


# QUARTERLY UPDATE


DECEMBER 2025

## Highlights

As at end of December 2025. For breakdown by quarter, see page 2

 **20,693**

registrations of interest on firsthomescheme.ie

 **10,492**

applications received\*

\*There is a time lag between applications received and approved

 **9,008**

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

 **5,888**

contracts issued

 **4,887**

homes purchased/  
built

**The First Home Scheme, a €740m fund set up to help First-Time Buyers to bridge the gap between their mortgage, deposit and the price of a new home, has published its Q4 2025 progress update.**

The Scheme is a joint venture between the State and three banks, currently AIB (including subsidiaries EBS and Haven), BOI and PTSB, and remains open to other authorised mortgage lenders in the Irish market to join the scheme.

The report shows continued strong interest in the Scheme, with 9,008 buyers approved and 4,887 homes already bought/built using the Scheme. 609 buyers were approved for the Scheme and 769 homes were bought/built using support from the Scheme during the quarter.

### New-build Product

Launched 7th July 2022

 **9,752**

Number of Applications to date

 **8,456**

Number of Eligibility Certificates (approvals) issued to date

 **5,542**

Number of Contracts issued to date

 **4,612**

Homes Purchased

### Tenant Home Purchase Product

Launched 17 April 2023

 **507**

Number of Applications to date

 **372**

Number of Eligibility Certificates (approvals) issued to date

 **243**

Number of Contracts issued to date

 **210**

Homes Purchased

### Self-build Product

Launched 20 September 2023

 **233**

Number of Applications to date

 **180**

Number of Eligibility Certificates (approvals) issued to date

 **103**

Number of Contracts issued to date

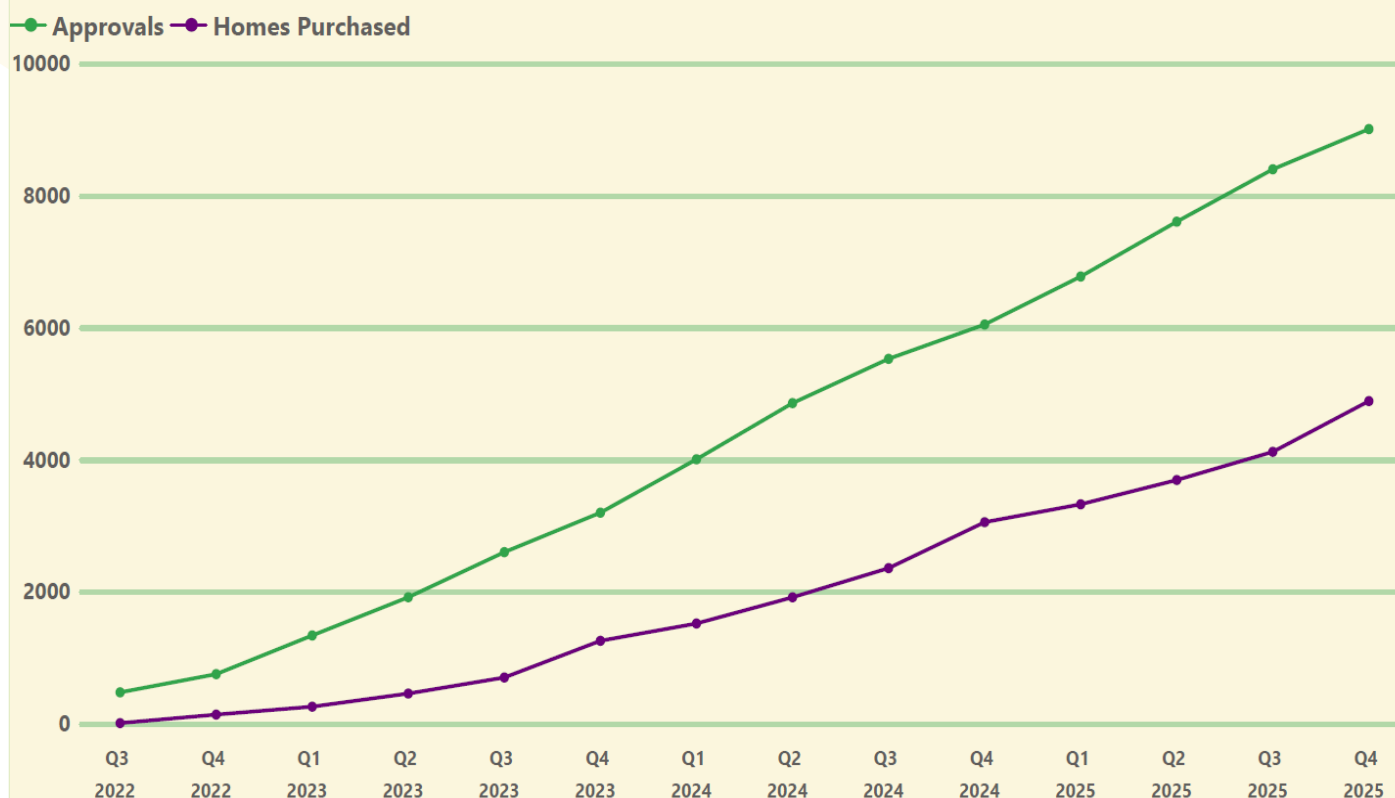
 **65**

Homes Built

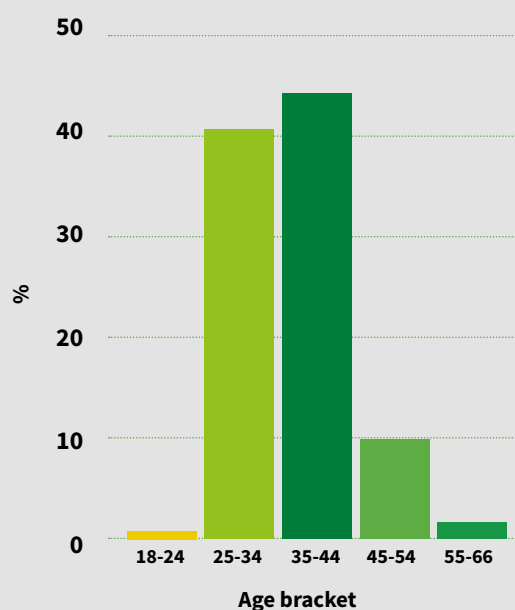
	Q1		Q2		Q3		Q4		Total (by year)	
Year	Approvals	Homes Purchased	Approvals	Homes Purchased	Approvals	Homes Purchased	Approvals	Homes Purchased	Approvals	Homes Purchased
2022*	N/A	N/A	N/A	N/A	474	8	276	129	750	137
2023	586	120	579	199	683	243	598	556	2,446	1,118
2024	809	262	851	396	711	501	480	638	2,851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

