

# HBFI MID YEAR UPDATE

FOR THE PERIOD TO 30TH JUNE 2025

## Key Highlights

**Over €3 Billion in approved funding to the end of June 2025.**

**Demand for funding continues to be strong for all types of new residential developments with over €300m of new approvals in the first half of 2025.**

This strong performance follows an elevated level of approvals in H2 2024, which was driven by a number of housebuilding firms accelerating plans for their 2025 funding arrangements. Total approvals have now surpassed €3bn.

HBFI's nationwide focus continues, with funding approved for 206 residential schemes across 25 counties, supporting the delivery of 15,186 new homes. Of these, 135 projects are already under construction or completed, contributing 12,251 homes to Ireland's housing stock demonstrating the tangible impact of HBFI's support on housing delivery throughout the country.

HBFI continues to prioritise viable and scalable developments. 83% of all loans approved have a value of €20 million or less, underscoring HBFI's ongoing commitment to support small and medium-sized developers.

To date, 48% of homes funded have been for owner occupiers, 44% for social and affordable housing (including Part V), and 8% for the private rental sector.

Reflecting the ongoing equity constraints facing many housebuilders, 88% of all approvals have required a Loan-to-Cost ratio of 65% or higher.

HBFI's funding is helping to meet a diverse range of housing needs with tailored products available including a Social and Affordable Product and a Green Funding Product.

Looking ahead, with the Housing Plan 2025–2030 set to be published shortly and with a robust pipeline of residential development projects in place for the remainder of the year, HBFI remains well-positioned to continue to make finance available for all viable developments of five new homes or more.

We will continue to collaborate closely with stakeholders across the industry and respond proactively to emerging funding needs, ensuring continued support for Ireland's housing delivery objectives.



## Approvals\*



**€3bn**

Total funding approved



**€14.6m**

Average loan facility size



**15,186**

Supporting 15,186 homes



**€1m to €113m**

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



**206**

Total Number of facilities approved



**6.39%**

Interest margins for core products 4.5% to 7.5%. average 6.39%\*\*



**25**

Across 25 counties



**88%**

of total approved units for 3 bed units or less



**83%**

of loan approvals to date ≤ €20m



**88%**

of total approvals to date have an LTC ≥ 65%

## Active Sites



**€2,245m**

Total funding approved on active and completed sites



**12,251**

No. of new homes delivered or under construction



**135**

Total Number of active or finished sites

## Homes completed



**5,514**

Number of units sold



**3,338**

Contracted for sale/sale agreed

\* Figures reported are from 28 January 2019 to 30 June 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 206 facilities as of the end of June 2025 in 25 counties.



**44%**

Social /Affordable  
including 5% Part V



**48%**

Owner occupier



**8%**

Private rental





## CASE STUDY

### Developer

Coolross Homes Ltd

### Site Name

Riverwood

### Location

Thurles, Co. Tipperary

### Product

Housing & Apartment Developments

### Delivering

59 new homes for the Private Market comprising of 2 and 3-bed semi-detached and terraced houses, apartments and duplexes.



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



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