



## AIB Mortgage Bank Detailed ACS Pool Analysis March 2019

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€36.4bn
Total Number of Accounts	114,251
Total Number of Properties	102,784
Nominal Balances of the Mortgages	€14.3bn
Prudent Market Value	€14.0bn
Average Mortgage Balance	€125,293
Weighted Average Unindexed LTV	57.9%
Weighted Average Indexed LTV	54.5%
Aggregate Indexed LTV	39.4%
Weighted Average Seasoning	95 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	10.71 Years

Table 2 Unindexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,038	14%	33,199	32%
30% - 40%	1,500	11%	11,874	12%
40% - 50%	1,879	13%	12,209	12%
50% - 60%	1,843	13%	10,623	10%
60% - 70%	2,194	15%	11,254	11%
70% - 80%	2,542	18%	12,170	12%
80% - 90%	1,834	13%	9,459	9%
90% - 95%	258	2%	1,116	1%
95% - 100%	31	0%	115	0%
100% - 101%	4	0%	21	0%
101% +	<u>192</u>	<u>1%</u>	<u>744</u>	<u>1%</u>
<b>Total</b>	14,315	100%	102,784	100%
<b>Weighted Average LTV</b>	<b>57.9%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,151	15%	35,057	34%
30% - 40%	1,694	12%	12,891	13%
40% - 50%	2,247	16%	14,326	14%
50% - 60%	2,329	16%	13,265	13%
60% - 70%	2,239	16%	11,387	11%
70% - 80%	1,875	13%	8,634	9%
80% - 90%	1,272	9%	5,418	5%
90% - 95%	284	2%	1,045	1%
95% - 100%	81	1%	290	0%
100% - 110%	55	0%	191	0%
110% - 120%	29	0%	90	0%
120%+	<u>60</u>	<u>0%</u>	<u>190</u>	<u>0%</u>
<b>Total</b>	14,315	100%	102,784	100%
<b>Weighted Average LTV</b>	<b>54.5%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,189	15%	45,794	40%
€100 - €200	5,598	39%	42,388	37%
€200 - €350	4,716	33%	21,294	19%
€350 - €500	1,026	7%	3,217	3%
€500 +	<u>786</u>	<u>6%</u>	<u>1,558</u>	<u>1%</u>
<b>Total</b>	14,315	100%	114,251	100%
<b>Average Mortgage</b>	<b>125,293</b>			

Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,453	10%	8,080	7%
12-24	1,230	9%	7,135	6%
24-36	1,042	7%	6,619	6%
36-48	763	5%	5,334	4%
48-60	591	4%	4,340	4%
60-72	444	3%	3,329	3%
72+	<u>8,791</u>	<u>62%</u>	<u>79,414</u>	<u>70%</u>
<b>Total</b>	14,315	100%	114,251	100%
<b>Weighted Average</b>	<b>95 Months</b>			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	397	3%	14,942	13%
5-10	1,566	11%	21,034	18%
10-15	2,647	18%	22,363	20%
15-20	2,852	20%	18,418	16%
20-25	3,598	25%	19,621	17%
25-30	2,249	16%	12,340	11%
30-35	1,006	7%	5,533	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	14,315	100%	114,251	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	14,239	99.4%	113,856	99.6%
Interest Only 0 - 2 years	39	0.3%	237	0.2%
Interest Only 2 - 5 years	11	0.1%	56	0.1%
Interest Only 5+ years	<u>26</u>	<u>0.2%</u>	<u>102</u>	<u>0.1%</u>
<b>Total</b>	14,315	100%	114,251	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,271	9%	7,759	7%
Variable	8,130	57%	63,559	56%
ECB Tracker	<u>4,914</u>	<u>34%</u>	<u>42,933</u>	<u>37%</u>
<b>Total</b>	14,315	100%	114,251	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	302	24%	2,010	26%
1-2	323	25%	2,134	28%
2-3	265	21%	1,541	20%
3-5	282	22%	1,511	19%
5+	<u>99</u>	<u>8%</u>	<u>563</u>	<u>7%</u>
<b>Total</b>	1,271	100%	7,759	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,272	99.7%	113,914	nil
>0 <1 month	23.8	0.2%	202	0.2%
1 month	19.1	0.1%	135	0.1%
>1 month	nil	nil	nil	nil
<b>Total</b>	<b>14,315</b>	<b>100%</b>	<b>114,251</b>	<b>0.3%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,682	88%	98,400	86%
Second Home	99	1%	1,203	1%
Buy To let	<u>1,534</u>	<u>11%</u>	<u>14,648</u>	<u>13%</u>
<b>Total</b>	<b>14,315</b>	<b>100%</b>	<b>114,251</b>	<b>100%</b>

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,471	38%	31,252	27%
Non Dublin	<u>8,844</u>	<u>62%</u>	<u>82,999</u>	<u>73%</u>
<b>Total</b>	<b>14,315</b>	<b>100%</b>	<b>114,251</b>	<b>100%</b>

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (January 2019 for March 2019) 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, the CSO index showed a national fall from peak (April 2007) in house prices of 18.4%, Dublin had a fall from peak (February 2007) of 22.4% & outside Dublin fall from peak (May 2007) of 21.7%.

(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 114251 loan accounts were secured on 102784 properties; there may be more than one loan account against a property.