



AIB Mortgage Bank Detailed ACS Pool Analysis September 2017

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ⁽¹⁾ ^(2a) ^(2b)	€32.1bn
Total Number of Accounts	110,581
Total Number of Properties	99,279
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€13.4bn
Average Mortgage Balance	€125,896
Weighted Average Unindexed LTV	59.1%
Weighted Average Indexed LTV	60.1%
Aggregate Indexed LTV	43.4%
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 (%)

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**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%	1,951	14%	31,899	32%
30% - 40%	1,443	10%	11,403	11%
40% - 50%	1,663	12%	10,852	11%
50% - 60%	1,782	13%	10,301	10%
60% - 70%	2,059	15%	10,518	11%
70% - 80%	2,529	18%	11,773	12%
80% - 90%	2,057	15%	10,777	11%
90% - 95%	158	1%	709	1%
95% - 100%	32	0%	135	0%
100% - 101%	5	0%	21	0%
101% +	<u>242</u>	<u>2%</u>	<u>891</u>	<u>1%</u>

Total

13,922

100%

99,279

100%

Weighted Average LTV

59.1%

Table 3 Indexed LTV (%)

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**Ledger Balance
(€m)**

% of Total

**No. of
Borrowers**

% of Total

0% - 30%	1,712	12%	30,268	30%
30% - 40%	1,345	10%	11,022	11%
40% - 50%	1,769	13%	11,673	12%
50% - 60%	2,110	15%	12,459	13%
60% - 70%	2,250	16%	12,056	12%
70% - 80%	1,980	14%	9,756	10%
80% - 90%	1,390	10%	6,599	7%
90% - 95%	374	3%	1,645	2%
95% - 100%	318	2%	1,304	1%
100% - 110%	408	3%	1,603	2%
110% - 120%	134	1%	496	0%
120%+	<u>130</u>	<u>1%</u>	<u>398</u>	<u>0%</u>

Total

13,922

100%

99,279

100%

Weighted Average LTV

60.1%

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

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**Ledger Balance
(€m)**

% of Total

**No. of Accounts
/ Loans**

% of Total

€0 - €100	2,102	15%	44,412	40%
€100 - €200	5,351	39%	40,517	37%
€200 - €350	4,645	33%	20,922	19%
€350 - €500	1,025	7%	3,166	3%
€500 +	<u>799</u>	<u>6%</u>	<u>1,564</u>	<u>1%</u>

Total	13,922	100%	110,581	100%
Average Mortgage	125,896			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,128	8%	6,573	6%
12-24	941	7%	5,924	5%
24-36	838	6%	5,600	5%
36-48	549	4%	3,848	3%
48-60	570	4%	4,082	4%
60-72	448	3%	3,328	3%
72+	<u>9,448</u>	<u>68%</u>	<u>81,226</u>	<u>74%</u>
Total	13,922	100%	110,581	100%
Weighted Average	94 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	369	3%	14,200	13%
5-10	1,485	11%	20,187	18%
10-15	2,597	19%	22,211	20%
15-20	2,977	21%	19,083	17%
20-25	3,249	23%	17,227	16%
25-30	2,375	17%	12,657	11%
30-35	869	6%	5,016	5%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	13,922	100%	110,581	100%
Weighted Average	19.0 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	13,801	99%	109,965	99%
Interest Only 0 - 2 years	69	1%	385	1%
Interest Only 2 - 5 years	16	0%	83	0%
Interest Only 5+ years	<u>35</u>	<u>0%</u>	<u>148</u>	<u>0%</u>
Total	13,922	100%	110,581	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,314	9%	8,432	8%
Variable	7,206	52%	57,831	52%
ECB Tracker	<u>5,401</u>	<u>39%</u>	<u>44,318</u>	<u>40%</u>
Total	13,922	100%	110,581	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	609	46%	3,682	44%
1-2	198	15%	1,380	16%
2-3	301	23%	1,902	22%
3-5	204	16%	1,404	17%
5+	<u>2</u>	<u>0%</u>	<u>64</u>	<u>1%</u>
Total	1,314	100%	8,432	100%
Table 10 Arrears Multiple (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	13,894	99.8%	110,361	nil
>0 <1 month	16.7	0.1%	140	0.1%
1 month	10.5	0.1%	80	0.1%
>1 month	nil	nil	nil	nil
Total	13,922	100%	110,581	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,177	87%	94,273	85%
Second Home	92	1%	1,076	1%
Buy To let	<u>1,653</u>	<u>12%</u>	<u>15,232</u>	<u>14%</u>
Total	13,922	100%	110,581	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,352	38%	30,398	27%
Non Dublin	<u>8,569</u>	<u>62%</u>	<u>80,183</u>	<u>73%</u>
Total	13,922	100%	110,581	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (July 2017 for September 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 July 2017, the CSO index showed a national fall from peak (April 2007) in house prices of 28.1%, Dublin had a fall from peak (February 2007) of 28.4% & outside Dublin fall from peak (May 2007) of 34.3%.

(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 110581 loan accounts were secured on 99279 properties; there may be more than one loan account against a property.