\*First Home Scheme was launched on 07 July 2022

## Quarter on Quarter progress for Approvals and Homes Purchased/Built



### Age Profile



### Homes Funded

#### Singles/Couples



1,951 2,936



€388,887

average  
purchase price  
for completed  
purchases

#### House/Apartment



4,549 338



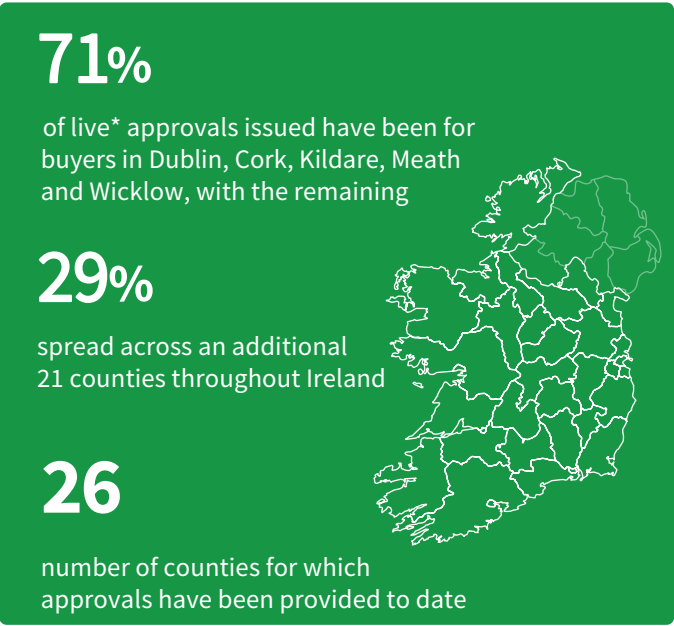
€66,324

average support  
received by each  
buyer

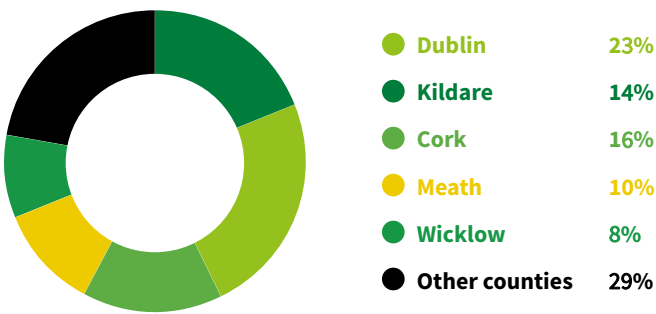
17%

of the average  
purchase price

Geographical split



Breakdown of live\* approvals by county

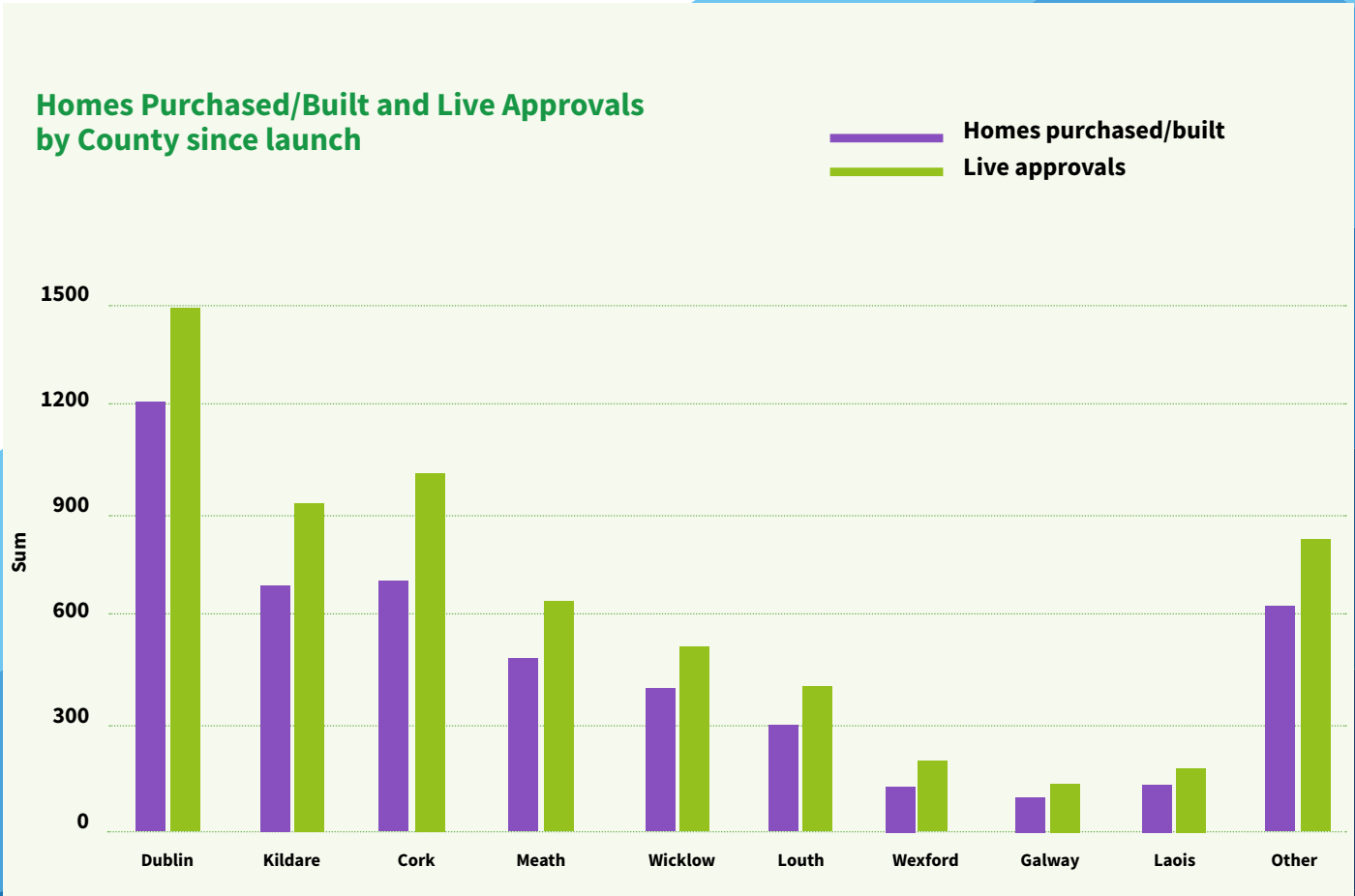


\*A live approval is an approval that has not expired or been withdrawn by the customer. Of the 9,008 approvals that have been provided by the First Home Scheme since launch, 6,568 are currently live or have been drawn-down.

