



## AIB Mortgage Bank Detailed ACS Pool Analysis March 2021

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€39.6bn
Total Number of Accounts	121,937
Total Number of Properties	109,656
Nominal Balances of the Mortgages	€15.4bn
Prudent Market Value	€15.1bn
Average Mortgage Balance	€126,012
Weighted Average Unindexed LTV	58.0%
Weighted Average Indexed LTV	54.2%
Aggregate Indexed LTV	38.8%
Weighted Average Seasoning	96 Months
Weighted Average Remaining Legal Term	19.2 Years
Weighted Average Life (Contracted Duration)	10.81 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,178	14.17%	35,608	32.47%
30% - 40%	1,625	10.58%	12,859	11.73%
40% - 50%	1,974	12.85%	12,780	11.65%
50% - 60%	1,978	12.87%	11,360	10.36%
60% - 70%	2,379	15.48%	12,227	11.15%
70% - 80%	2,427	15.80%	11,937	10.89%
80% - 90%	2,322	15.11%	10,937	9.97%
90% - 95%	303	1.97%	1,218	1.11%
95% - 100%	25	0.16%	105	0.10%
100% - 101%	4	0.02%	14	0.01%
101% +	<u>152</u>	<u>0.99%</u>	<u>611</u>	<u>0.56%</u>
<b>Total</b>	15,366	100.00%	109,656	100.00%
<b>Weighted Average LTV</b>	<b>58.0%</b>			

**Table 3 Indexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,402	15.64%	38,313	34.95%
30% - 40%	1,892	12.31%	14,394	13.12%
40% - 50%	2,378	15.48%	15,162	13.83%
50% - 60%	2,315	15.06%	12,993	11.85%
60% - 70%	2,352	15.30%	11,746	10.71%
70% - 80%	1,967	12.80%	8,558	7.80%
80% - 90%	1,866	12.14%	7,802	7.11%
90% - 95%	85	0.55%	300	0.27%
95% - 100%	25	0.16%	90	0.08%
100% - 110%	28	0.18%	110	0.10%
110% - 120%	15	0.10%	57	0.05%
120%+	<u>42</u>	<u>0.28%</u>	<u>131</u>	<u>0.12%</u>
<b>Total</b>	15,366	100.00%	109,656	100.00%
<b>Weighted Average LTV</b>	<b>54.2%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,336	15.20%	48,452	39.73%
€100 - €200	5,981	38.92%	45,128	37.01%
€200 - €350	5,040	32.80%	22,932	18.81%
€350 - €500	1,192	7.76%	3,731	3.06%
€500 +	<u>817</u>	<u>5.32%</u>	<u>1,694</u>	<u>1.39%</u>
<b>Total</b>	15,366	100.00%	121,937	100.00%
<b>Average Mortgage</b>	<b>126,012</b>			

Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,214	7.90%	6,158	5.05%
12-24	1,725	11.24%	9,466	7.76%
24-36	1,514	9.85%	8,882	7.28%
36-48	1,155	7.51%	7,270	5.97%
48-60	898	5.84%	6,183	5.07%
60-72	654	4.26%	4,931	4.04%
72+	<u>8,206</u>	<u>53.40%</u>	<u>79,047</u>	<u>64.83%</u>
<b>Total</b>	15,366	100.00%	121,937	100.00%
<b>Weighted Average</b>	<b>96 Months</b>			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	454	2.96%	16,147	13.24%
5-10	1,672	10.88%	22,620	18.55%
10-15	2,720	17.70%	22,934	18.81%
15-20	3,038	19.77%	19,584	16.06%
20-25	3,815	24.83%	21,429	17.57%
25-30	2,319	15.09%	12,469	10.23%
30-35	1,348	8.77%	6,754	5.54%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
<b>Total</b>	15,366	100.00%	121,937	100.00%
<b>Weighted Average</b>	<b>19.2 Years</b>			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,318	99.69%	121,674	99.79%
Interest Only 0 - 2 years	22	0.14%	148	0.12%
Interest Only 2 - 5 years	12	0.08%	52	0.04%
Interest Only 5+ years	<u>14</u>	<u>0.09%</u>	<u>63</u>	<u>0.05%</u>
<b>Total</b>	15,366	100.00%	121,937	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)	4,235	27.56%	22,877	18.76%
Variable	6,843	44.54%	58,248	47.77%
ECB Tracker	<u>4,287</u>	<u>27.90%</u>	<u>40,812</u>	<u>33.47%</u>
<b>Total</b>	15,366	100.00%	121,937	100.00%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	235	5.54%	1,502	6.57%
1-2	483	11.40%	2,768	12.10%
2-3	920	21.73%	5,175	22.62%
3-5	2,514	59.35%	12,895	56.36%
5+	<u>84</u>	<u>1.98%</u>	<u>537</u>	<u>2.35%</u>
<b>Total</b>	4,235	100.00%	22,877	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,274	99.41%	121,175	99.38%
30 days	50.4	0.33%	402	0.33%
30-60 days	27.6	0.18%	253	0.21%
60-90 days	6.9	0.04%	54	0.04%
90-180 days	6.9	0.04%	53	0.04%
<b>Total</b>	<b>15,366</b>	<b>100.00%</b>	<b>121,937</b>	<b>100.00%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	13,941	90.73%	106,905	87.67%
Second Home	78	0.51%	1,010	0.83%
Buy To let	<u>1,347</u>	<u>8.76%</u>	<u>14,022</u>	<u>11.50%</u>
<b>Total</b>	<b>15,366</b>	<b>100.00%</b>	<b>121,937</b>	<b>100.00%</b>

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,720	37.22%	32,966	27.04%
Non Dublin	<u>9,646</u>	<u>62.78%</u>	<u>88,971</u>	<u>72.96%</u>
<b>Total</b>	<b>15,366</b>	<b>100.00%</b>	<b>121,937</b>	<b>100.00%</b>

(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 2021, the CSO index showed a national fall from peak (April 2007) in house prices of 15.7%, Dublin had a fall from peak (February 2007) of 21.3% & outside Dublin fall from peak (May 2007) of 17.8%.

(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 121937 loan accounts were secured on 109656 properties; there may be more than one loan account against a property.