



AIB Mortgage Bank Detailed ACS Pool Analysis March 2022

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€44.5bn
Total Number of Accounts	121,807
Total Number of Properties	109,717
Nominal Balances of the Mortgages	€15.5bn
Prudent Market Value	€15.4bn
Average Mortgage Balance	€127,324
Weighted Average Unindexed LTV	58.1%
Weighted Average Indexed LTV	49.1%
Aggregate Indexed LTV	34.8%
Weighted Average Seasoning	93 Months
Weighted Average Remaining Legal Term	19.5 Years
Weighted Average Life (Contracted Duration)	10.94 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,142	13.81%	35,627	32.47%
30% - 40%	1,620	10.45%	12,762	11.63%
40% - 50%	1,890	12.19%	12,226	11.14%
50% - 60%	2,017	13.01%	11,531	10.51%
60% - 70%	2,400	15.47%	12,316	11.23%
70% - 80%	2,559	16.50%	12,403	11.30%
80% - 90%	2,533	16.33%	11,426	10.41%
90% - 95%	211	1.36%	841	0.77%
95% - 100%	19	0.12%	81	0.07%
100% - 101%	3	0.02%	14	0.01%
101% +	<u>115</u>	<u>0.74%</u>	<u>490</u>	<u>0.45%</u>
Total	15,509	100.00%	109,717	100.00%
Weighted Average LTV	58.1%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,029	19.53%	43,800	39.92%
30% - 40%	2,375	15.32%	16,607	15.14%
40% - 50%	2,503	16.14%	14,868	13.55%
50% - 60%	2,553	16.46%	13,171	12.00%
60% - 70%	2,287	14.75%	10,178	9.28%
70% - 80%	2,145	13.83%	8,735	7.96%
80% - 90%	550	3.55%	2,103	1.92%
90% - 95%	19	0.13%	85	0.08%
95% - 100%	10	0.06%	35	0.03%
100% - 110%	10	0.07%	42	0.04%
110% - 120%	11	0.07%	35	0.03%
120%+	<u>16</u>	<u>0.10%</u>	<u>58</u>	<u>0.05%</u>
Total	15,509	100.00%	109,717	100.00%
Weighted Average LTV	49.1%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,313	14.91%	48,058	39.45%
€100 - €200	5,950	38.36%	44,839	36.81%
€200 - €350	5,123	33.04%	23,198	19.04%
€350 - €500	1,304	8.41%	4,032	3.31%
€500 +	819	5.28%	1,680	1.38%
Total	15,509	100.00%	121,807	100.00%
Average Mortgage	127,324			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,573	10.16%	7,701	6.32%
12-24	1,346	8.69%	7,014	5.75%
24-36	1,610	10.40%	9,183	7.53%
36-48	1,372	8.86%	8,464	6.94%
48-60	1,007	6.50%	6,660	5.46%
60-72	753	4.87%	5,480	4.49%
72+	7,821	50.52%	77,443	63.51%
Total	15,483	100.00%	121,945	100.00%
Weighted Average	93 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	459	2.96%	16,491	13.54%
5-10	1,667	10.75%	22,455	18.43%
10-15	2,567	16.55%	21,711	17.82%
15-20	3,275	21.12%	20,945	17.20%
20-25	3,560	22.95%	20,186	16.57%
25-30	2,439	15.72%	12,731	10.45%
30-35	1,543	9.95%	7,288	5.98%
35+	0.00	0.00%	0	0.00%
Total	15,509	100.00%	121,807	100.00%
Weighted Average	19.5 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,475	99.78%	121,639	99.86%
Interest Only 0 - 2 years	14	0.09%	87	0.07%
Interest Only 2 - 5 years	12	0.08%	44	0.04%
Interest Only 5+ years	8	0.05%	37	0.03%
Total	15,509	100.00%	121,807	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)	6,180	39.85%	32,895	27.01%
Variable	5,630	36.30%	51,332	42.14%
ECB Tracker	3,699	23.85%	37,580	30.85%
Total	15,509	100.00%	121,807	100.00%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	430	6.95%	2,604	7.92%
1-2	803	12.99%	4,829	14.68%
2-3	1,243	20.11%	7,243	22.02%
3-5	3,619	58.56%	17,669	53.71%
5+	85	1.38%	550	1.67%
Total	6,180	100.00%	32,895	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,355	99.01%	120,539	98.96%
30 days	80.9	0.52%	680	0.56%
30-60 days	54.4	0.35%	424	0.35%
60-90 days	10.6	0.07%	92	0.08%
90-180 days	8.0	0.05%	72	0.06%
Total	15,509	100.00%	121,807	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,333	92.41%	108,204	88.83%
Second Home	63	0.40%	885	0.73%
Buy To let	<u>1,114</u>	<u>7.18%</u>	<u>12,718</u>	<u>10.44%</u>
Total	15,509	100.00%	121,807	100.00%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,632	36.31%	32,400	26.60%
Non Dublin	<u>9,877</u>	<u>63.69%</u>	<u>89,407</u>	<u>73.40%</u>
Total	15,509	100.00%	121,807	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 January 2022, the CSO index showed a national fall from peak (April 2007) in house prices of 3.3%, Dublin had a fall from peak (February 2007) of 11% & outside Dublin fall from peak (May 2007) of 4.7%.

(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 121807 loan accounts were secured on 109717 properties; there may be more than one loan account against a property.