



## AIB Mortgage Bank Detailed ACS Pool Analysis March 2018

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€33.4bn
Total Number of Accounts	110,134
Total Number of Properties	99,036
Nominal Balances of the Mortgages	€13.8bn
Prudent Market Value	€13.4bn
Average Mortgage Balance	€125,324
Weighted Average Unindexed LTV	58.9%
Weighted Average Indexed LTV	57.2%
Aggregate Indexed LTV	41.3%
Weighted Average Seasoning	94 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%	1,946	14%	31,910	32%
30% - 40%	1,422	10%	11,294	11%
40% - 50%	1,665	12%	10,963	11%
50% - 60%	1,780	13%	10,314	10%
60% - 70%	2,055	15%	10,590	11%
70% - 80%	2,523	18%	11,872	12%
80% - 90%	1,956	14%	10,253	10%
90% - 95%	200	2%	867	2%
95% - 100%	25	0%	114	0%
100% - 101%	5	0%	20	0%
101% +	<u>225</u>	<u>2%</u>	<u>839</u>	<u>1%</u>
<b>Total</b>	13,802	100%	99,036	100%
<b>Weighted Average LTV</b>	<b>58.9%</b>			

Table 3 Indexed LTV (%) > <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,875	14%	31,865	32%
30% - 40%	1,475	11%	11,691	12%
40% - 50%	1,945	14%	12,524	13%
50% - 60%	2,262	16%	13,249	13%
60% - 70%	2,194	16%	11,455	12%
70% - 80%	1,943	14%	9,341	9%
80% - 90%	1,221	9%	5,503	6%
90% - 95%	333	2%	1,367	1%
95% - 100%	219	2%	879	1%
100% - 110%	191	1%	723	1%
110% - 120%	51	0%	174	0%
120%+	<u>92</u>	<u>1%</u>	<u>265</u>	<u>0%</u>
<b>Total</b>	13,802	100%	99,036	100%
<b>Weighted Average LTV</b>	<b>57.2%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,106	15%	44,381	40%
€100 - €200	5,352	39%	40,521	37%
€200 - €350	4,568	33%	20,589	19%
€350 - €500	1,020	7%	3,173	3%
€500 +	<u>757</u>	<u>6%</u>	<u>1,470</u>	<u>1%</u>
<b>Total</b>	13,802	100%	110,134	100%
<b>Average Mortgage</b>	<b>125,324</b>			

Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,172	8%	6,642	6%
12-24	1,098	8%	6,670	6%
24-36	844	6%	5,683	5%
36-48	652	5%	4,595	4%
48-60	492	4%	3,533	3%
60-72	538	4%	3,976	4%
72+	<u>9,006</u>	<u>65%</u>	<u>79,035</u>	<u>72%</u>
<b>Total</b>	13,802	100%	110,134	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	371	3%	14,240	13%
5-10	1,490	11%	20,129	18%
10-15	2,540	18%	21,785	20%
15-20	2,871	21%	18,625	17%
20-25	3,314	24%	17,783	16%
25-30	2,320	17%	12,480	11%
30-35	897	6%	5,092	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<b>Total</b>	13,802	100%	110,134	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	13,706	99%	109,643	100%
Interest Only 0 - 2 years	51	1%	289	0%
Interest Only 2 - 5 years	13	0%	69	0%
Interest Only 5+ years	<u>32</u>	<u>0%</u>	<u>133</u>	<u>0%</u>
<b>Total</b>	13,802	100%	110,134	100%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,247	9%	7,969	7%
Variable	7,464	54%	59,157	54%
ECB Tracker	<u>5,091</u>	<u>37%</u>	<u>43,008</u>	<u>39%</u>
<b>Total</b>	13,802	100%	110,134	100%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	489	39%	3,037	38%
1-2	252	20%	1,668	21%
2-3	301	24%	1,948	25%
3-5	184	15%	1,134	14%
5+	<u>21</u>	<u>2%</u>	<u>182</u>	<u>2%</u>
<b>Total</b>	1,247	100%	7,969	100%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	13,777	99.8%	109,920	nil
>0 <1 month	14.3	0.1%	135	0.1%
1 month	11.3	0.1%	79	0.1%
>1 month	nil	nil	nil	nil
<b>Total</b>	<b>13,802</b>	<b>100%</b>	<b>110,134</b>	<b>0.2%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,167	88%	94,455	86%
Second Home	86	1%	1,033	1%
Buy To let	<u>1,549</u>	<u>11%</u>	<u>14,646</u>	<u>13%</u>
<b>Total</b>	<b>13,802</b>	<b>100%</b>	<b>110,134</b>	<b>100%</b>

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,317	39%	30,320	28%
Non Dublin	<u>8,486</u>	<u>61%</u>	<u>79,814</u>	<u>72%</u>
<b>Total</b>	<b>13,802</b>	<b>100%</b>	<b>110,134</b>	<b>100%</b>

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (January 2018 for March 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 January 2018, the CSO index showed a national fall from peak (April 2007) in house prices of 22.3%, Dublin had a fall from peak (February 2007) of 23.6% & outside Dublin fall from peak (May 2007) of 28.0%.

(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 110134 loan accounts were secured on 99036 properties; there may be more than one loan account against a property.