



AIB Mortgage Bank Detailed ACS Pool Analysis December 2016

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€29.4bn
Total Number of Accounts	109,283
Total Number of Properties	97,867
Nominal Balances of the Mortgages	€13.9bn
Prudent Market Value	€12.9bn
Average Mortgage Balance	€126,852
Weighted Average Unindexed LTV	59.6%
Weighted Average Indexed LTV	65.8%
Aggregate Indexed LTV	47.2%
Weighted Average Seasoning	92 Months
Weighted Average Remaining Legal Term	19.0 Years
Weighted Average Life (Contracted Duration)	9.8 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,914	14%	31,269	32%
30% - 40%	1,447	10%	11,337	12%
40% - 50%	1,628	12%	10,680	11%
50% - 60%	1,773	13%	10,084	10%
60% - 70%	2,009	14%	10,244	10%
70% - 80%	2,430	18%	11,131	11%
80% - 90%	2,172	16%	11,118	11%
90% - 95%	178	1%	849	1%
95% - 100%	39	0%	165	0%
100% - 101%	5	0%	21	0%
101% +	<u>268</u>	<u>2%</u>	<u>969</u>	<u>2%</u>
Total	13,863	100%	97,867	100%
Weighted Average LTV	59.6%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,443	10%	27,496	28%
30% - 40%	1,138	8%	9,932	10%
40% - 50%	1,464	11%	10,284	11%
50% - 60%	1,819	13%	11,035	11%
60% - 70%	2,114	15%	11,828	12%
70% - 80%	1,959	14%	9,927	10%
80% - 90%	1,548	11%	7,523	8%
90% - 95%	521	4%	2,444	2%
95% - 100%	437	3%	1,946	2%
100% - 110%	653	5%	2,672	3%
110% - 120%	442	3%	1,716	2%
120%+	<u>324</u>	<u>3%</u>	<u>1,064</u>	<u>1%</u>
Total	13,863	100%	97,867	100%
Weighted Average LTV	65.8%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,045	15%	43,611	40%
€100 - €200	5,233	38%	39,710	36%
€200 - €350	4,673	34%	21,011	19%
€350 - €500	1,081	8%	3,332	3%
€500 +	<u>831</u>	<u>5%</u>	<u>1,619</u>	<u>2%</u>

Total	13,863	100%	109,283	100%
Average Mortgage	126,852			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	922	7%	5,513	5%
12-24	897	6%	5,821	5%
24-36	633	5%	4,281	4%
36-48	520	4%	3,564	3%
48-60	621	4%	4,394	4%
60-72	403	3%	2,826	3%
72+	<u>9,868</u>	<u>71%</u>	<u>82,884</u>	<u>76%</u>
Total	13,863	100%	109,283	100%
Weighted Average	92 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	355	3%	13,886	13%
5-10	1,443	10%	19,864	18%
10-15	2,575	19%	22,092	20%
15-20	3,061	22%	19,465	18%
20-25	3,056	22%	16,066	15%
25-30	2,580	19%	13,254	12%
30-35	792	5%	4,656	4%
35+	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
Total	13,863	100%	109,283	100%
Weighted Average	19.0 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	13,729	99%	108,609	99%
Interest Only 0 - 2 years	79	1%	419	1%
Interest Only 2 - 5 years	16	0%	89	0%
Interest Only 5+ years	<u>38</u>	<u>0%</u>	<u>166</u>	<u>0%</u>
Total	13,863	100%	109,283	100%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,446	10%	9,235	8%
Variable	6,640	48%	54,273	50%
ECB Tracker	<u>5,777</u>	<u>42%</u>	<u>45,775</u>	<u>42%</u>
Total	13,863	100%	109,283	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	629	43%	3,816	41%
1-2	320	22%	2,024	22%
2-3	153	11%	1,064	12%
3-5	340	24%	2,249	24%
5+	<u>3</u>	<u>0%</u>	<u>82</u>	<u>1%</u>
Total	1,446	100%	9,235	100%
Table 10 Arrears Multiple (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	13,840	99.8%	109,128	nil
>0 <1 month	11.4	0.1%	85	0.1%
1 month	11.3	0.1%	70	0.1%
>1 month	<u>nil</u>	<u>nil</u>	<u>nil</u>	<u>nil</u>
Total	13,863	100%	109,283	0.2%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,022	87%	92,710	85%
Second Home	96	1%	1,113	1%
Buy To let	<u>1,744</u>	<u>12%</u>	<u>15,460</u>	<u>14%</u>
Total	13,863	100%	109,283	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,314	38%	30,009	27%
Non Dublin	<u>8,549</u>	<u>62%</u>	<u>79,274</u>	<u>73%</u>
Total	13,863	100%	109,283	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (October 2016 for December 2016) 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 October 2016, the CSO index showed a national peak to trough fall in house prices of 32.4% and a fall of 32.7% & 37.1% 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 109283 loan accounts were secured on 97867 properties; there may be more than one loan account against a property