



## AIB Mortgage Bank Detailed ACS Pool Analysis June 2017

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€30.5bn
Total Number of Accounts	110,543
Total Number of Properties	99,169
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€13.2bn
Average Mortgage Balance	€125,999
Weighted Average Unindexed LTV	59.2%
Weighted Average Indexed LTV	63.5%
Aggregate Indexed LTV	45.7%
Weighted Average Seasoning	93 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%	1,947	14%	31,831	32%
30% - 40%	1,451	10%	11,447	11%
40% - 50%	1,661	12%	10,875	11%
50% - 60%	1,789	13%	10,269	10%
60% - 70%	2,050	15%	10,486	11%
70% - 80%	2,506	18%	11,604	12%
80% - 90%	2,097	15%	10,946	11%
90% - 95%	142	1%	647	1%
95% - 100%	33	0%	140	0%
100% - 101%	4	0%	19	0%
101% +	<u>249</u>	<u>2%</u>	<u>905</u>	<u>1%</u>
<b>Total</b>	13,928	100%	99,169	100%
<b>Weighted Average LTV</b>	<b>59.2%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,545	11%	28,742	29%
30% - 40%	1,206	9%	10,360	11%
40% - 50%	1,581	11%	10,831	11%
50% - 60%	1,928	14%	11,640	12%
60% - 70%	2,187	16%	12,109	12%
70% - 80%	2,047	15%	10,351	10%
80% - 90%	1,523	11%	7,353	7%
90% - 95%	485	3%	2,201	2%
95% - 100%	341	2%	1,481	2%
100% - 110%	577	4%	2,316	2%
110% - 120%	297	2%	1,112	1%
120%+	<u>211</u>	<u>2%</u>	<u>673</u>	<u>1%</u>
<b>Total</b>	13,928	100%	99,169	100%
<b>Weighted Average LTV</b>	<b>63.5%</b>			

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

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,095	15%	44,385	40%
€100 - €200	5,331	38%	40,392	37%
€200 - €350	4,656	33%	20,991	19%
€350 - €500	1,047	8%	3,220	3%
€500 +	<u>799</u>	<u>6%</u>	<u>1,555</u>	<u>1%</u>

<b>Total</b>	13,928	100%	110,543	100%
<b>Average Mortgage</b>	<b>125,999</b>			
<b>Table 5 Seasoning <sup>(3)</sup> (months)</b>				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,091	8%	6,392	6%
12-24	901	6%	5,784	5%
24-36	771	6%	5,237	5%
36-48	546	4%	3,786	3%
48-60	580	4%	4,136	4%
60-72	417	3%	3,047	3%
72+	<u>9,623</u>	<u>69%</u>	<u>82,161</u>	<u>74%</u>
<b>Total</b>	13,928	100%	110,543	100%
<b>Weighted Average</b>	<b>93 Months</b>			
<b>Table 6 Remaining Legal Term (years)</b>				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	359	2%	14,061	13%
5-10	1,475	11%	20,179	18%
10-15	2,602	19%	22,347	20%
15-20	3,017	22%	19,319	18%
20-25	3,194	23%	16,907	15%
25-30	2,438	17%	12,822	12%
30-35	844	6%	4,908	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	13,928	100%	110,543	100%
<b>Weighted Average</b>	<b>19.0 Years</b>			
<b>Table 7 Repayment Type</b>				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	13,803	99%	109,896	99%
Interest Only 0 - 2 years	73	1%	405	1%
Interest Only 2 - 5 years	16	0%	86	0%
Interest Only 5+ years	<u>36</u>	<u>0%</u>	<u>156</u>	<u>0%</u>
<b>Total</b>	13,928	100%	110,543	100%
<b>Table 8 Products by Interest Rate Type</b>				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,326	9%	8,529	8%
Variable	7,055	51%	57,027	51%
ECB Tracker	<u>5,547</u>	<u>40%</u>	<u>44,987</u>	<u>41%</u>
<b>Total</b>	13,928	100%	110,543	100%
<b>Table 9 Fixed Rate Loan Periods (years)</b>				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	608	46%	3,668	43%
1-2	226	17%	1,549	18%
2-3	263	20%	1,676	20%
3-5	226	17%	1,572	18%
5+	<u>2</u>	<u>0%</u>	<u>64</u>	<u>1%</u>
<b>Total</b>	1,326	100%	8,529	100%
<b>Table 10 Arrears Multiple (months)</b>				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	13,895	99.8%	110,308	nil
>0 <1 month	16.8	0.1%	126	0.1%
1 month	16.9	0.1%	109	0.1%
>1 month	<u>nil</u>	<u>nil</u>	<u>nil</u>	<u>nil</u>
<b>Total</b>	13,928	100%	110,543	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,140	87%	94,028	85%
Second Home	94	1%	1,102	1%
Buy To let	<u>1,694</u>	<u>12%</u>	<u>15,413</u>	<u>14%</u>
<b>Total</b>	13,928	100%	110,543	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,363	39%	30,426	28%
Non Dublin	<u>8,565</u>	<u>61%</u>	<u>80,117</u>	<u>72%</u>
<b>Total</b>	13,928	100%	110,543	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (April 2017 for June 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 April 2017, the CSO index showed a national peak to trough fall in house prices of 30.7% and a fall of 31.3% & 35.3% 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 110543 loan accounts were secured on 99169 properties; there may be more than one loan account against a property.