

# HBFI YEAR END UPDATE

FOR THE PERIOD TO 31ST DECEMBER 2025

## Key Highlights

### Over €3.3 billion in approved funding to the end of December 2025.

HBFI has grown total loan approvals to €3.323 billion, a 25% increase year on year, reflecting continued strong demand for finance across all types of new residential development. Activity has remained robust throughout 2025, supported by sustained market confidence and government initiatives, resulting in over €600 million in new approvals during the year and pushing total cumulative approvals beyond €3.3 billion.

HBFI has approved funding for 233 residential schemes across 25 counties, enabling the delivery of 16,558 new homes to date. Of these, 152 projects are already under construction or completed, contributing 13,246 new homes to Ireland's housing stock. This demonstrates the strong and tangible impact of HBFI's finance on housing delivery in communities nationwide.

HBFI continues to prioritise smaller and medium sized developments that play a vital role in regional housing supply.

- **82%** of all loans approved have a value of €20 million or less
- **67%** of approved schemes comprise fewer than 50 homes

This underlines HBFI's ongoing commitment to supporting SME homebuilders, who remain central to increasing housing output across the country.

HBFI's flexible funding solutions continue to address equity challenges in the market, with 87% of all loans approved at a Loan to Cost ratio of 65% or higher.

HBFI's product suite – including its Social & Affordable and Green Funding products – is helping to deliver a broad mix of homes:

- **50%** for owner occupiers
- **43%** for social and affordable housing (including Part V)
- **7%** for the private rental sector

During 2025, HBFI increased its overall lending capacity by 27% through the addition of a €200 million funding facility from Danske Bank, complementing its existing ISIF funding. This expanded capacity allows HBFI to continue supporting a growing pipeline of homebuilding projects, particularly among SME developers facing evolving market conditions.

With a robust pipeline of residential developments planned for 2026 and the recent launch of *Delivering Homes, Building Communities 2025–2030*, HBFI is well positioned to continue financing many different types of viable projects of five new homes or more. We will maintain close engagement with homebuilders and industry stakeholders and will continue to respond proactively to emerging funding needs to support Ireland's housing delivery ambitions.



# HBFI

Maoiniú Teaghais-Tógála Éireann  
Home Building Finance Ireland

Opening doors for new home building in Ireland

## Approvals\*



**€3.3bn**

Total funding approved



**€14.3m**

Average loan facility size



**16,558**

Supporting 16,558 homes



**€1m to €113m**

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



**233**

Total Number of facilities approved



**6.33%**

Interest margins for core products 4.5% to 7.5%. average 6.33%\*\*



**25**

Across 25 counties



**88%**

of total approved units for 3 bed units or less



**82%**

of loan approvals to date ≤ €20m



**87%**

of total approvals to date have an LTC ≥ 65%

## Active Sites



**€2,450m**

Total funding approved on active and completed sites



**13,246**

No. of new homes delivered or under construction



**152**

Total Number of active or finished sites

## Homes completed



**6,812**

Number of units sold



**4,099**

Contracted for sale/sale agreed

\* Figures reported are from 28 January 2019 to 31 December 2025. 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 233 facilities as of the end of December 2025 in 25 counties.



**43%**

Social /Affordable  
including 5% Part V



**50%**

Owner occupier



**7%**

Private rental





## CASE STUDY

**Developer**  
Brader Holdings

**Site Name**  
Royal Canal View

**Location**  
The Moorings, Mullingar, Co. Westmeath

**Product**  
Housing & Apartment Developments

**Delivering**  
18 new semi-detached homes for the private market



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



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