



## AIB Mortgage Bank Detailed ACS Pool Analysis June 2018

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€34.2bn
Total Number of Accounts	110,666
Total Number of Properties	99,543
Nominal Balances of the Mortgages	€13.8bn
Prudent Market Value	€13.5bn
Average Mortgage Balance	€125,118
Weighted Average Unindexed LTV	58.5%
Weighted Average Indexed LTV	56.0%
Aggregate Indexed LTV	40.5%
Weighted Average Seasoning	94 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	10.69 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,967	14%	32,162	32%
30% - 40%	1,431	10%	11,364	11%
40% - 50%	1,683	12%	11,117	11%
50% - 60%	1,805	13%	10,416	11%
60% - 70%	2,074	15%	10,696	11%
70% - 80%	2,532	18%	12,005	12%
80% - 90%	1,904	14%	9,939	10%
90% - 95%	213	2%	910	1%
95% - 100%	24	0%	108	0%
100% - 101%	6	0%	25	0%
101% +	<u>208</u>	<u>2%</u>	<u>801</u>	<u>1%</u>
<b>Total</b>	13,846	100%	99,543	100%
<b>Weighted Average LTV</b>	<b>58.5%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,945	14%	32,698	34%
30% - 40%	1,543	11%	12,000	12%
40% - 50%	2,023	15%	13,017	13%
50% - 60%	2,298	17%	13,365	13%
60% - 70%	2,220	16%	11,523	12%
70% - 80%	1,923	14%	9,072	9%
80% - 90%	1,174	8%	5,145	5%
90% - 95%	308	2%	1,245	1%
95% - 100%	168	1%	636	1%
100% - 110%	132	1%	482	0%
110% - 120%	33	0%	120	0%
120%+	<u>78</u>	<u>1%</u>	<u>240</u>	<u>0%</u>
<b>Total</b>	13,846	100%	99,543	100%
<b>Weighted Average LTV</b>	<b>56.0%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,124	15%	44,670	40%
€100 - €200	5,384	39%	40,769	37%
€200 - €350	4,570	33%	20,592	19%
€350 - €500	1,003	7%	3,130	3%
€500 +	<u>766</u>	<u>6%</u>	<u>1,505</u>	<u>1%</u>
<b>Total</b>	13,846	100%	110,666	100%
<b>Average Mortgage</b>	<b>125,118</b>			

Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,277	9%	7,082	6%
12-24	1,138	8%	6,882	6%
24-36	848	6%	5,637	5%
36-48	708	5%	5,008	5%
48-60	492	4%	3,592	3%
60-72	526	4%	3,920	4%
72+	<u>8,857</u>	<u>64%</u>	<u>78,545</u>	<u>71%</u>
<b>Total</b>	13,846	100%	110,666	100%
<b>Weighted Average</b>	<b>94 Months</b>			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	379	3%	14,467	13%
5-10	1,514	11%	20,294	18%
10-15	2,542	18%	21,784	20%
15-20	2,829	20%	18,364	17%
20-25	3,360	24%	18,108	16%
25-30	2,290	17%	12,455	11%
30-35	932	7%	5,194	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	13,846	100%	110,666	100%
<b>Weighted Average</b>	<b>19.0 Years</b>			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	13,755	99%	110,215	100%
Interest Only 0 - 2 years	48	1%	259	0%
Interest Only 2 - 5 years	13	0%	69	0%
Interest Only 5+ years	<u>30</u>	<u>0%</u>	<u>123</u>	<u>0%</u>
<b>Total</b>	13,846	100%	110,666	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,174	8%	7,475	7%
Variable	7,602	55%	60,057	54%
ECB Tracker	<u>5,069</u>	<u>37%</u>	<u>43,134</u>	<u>39%</u>
<b>Total</b>	13,846	100%	110,666	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	343	29%	2,235	30%
1-2	288	25%	1,875	25%
2-3	294	25%	1,865	25%
3-5	209	18%	1,228	16%
5+	<u>40</u>	<u>3%</u>	<u>272</u>	<u>4%</u>
<b>Total</b>	1,174	100%	7,475	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	13,815	99.8%	110,446	NIL
>0 <1 month	18.8	0.1%	132	0.1%
1 month	12.5	0.1%	88	0.1%
>1 month	nil	nil	nil	nil
<b>Total</b>	<b>13,846</b>	<b>100%</b>	<b>110,666</b>	<b>0.2%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,208	88%	94,814	86%
Second Home	106	1%	1,253	1%
Buy To let	<u>1,532</u>	<u>11%</u>	<u>14,599</u>	<u>13%</u>
<b>Total</b>	<b>13,846</b>	<b>100%</b>	<b>110,666</b>	<b>100%</b>

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,336	39%	30,454	28%
Non Dublin	<u>8,510</u>	<u>61%</u>	<u>80,212</u>	<u>72%</u>
<b>Total</b>	<b>13,846</b>	<b>100%</b>	<b>110,666</b>	<b>100%</b>

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (April 2018 for June 2018) 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 2018, the CSO index showed a national fall from peak (April 2007) in house prices of 21.1%, Dublin had a fall from peak (February 2007) of 23.3% & outside Dublin fall from peak (May 2007) of 26.1%.

(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 110666 loan accounts were secured on 99543 properties; there may be more than one loan account against a property.