QUARTERLY UPDATE

FIRST HOME SCHEME
Supporting Home Ownership

JUNE 2026

Highlights

As at end of June 2026.
For breakdown by quarter, see page 2

25,161
registrations of interest on firsthomescheme.ie

12,872
applications received*

*There is a time lag between applications received and approved

11,148
buyers have been approved by the Scheme (Eligibility Cert received), allowing them to buy/build their chosen home
(a joint application is counted as one buyer, not two)

7,343
contracts issued

5,883
homes purchased/ built

The Scheme, a major part of the Government's Housing Plan (*Delivering Homes, Building Communities)*, has published its performance update for Q2 2026 which shows that over 11,000 approvals have been issued and over 5,800 home purchases have been supported to date.

The Scheme was set up to provide first-time buyers who, despite having mortgage approval in place, still could not cover the cost of a new-build home. In exchange for providing funding, the Scheme takes an equity stake of up to 30% in the home.

New-build Product
Launched 7th July 2022

11,961
Number of Applications to date

10,450
Number of Eligibility Certificates (approvals) issued to date

6,897
Number of Contracts issued to date

5,525
Homes Purchased

Tenant Home Purchase Product
Launched 17 April 2023

618
Number of Applications to date

471
Number of Eligibility Certificates (approvals) issued to date

309
Number of Contracts issued to date

262
Homes Purchased

Self-build Product
Launched 20 September 2023

293
Number of Applications to date

227
Number of Eligibility Certificates (approvals) issued to date

137
Number of Contracts issued to date

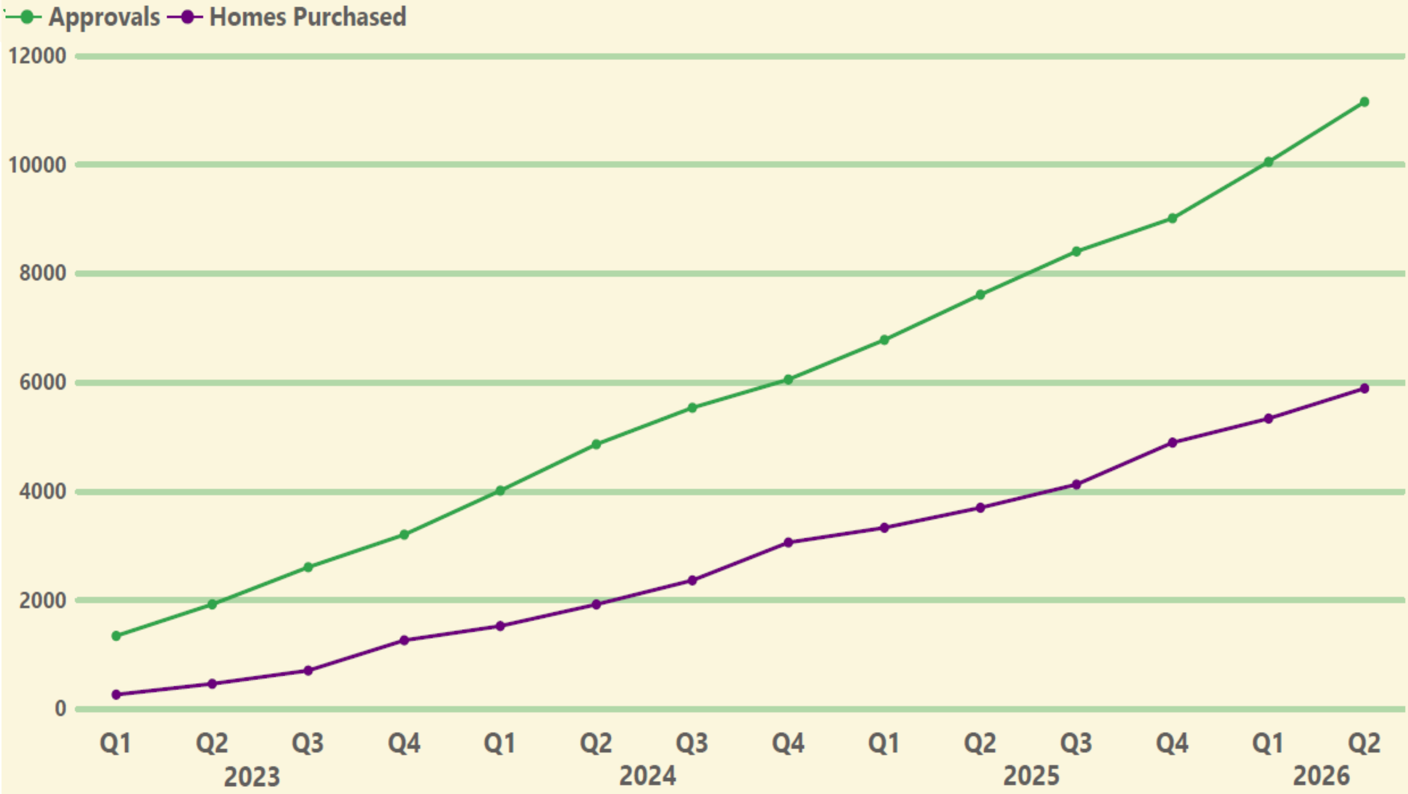
96
Homes Built

All data included covers the period from the First Home Scheme launch on the 7 July 2022 to 30 June 2026

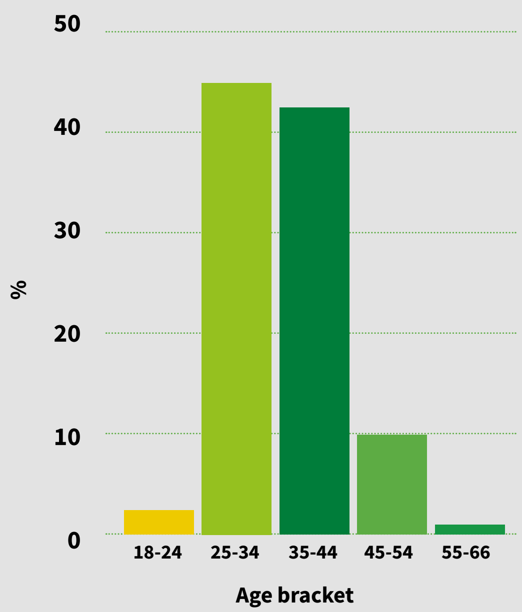
*First Home Scheme was launched on 07 July 2022

	Q1		Q2		Q3		Q4		Total (by year)	
Year	Approvals	Homes purchased	Approvals	Homes purchased	Approvals	Homes purchased	Approvals	Homes purchased	Approvals	Homes purchased
2022*	N/A	N/A	N/A	N/A	474	8	276	129	750	137
2023	586	120	579	199	683	243	598	556	2,446	1,118
2024	809	262	851	396	711	501	480	638	2,851	1,797
2025	727	271	831	368	794	427	609	769	2,961	1,835
2026	1,037	442	1,103	554						

