



## AIB Mortgage Bank Detailed ACS Pool Analysis September 2021

**Table 1 Mortgage Loans Summary**

Total Indexed Property Valuation <sup>(1) (2a) (2b)</sup>	€41.4bn
Total Number of Accounts	121,548
Total Number of Properties	109,336
Nominal Balances of the Mortgages	€15.3bn
Prudent Market Value	€15.1bn
Average Mortgage Balance	€126,174
Weighted Average Unindexed LTV	58.0%
Weighted Average Indexed LTV	51.8%
Aggregate Indexed LTV	37.0%
Weighted Average Seasoning	95 Months
Weighted Average Remaining Legal Term	19.3 Years
Weighted Average Life (Contracted Duration)	10.82 Years

**Table 2 Unindexed LTV (%)**

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	2,166	14.12%	35,593	32.55%
30% - 40%	1,607	10.48%	12,721	11.63%
40% - 50%	1,919	12.51%	12,487	11.42%
50% - 60%	1,991	12.98%	11,422	10.45%
60% - 70%	2,368	15.44%	12,193	11.15%
70% - 80%	2,452	15.99%	12,066	11.04%
80% - 90%	2,421	15.78%	11,182	10.23%
90% - 95%	247	1.61%	992	0.91%
95% - 100%	21	0.14%	84	0.08%
100% - 101%	6	0.04%	29	0.03%
101% +	<u>140</u>	<u>0.91%</u>	<u>567</u>	<u>0.52%</u>
<b>Total</b>	15,336	100.00%	109,336	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%	2,638	17.20%	40,348	36.90%
30% - 40%	2,076	13.53%	15,257	13.95%
40% - 50%	2,433	15.87%	15,135	13.84%
50% - 60%	2,408	15.70%	13,044	11.93%
60% - 70%	2,318	15.12%	11,033	10.09%
70% - 80%	2,016	13.15%	8,678	7.94%
80% - 90%	1,316	8.58%	5,355	4.90%
90% - 95%	52	0.34%	212	0.19%
95% - 100%	12	0.08%	53	0.05%
100% - 110%	22	0.14%	78	0.07%
110% - 120%	10	0.06%	39	0.04%
120%+	<u>35</u>	<u>0.23%</u>	<u>104</u>	<u>0.10%</u>
<b>Total</b>	15,336	100.00%	109,336	100.00%
<b>Weighted Average LTV</b>	<b>51.8%</b>			

Table 4 Mortgage Size <sup>(4)</sup> (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,331	15.20%	48,254	39.70%
€100 - €200	5,964	38.89%	45,011	37.03%
€200 - €350	5,017	32.72%	22,830	18.78%
€350 - €500	1,214	7.92%	3,778	3.11%
€500 +	810	<u>5.28%</u>	<u>1,675</u>	<u>1.38%</u>
<b>Total</b>	15,336	100.00%	121,548	100.00%
<b>Average Mortgage</b>	<b>126,174</b>			

Table 5 Seasoning <sup>(3)</sup> (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,436	9.36%	7,176	5.90%
12-24	1,407	9.18%	7,591	6.25%
24-36	1,551	10.12%	8,998	7.40%
36-48	1,311	8.55%	8,046	6.62%
48-60	983	6.41%	6,698	5.51%
60-72	686	4.47%	5,054	4.16%
72+	<u>7,962</u>	<u>51.91%</u>	<u>77,985</u>	<u>64.16%</u>
<b>Total</b>	15,336	100.00%	121,548	100.00%
<b>Weighted Average</b>	<b>95 Months</b>			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	466	3.04%	16,406	13.50%
5-10	1,683	10.97%	22,587	18.58%
10-15	2,629	17.14%	22,224	18.28%
15-20	3,151	20.55%	20,231	16.64%
20-25	3,649	23.79%	20,703	17.03%
25-30	2,346	15.29%	12,487	10.27%
30-35	1,413	9.21%	6,909	5.68%
35+	<u>0.05</u>	<u>0.00%</u>	<u>1</u>	<u>0.00%</u>
<b>Total</b>	15,336	100.00%	121,548	100.00%
<b>Weighted Average</b>	<b>19.3 Years</b>			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,299	99.76%	121,364	99.85%
Interest Only 0 - 2 years	12	0.08%	80	0.07%
Interest Only 2 - 5 years	13	0.09%	53	0.04%
Interest Only 5+ years	<u>11</u>	<u>0.07%</u>	<u>51</u>	<u>0.04%</u>
<b>Total</b>	15,336	100.00%	121,548	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)	5,047	32.91%	27,037	22.24%
Variable	6,283	40.97%	55,230	45.44%
ECB Tracker	<u>4,006</u>	<u>26.12%</u>	<u>39,281</u>	<u>32.32%</u>
<b>Total</b>	15,336	100.00%	121,548	100.00%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	274	5.43%	1,687	6.24%
1-2	578	11.45%	3,350	12.39%
2-3	1,002	19.86%	5,771	21.34%
3-5	3,121	61.83%	15,747	58.24%
5+	<u>72</u>	<u>1.43%</u>	<u>482</u>	<u>1.78%</u>
<b>Total</b>	5,047	100.00%	27,037	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,230	99.31%	120,686	99.29%
30 days	51.5	0.34%	440	0.36%
30-60 days	36.4	0.24%	278	0.23%
60-90 days	9.0	0.06%	73	0.06%
90-180 days	9.4	0.06%	71	0.06%
<b>Total</b>	<b>15,336</b>	<b>100.00%</b>	<b>121,548</b>	<b>100.00%</b>

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,023	91.44%	107,156	88.16%
Second Home	71	0.46%	953	0.78%
Buy To let	<u>1,242</u>	<u>8.10%</u>	<u>13,439</u>	<u>11.06%</u>
<b>Total</b>	<b>15,336</b>	<b>100.00%</b>	<b>121,548</b>	<b>100.00%</b>

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,641	36.78%	32,599	26.82%
Non Dublin	<u>9,695</u>	<u>63.22%</u>	<u>88,949</u>	<u>73.18%</u>
<b>Total</b>	<b>15,336</b>	<b>100.00%</b>	<b>121,548</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 July 2021, the CSO index showed a national fall from peak (April 2007) in house prices of 10.7%, Dublin had a fall from peak (February 2007) of 16.5% & outside Dublin fall from peak (May 2007) of 13.1%.

(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 121548 loan accounts were secured on 109336 properties; there may be more than one loan account against a property.