HBFI MID YEAR UPDATE

FOR THE PERIOD TO 30TH JUNE 2026

Key Highlights

Continued Growth in Approvals and Housing Delivery.

HBFI approved funding reached **€3.78 billion** at the end of June 2026, representing a **14% increase** on December 2025. This includes more than **€450 million in new approvals** during the first six months of the year, reflecting continued demand for development finance across the residential sector. To date, HBFI has approved funding for **256 residential schemes across 25 counties**, supporting the delivery of **19,399 homes**. Of these, **168 projects are either under construction or completed**, contributing **15,610 homes** to Ireland's housing stock.

Supporting SME builders remains a key priority for HBFI. To date:

- **80%** of all approved loans have a value of **€20 million or less**
- **67%** of approved schemes comprise **fewer than 50 homes**

HBFI's funding solutions continue to address equity challenges within the market, with **87% of approved loans** having a Loan to Cost ratio of **65% or higher**.

HBFI's product suite continues to support a broad mix of residential development across the State. Approved funding to date supports:

- **54%** owner-occupier homes
- **40%** social and affordable housing (including Part V)
- **6%** private rental sector homes

This balanced approach ensures HBFI continues to support housing delivery across a range of tenures and housing needs.

The Scaling Challenge, HBFI's recent report on the role of SME residential developers in Ireland, highlighted the important contribution SMEs make to housing delivery and the barriers they face in scaling their businesses. Since its publication in April 2026, HBFI has introduced a number of measures to support SME builders and developers, including:

- Launch of a dedicated SME Digital Hub
- Enhanced Regional Engagement Strategy
- Simplified Legal Process
- Reduced Monitoring Fees for Micro SMEs

These initiatives form part of HBFI's ongoing commitment to supporting SME builders and increasing housing delivery across Ireland.

HBFI enters the second half of 2026 from a position of strength, with strong levels of approved funding, significant housing delivery supported across the State, and a number of targeted measures now underway to support SME builders and developers. While market conditions will continue to be monitored closely, HBFI remains focused on increasing housing supply, supporting regional development and responding to the evolving needs of the residential development sector.