Quarter on Quarter progress for Approvals and Homes Purchased/Built



Applicant Age Profile



Homes Funded

Singles/Couples

2,360 3,523

House/Apartment

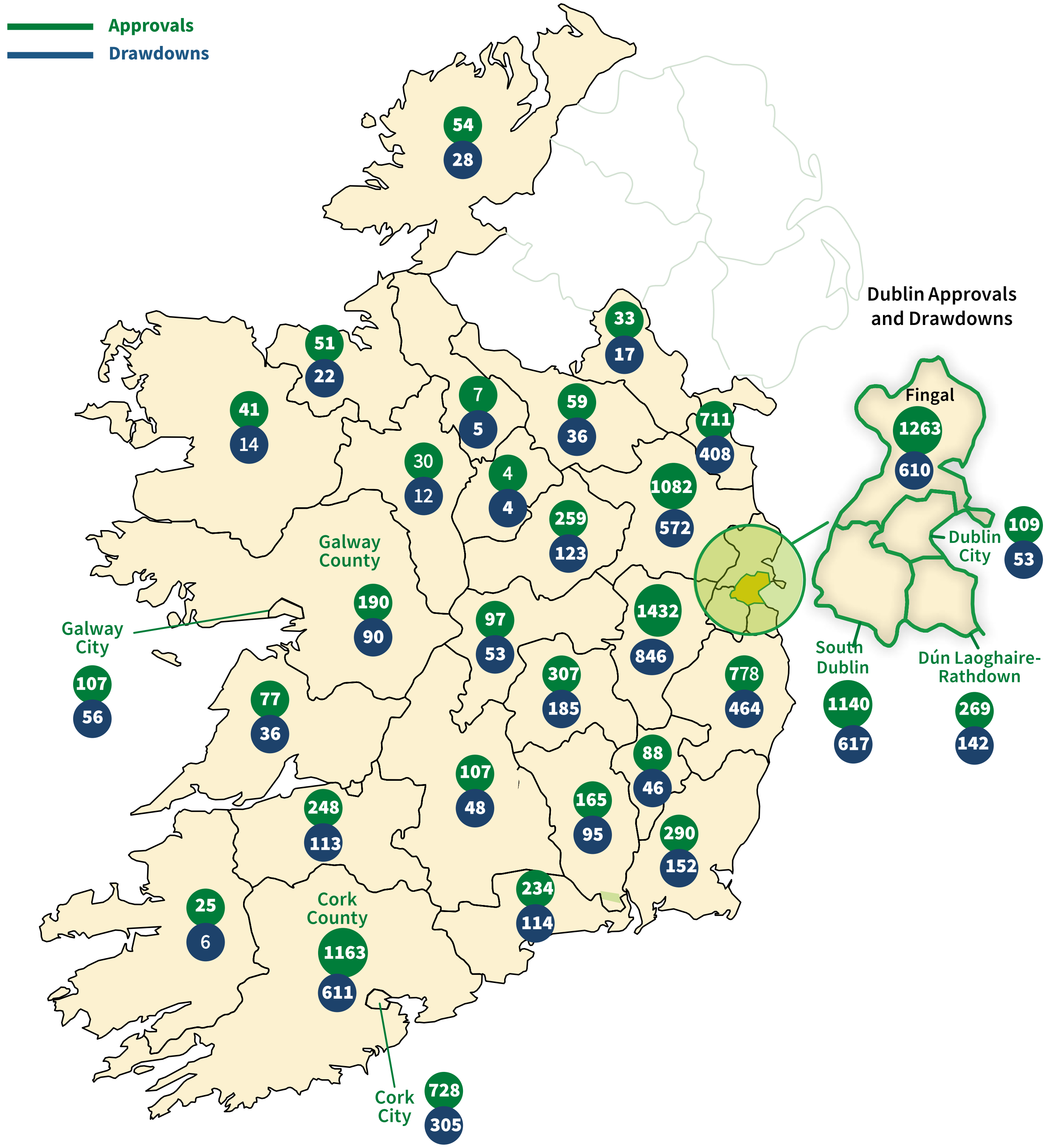
5,447 436

€392,122
average purchase price for completed purchases

€66,792
average support received by each buyer

17%
of the average purchase price

NUMBER OF APPROVALS
AND DRAWDOWNS

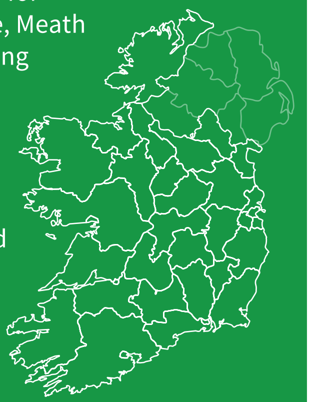


Geographical split

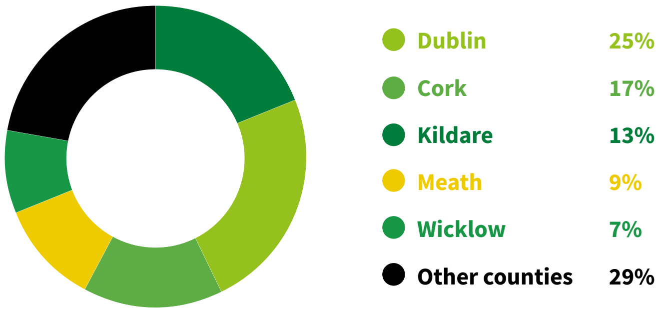
71%
of approvals issued have been for buyers in Dublin, Cork, Kildare, Meath and Wicklow, with the remaining

