



AIB Mortgage Bank Detailed ACS Pool Analysis December 2023

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€44.3bn
Total Number of Accounts	114,216
Total Number of Properties	103,543
Nominal Balances of the Mortgages	€15.0bn
Prudent Market Value	€14.8bn
Average Mortgage Balance	€131,531
Weighted Average Unindexed LTV	58.1%
Weighted Average Indexed LTV	48.7%
Aggregate Indexed LTV	33.9%
Weighted Average Seasoning	89 Months
Weighted Average Remaining Legal Term	19.8 Years
Weighted Average Life (Contracted Duration)	11.02 years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,966	13.08%	32,599	31.48%
30% - 40%	1,535	10.22%	12,015	11.60%
40% - 50%	1,815	12.08%	11,556	11.16%
50% - 60%	2,084	13.87%	11,731	11.33%
60% - 70%	2,383	15.86%	12,157	11.74%
70% - 80%	2,486	16.55%	11,853	11.45%
80% - 90%	2,445	16.27%	10,467	10.11%
90% - 95%	223	1.48%	796	0.77%
95% - 100%	11	0.07%	53	0.05%
100% - 101%	1	0.01%	7	0.01%
101% +	<u>74</u>	<u>0.50%</u>	<u>309</u>	<u>0.30%</u>
Total	15,023	100.00%	103,543	100.00%
Weighted Average LTV	58.1%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,196	21.27%	43,543	42.05%
30% - 40%	2,328	15.50%	15,891	15.35%
40% - 50%	2,460	16.38%	13,939	13.46%
50% - 60%	2,258	15.03%	11,071	10.69%
60% - 70%	2,148	14.30%	9,427	9.10%
70% - 80%	1,338	8.90%	4,987	4.82%
80% - 90%	1,230	8.18%	4,482	4.33%
90% - 95%	41	0.27%	120	0.12%
95% - 100%	3	0.02%	14	0.01%
100% - 110%	10	0.07%	31	0.03%
110% - 120%	3	0.02%	12	0.01%
120%+	<u>9</u>	<u>0.06%</u>	<u>26</u>	<u>0.03%</u>
Total	15,023	100.00%	103,543	100.00%
Weighted Average LTV	48.7%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,142	14.26%	43,705	38.27%
€100 - €200	5,657	37.66%	42,358	37.09%
€200 - €350	4,966	33.06%	22,267	19.50%
€350 - €500	1,388	9.24%	4,160	3.64%
€500 +	<u>869</u>	<u>5.78%</u>	<u>1,726</u>	<u>1.51%</u>
Total	15,023	100.00%	114,216	100.00%
Average Mortgage	131,531			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,344	8.94%	6,158	5.39%
12-24	2,403	16.00%	11,143	9.76%
24-36	1,362	9.07%	7,271	6.37%
36-48	950	6.33%	5,669	4.96%
48-60	1,116	7.43%	7,280	6.37%
60-72	1,005	6.69%	6,956	6.09%
72+	<u>6,842</u>	<u>45.55%</u>	<u>69,739</u>	<u>61.06%</u>
Total	15,023	100.00%	114,216	100.00%
Weighted Average	89 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	435	2.90%	15,266	13.37%
5-10	1,535	10.22%	20,185	17.67%
10-15	2,308	15.36%	19,303	16.90%
15-20	3,411	22.70%	21,881	19.16%
20-25	3,145	20.94%	17,837	15.62%
25-30	2,440	16.24%	12,116	10.61%
30-35	1,749	11.64%	7,628	6.68%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,023	100.00%	114,216	100.00%
Weighted Average	19.8 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	14,993	99.80%	114,048	99.85%
Interest Only 0 - 2 years	22	0.15%	132	0.12%
Interest Only 2 - 5 years	4	0.03%	18	0.02%
Interest Only 5+ years	<u>3</u>	<u>0.02%</u>	<u>18</u>	<u>0.02%</u>
Total	15,023	100.00%	114,216	100.00%

Table 8 Products by Interest Rate Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	8,882	59.12%	50,298	44.04%
Variable	3,766	25.07%	37,096	32.48%
ECB Tracker	<u>2,375</u>	<u>15.81%</u>	<u>26,822</u>	<u>23.48%</u>
Total	15,023	100.00%	114,216	100.00%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	726	8.18%	4,832	9.61%
1-2	1,550	17.45%	9,530	18.95%
2-3	2,008	22.61%	9,877	19.64%
3-5	4,363	49.12%	24,532	48.77%
5+	<u>235</u>	<u>2.65%</u>	<u>1,527</u>	<u>3.04%</u>
Total	8,882	100.00%	50,298	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,895	99.15%	113,174	99.09%
30 days	96.2	0.64%	823	0.72%
30-60 days	27.9	0.19%	187	0.16%
60-90 days	3.7	0.02%	32	0.03%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,023	100.00%	114,216	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,227	94.70%	104,149	91.19%
Second Home	43	0.29%	623	0.55%
Buy To let	<u>753</u>	<u>5.01%</u>	<u>9,444</u>	<u>8.27%</u>
Total	15,023	100.00%	114,216	100.00%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,267	35.06%	29,717	26.02%
Non Dublin	<u>9,756</u>	<u>64.94%</u>	<u>84,499</u>	<u>73.98%</u>
Total	15,023	100.00%	114,216	100.00%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index 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 2023, the CSO index has now reached the value of 171.9 which is 5.1% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 6.3% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 6.1% higher than their May 2007 peak.

(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 114216 loan accounts were secured on 103543 properties; there may be more than one loan account against a property.