Approvals*

€3.78bn
Total funding approved

€14.7m
Average loan facility size

19,399
Supporting 19,399 homes

€1m to €113m
Individual loan facilities range from €1m to €113m

256
Total Number of facilities approved

6.31%
Interest margin for core products 4.5% to 8.5%. Average 6.31%**

25
Across 25 counties

88%
of total approved units for 3 bed units or less

80%
of loan approvals to date ≤ €20m

87%
of total approvals to date have an LTC ≥ 65%

Active Sites

€2,755m
Total funding approved on active and completed sites

15,610
No. of new homes delivered or under construction

168
Total Number of active or finished sites

Homes completed

8,057
Number of units sold

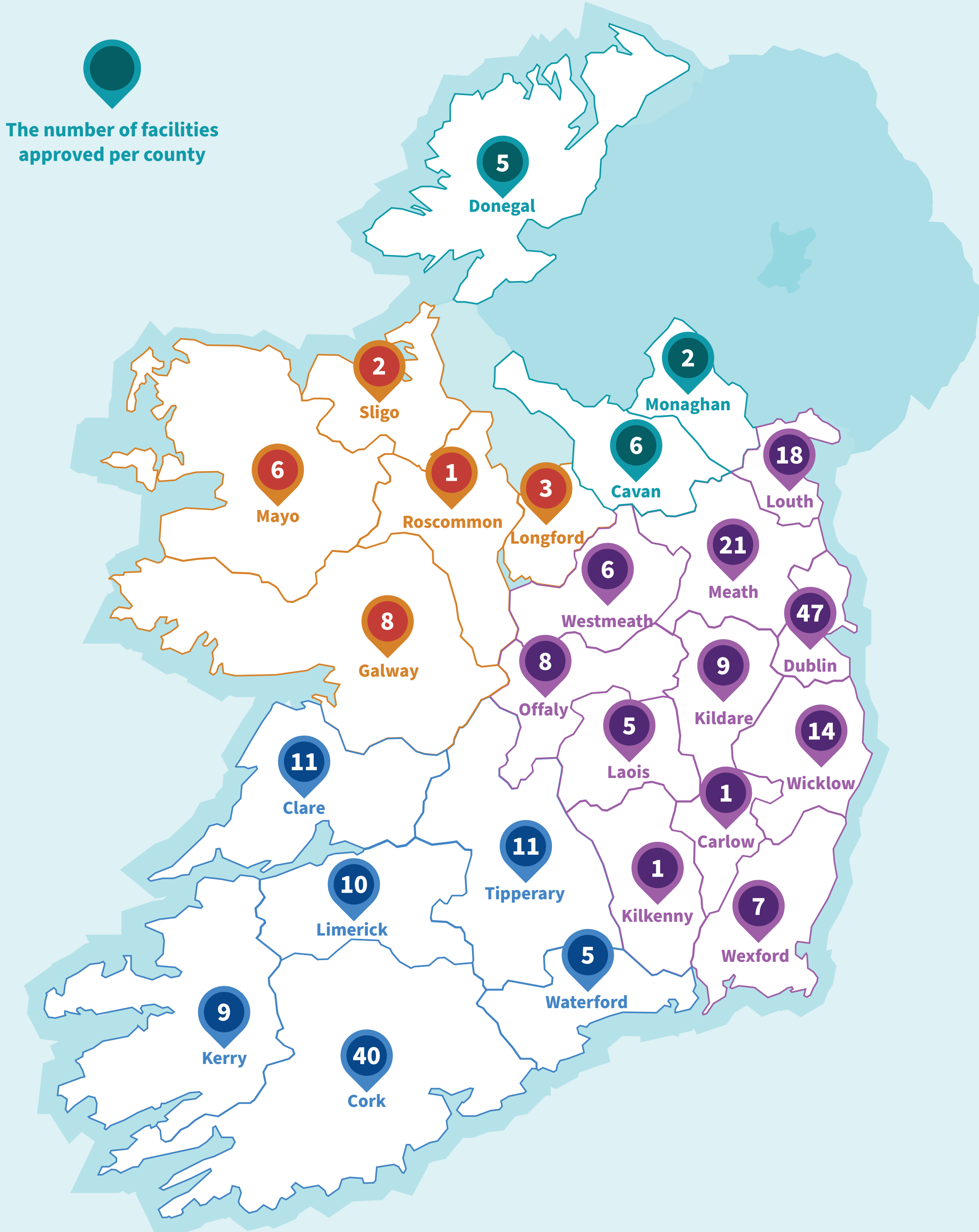
2,972
Contracted for sale/sale agreed

** Figures reported are from 28 January 2019 to 30 June 2026. Not all schemes approved will draw down funding from HBFI for various reasons including the project not progressing or alternative funding secured.*

*** Interest margins quoted exclude the Accelerate product, which has a different pricing and fee structure, and exclude Euribor, which is also payable.*

Facilities Approved by County

HBFI has approved 256 facilities as of the end of June 2026 in 25 counties.



40%
Social /Affordable including 5% Part V

54%
Owner occupier

6%
Private rental

CASE STUDY

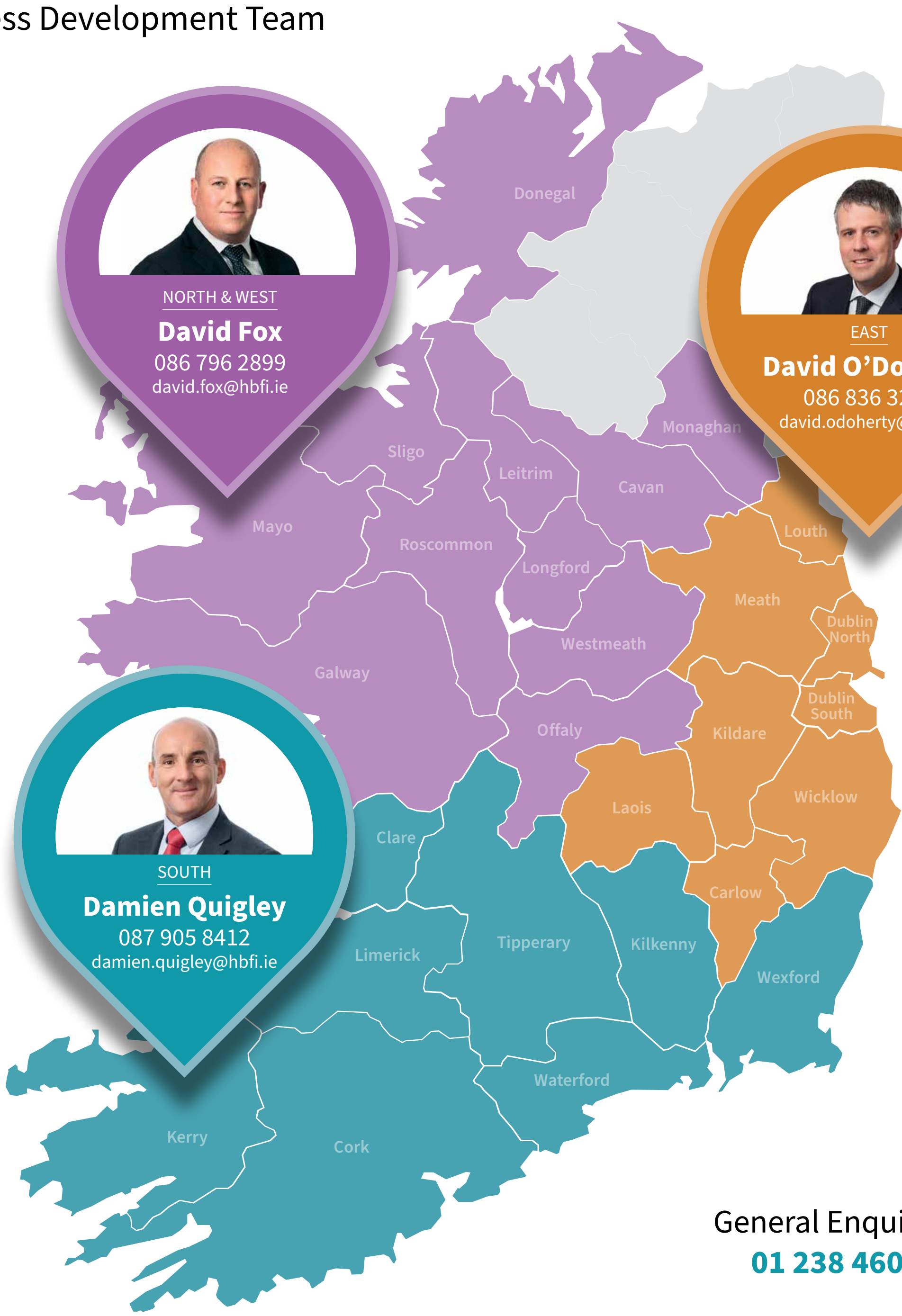
Developer
Glenturas Construction

Location
Muff, Co. Donegal

Product
Social & Affordable

Delivering
38 new houses, apartments and duplexes pre-sold to Donegal County Council.

For further information or to discuss a project, please contact a member of our Business Development Team



General Enquiries info@hbfi.ie
01 238 4600 | www.hbfi.ie