29%
spread across an additional 21 counties throughout Ireland

26
number of counties for which approvals have been provided to date



Breakdown of Approvals by County

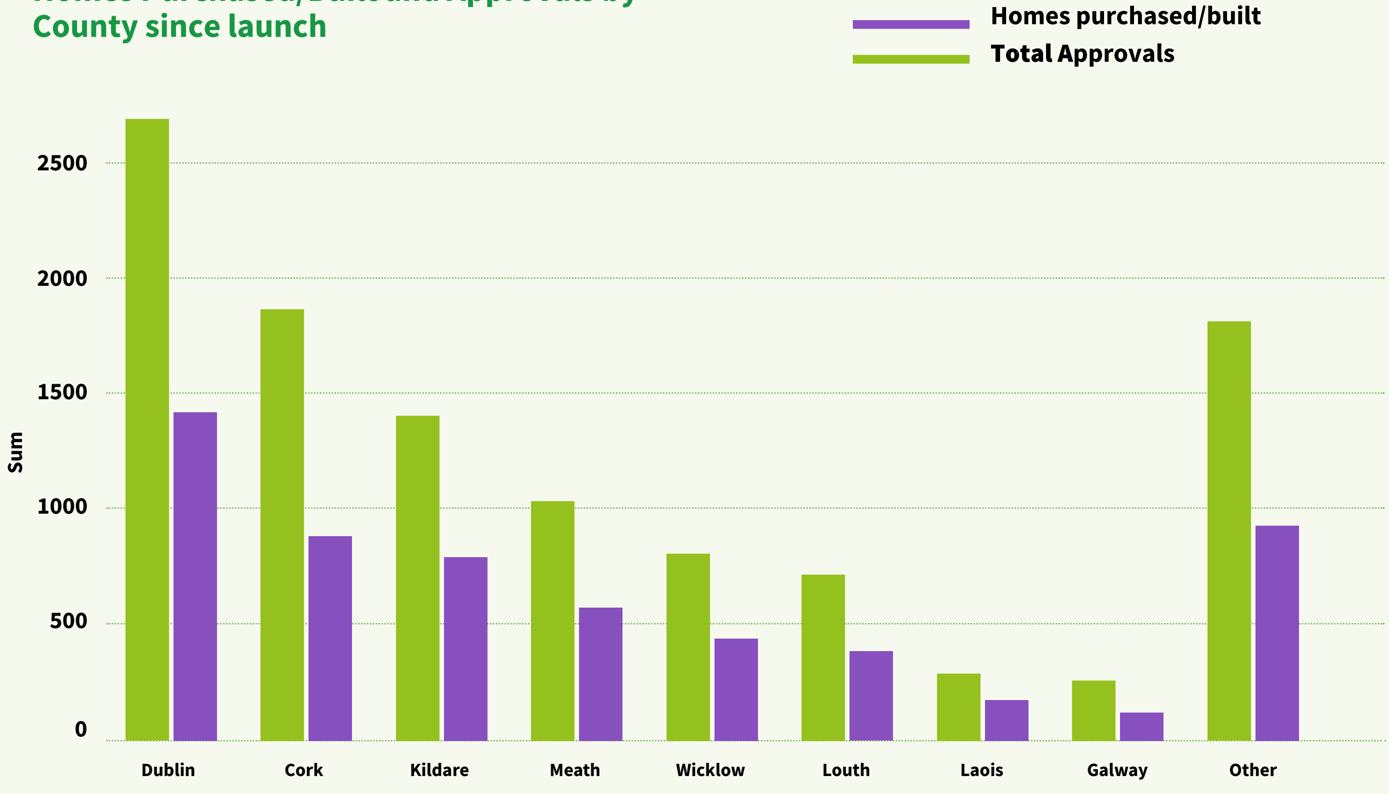


The First Home Scheme has provided over €392m in support to people who have bought or built their homes.

Over 11,100 potential buyers have been approved by the Scheme, with over 1,100 new approvals issued in Q2 2026.

67% of First Home Scheme users are also availing of the Help to Buy scheme.

Homes Purchased/Built and Approvals by County since launch



How the First Home Scheme works

Qualifying buyer (Individual or couple)

€75k Household income (example)

Property purchase price/build cost
€400k

Max mortgage
€300k

Customer deposit
€40k

ISSUE
When customer deposit and mortgage are combines there is still a Financial gap of
€60k

SOLUTION
FHS can 'bridge the gap' of
€60k

The Scheme provides financial support to First-time Buyers and facilitates them in purchasing or building a new home that they could not otherwise afford after combining their available mortgage and deposit (equity in your site can form part of the deposit in the case of a self-build).

By bridging the gap between the available mortgage, deposit and the price/build cost of the new home, the scheme will make the prospect of home ownership possible for many for the first time.

The scheme is making €740 million available to facilitate the purchase of homes by First-time Buyers and other qualifying applicants, subject to demand.

First-Time Buyer income	**€75,000**
Maximum borrowing (4x income from January 1st 2023)	**€300,000**
Property Purchase price/Build cost	**€400,000**
Deposit* *Equity in your site can form part of the deposit in the case of a self-build	**€40,000 (10% of purchase price/build cost)**
Maximum that First-Time Buyers can pay without support	**€340,000** **€300,000 plus €40,000**
Affordability gap	**€60,000** **€400,000 minus €340,000**
Outcome	**First Home Scheme can provide €60,000 in return for a 15% equity stake in the property**

The First Home Scheme can provide a maximum of 30% of the purchase price or build cost (20% if the buyer is also using the Help to Buy scheme).

FIRST HOME SCHEME

Bridging the Funding Gap for First-time Buyers/Builders