30% - 40%	1,460	11%	11,351	12%
40% - 50%	1,617	12%	10,552	11%
50% - 60%	1,754	13%	9,945	10%
60% - 70%	1,997	14%	10,014	10%
70% - 80%	2,253	16%	10,198	11%
80% - 90%	2,195	16%	10,536	11%
90% - 95%	322	2%	1,639	2%
95% - 100%	55	0%	193	0%
100% - 101%	12	0%	46	0%
101% +	<u>315</u>	<u>2%</u>	<u>1,128</u>	<u>1%</u>
<b>Total</b>	13,862	100%	96,410	100%
<b>Weighted Average LTV</b>	<b>60.0%</b>			

**Table 3 Indexed LTV (%)**  
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	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,363	10%	26,885	28%
30% - 40%	1,031	7%	9,287	10%
40% - 50%	1,304	9%	9,501	10%
50% - 60%	1,577	11%	9,634	10%
60% - 70%	1,812	13%	10,043	10%
70% - 80%	2,027	15%	10,702	11%
80% - 90%	1,676	12%	8,084	8%
90% - 95%	582	4%	2,655	3%
95% - 100%	525	4%	2,302	2%
100% - 110%	758	6%	3,162	3%
110% - 120%	631	5%	2,350	3%
120%+	<u>575</u>	<u>4%</u>	<u>1,805</u>	<u>2%</u>
<b>Total</b>	13,862	100%	96,410	100%
<b>Weighted Average LTV</b>	<b>69.5%</b>			

**Table 4 Mortgage Size <sup>(4)</sup> (€'000)**  
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	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,975	14%	42,739	40%
€100 - €200	5,083	37%	38,772	35%
€200 - €350	4,773	34%	21,344	20%
€350 - €500	1,133	8%	3,479	3%
€500 +	<u>897</u>	<u>7%</u>	<u>1,718</u>	<u>2%</u>

<b>Total</b>	13,862	100%	108,052	100%
<b>Average Mortgage</b>	<b>128,293</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	597	4%	3,801	4%
12-24	654	5%	4,315	4%
24-36	567	4%	3,720	3%
36-48	672	5%	4,584	4%
48-60	436	3%	2,966	3%
60-72	954	7%	6,358	6%
72+	<u>9,982</u>	<u>72%</u>	<u>82,308</u>	<u>76%</u>
<b>Total</b>	13,862	100%	108,052	100%
<b>Weighted Average</b>	<b>89 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	362	3%	13,874	13%
5-10	1,381	10%	19,469	18%
10-15	2,563	18%	21,931	20%
15-20	3,212	23%	20,310	19%
20-25	2,746	20%	14,271	13%
25-30	2,912	21%	14,159	13%
30-35	687	5%	4,038	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	13,862	100%	108,052	100%
<b>Weighted Average</b>	<b>19.1 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	13,702	99%	107,269	99%
Interest Only 0 - 2 years	87	1%	457	1%
Interest Only 2 - 5 years	26	0%	120	0%
Interest Only 5+ years	<u>47</u>	<u>0%</u>	<u>206</u>	<u>0%</u>
<b>Total</b>	13,862	100%	108,052	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)	1,652	12%	10,491	10%
Variable	5,953	43%	50,138	46%
ECB Tracker	<u>6,257</u>	<u>45%</u>	<u>47,423</u>	<u>44%</u>
<b>Total</b>	13,862	100%	108,052	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	811	49%	5,021	48%
1-2	273	17%	1,757	17%
2-3	255	15%	1,611	15%
3-5	300	18%	1,942	18%
5+	<u>12</u>	<u>1%</u>	<u>160</u>	<u>2%</u>
<b>Total</b>	1,652	100%	10,491	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	13,839	99.8%	107,876	nil
>0 <1 month	17.2	0.1%	133	0.1%
1 month	6.5	0.1%	43	0.1%
>1 month	<u>nil</u>	<u>nil</u>	<u>nil</u>	<u>nil</u>
<b>Total</b>	13,862	100%	108,052	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	11,825	85%	90,730	84%
Second Home	107	1%	1,183	1%
Buy To let	<u>1,931</u>	<u>14%</u>	<u>16,139</u>	<u>15%</u>
<b>Total</b>	13,862	100%	108,052	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,258	38%	29,417	27%
Non Dublin	<u>8,605</u>	<u>62%</u>	<u>78,635</u>	<u>73%</u>
<b>Total</b>	13,862	100%	108,052	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (November 2015 for December 2015) 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 December 2015, the CSO index showed a national peak to trough fall in house prices of 33.8% and a fall of 35.8% & 36.2% 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 108,052 loan accounts were secured on 96,410 properties; there may be more than one loan account against a property