



AIB Mortgage Bank Detailed ACS Pool Analysis March 2024

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ^{(1) (2a) (2b)}	€45.2bn
Total Number of Accounts	113,793
Total Number of Properties	103,224
Nominal Balances of the Mortgages	€15.1bn
Prudent Market Value	€14.9bn
Average Mortgage Balance	€132,441
Weighted Average Unindexed LTV	58.3%
Weighted Average Indexed LTV	48.0%
Aggregate Indexed LTV	33.4%
Weighted Average Seasoning	88 Months
Weighted Average Remaining Legal Term	19.9 Years
Weighted Average Life (Contracted Duration)	11.07 years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,945	12.90%	32,339	31.33%
30% - 40%	1,535	10.18%	11,938	11.57%
40% - 50%	1,796	11.92%	11,476	11.12%
50% - 60%	2,108	13.99%	11,813	11.44%
60% - 70%	2,389	15.85%	12,166	11.79%
70% - 80%	2,480	16.46%	11,773	11.41%
80% - 90%	2,492	16.53%	10,513	10.18%
90% - 95%	245	1.63%	856	0.83%
95% - 100%	10	0.06%	49	0.05%
100% - 101%	1	0.01%	5	0.00%
101% +	<u>70</u>	<u>0.47%</u>	<u>296</u>	<u>0.29%</u>
Total	15,071	100.00%	103,224	100.00%
Weighted Average LTV	58.3%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	3,320	22.03%	44,321	42.94%
30% - 40%	2,381	15.80%	15,991	15.49%
40% - 50%	2,495	16.55%	13,900	13.47%
50% - 60%	2,281	15.14%	10,972	10.63%
60% - 70%	2,070	13.74%	8,824	8.55%
70% - 80%	1,308	8.68%	4,903	4.75%
80% - 90%	1,176	7.80%	4,183	4.05%
90% - 95%	16	0.11%	56	0.05%
95% - 100%	7	0.05%	21	0.02%
100% - 110%	5	0.03%	18	0.02%
110% - 120%	3	0.02%	14	0.01%
120%+	<u>8</u>	<u>0.05%</u>	<u>21</u>	<u>0.02%</u>
Total	15,071	100.00%	103,224	100.00%
Weighted Average LTV	48.0%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	2,113	14.02%	43,226	37.99%
€100 - €200	5,632	37.37%	42,157	37.05%
€200 - €350	5,011	33.25%	22,394	19.68%
€350 - €500	1,431	9.50%	4,277	3.76%
€500 +	<u>884</u>	<u>5.87%</u>	<u>1,739</u>	<u>1.53%</u>
Total	15,071	100.00%	113,793	100.00%
Average Mortgage	132,441			

Table 5 Seasoning ⁽³⁾ (months) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	1,307	8.67%	5,816	5.11%
12-24	2,410	15.99%	11,193	9.84%
24-36	1,523	10.11%	7,889	6.93%
36-48	908	6.02%	5,346	4.70%
48-60	1,130	7.50%	7,337	6.45%
60-72	1,005	6.67%	6,947	6.10%
72+	<u>6,788</u>	<u>45.04%</u>	<u>69,265</u>	<u>60.87%</u>
Total	15,071	100.00%	113,793	100.00%
Weighted Average	88 Months			

Table 6 Remaining Legal Term (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	425	2.82%	15,105	13.27%
5-10	1,521	10.09%	19,962	17.54%
10-15	2,269	15.05%	18,995	16.69%
15-20	3,412	22.64%	21,945	19.29%
20-25	3,154	20.93%	17,770	15.62%
25-30	2,466	16.36%	12,167	10.69%
30-35	1,824	12.10%	7,849	6.90%
35+	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,071	100.00%	113,793	100.00%
Weighted Average	19.9 Years			

Table 7 Repayment Type	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,041	99.80%	113,622	99.85%
Interest Only 0 - 2 years	24	0.16%	139	0.12%
Interest Only 2 - 5 years	4	0.03%	18	0.02%
Interest Only 5+ years	<u>2</u>	<u>0.02%</u>	<u>14</u>	<u>0.01%</u>
Total	15,071	100.00%	113,793	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)	8,819	58.52%	49,700	43.68%
Variable	3,990	26.48%	38,223	33.59%
ECB Tracker	<u>2,261</u>	<u>15.01%</u>	<u>25,870</u>	<u>22.73%</u>
Total	15,071	100.00%	113,793	100.00%

Table 9 Fixed Rate Loan Periods (years) > <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	849	9.63%	5,739	11.55%
1-2	1,611	18.26%	9,442	19.00%
2-3	2,022	22.92%	10,025	20.17%
3-5	4,103	46.53%	22,967	46.21%
5+	<u>234</u>	<u>2.65%</u>	<u>1,527</u>	<u>3.07%</u>
Total	8,819	100.00%	49,700	100.00%

Table 10 Arrears Multiple (months)	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	14,942	99.15%	112,759	99.09%
30 days	100.3	0.67%	819	0.72%
30-60 days	23.5	0.16%	182	0.16%
60-90 days	4.8	0.03%	33	0.03%
90-180 days	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>
Total	15,071	100.00%	113,793	100.00%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	14,304	94.91%	104,041	91.43%
Second Home	41	0.28%	602	0.53%
Buy To let	<u>725</u>	<u>4.81%</u>	<u>9,150</u>	<u>8.04%</u>
Total	15,071	100.00%	113,793	100.00%

Table 12 Geographical Concentration	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
County				
Dublin	5,253	34.85%	29,539	25.96%
Non Dublin	<u>9,818</u>	<u>65.15%</u>	<u>84,254</u>	<u>74.04%</u>
Total	15,071	100.00%	113,793	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 2024, the CSO index has now reached the value of 177.0 which is 8.2% above its highest level at the peak of the property boom in April 2007. Dublin residential property prices are 3.1% lower than their February 2007 peak, while residential property prices in the Rest of Ireland are 8.9% 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 113793 loan accounts were secured on 103224 properties; there may be more than one loan account against a property.