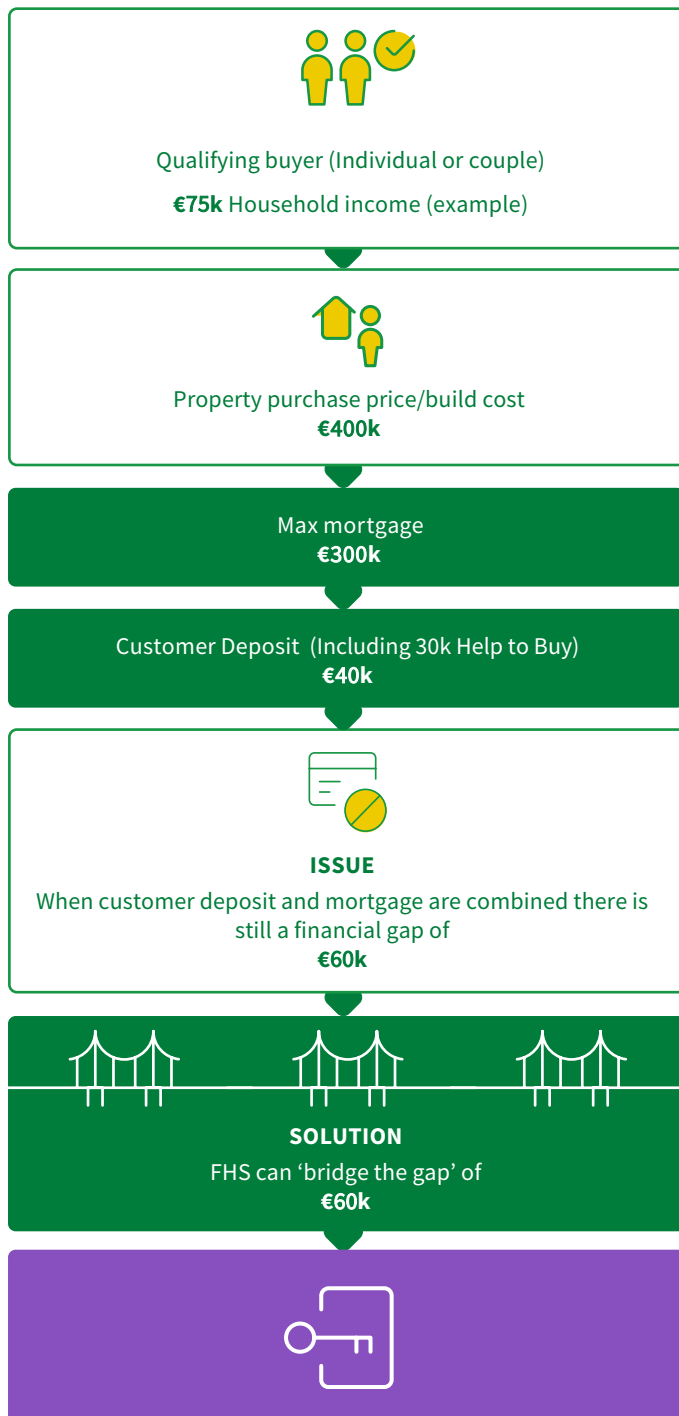
The First Home Scheme has provided over €324m in support to people who have bought or built their homes

Over 20,693 potential buyers have registered their interest in the Scheme, with over 1,400 new expressions of interest submitted in Q4 2025.

66% of First Home Scheme users are also availing of the Help to Buy scheme.



## How the First Home Scheme works



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 the 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.

<b>First-Time Buyer income</b>	<b>€75,000</b>
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<b>Maximum borrowing (4x income from January 1st 2023)</b>	<b>€300,000</b>
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<b>Property Purchase price/Build cost</b>	<b>€400,000</b>
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<b>Deposit*</b>	<b>€40,000</b>
*Minimum of 10% (€40,000) Savings -	
€10,000	
Help to Buy (if eligible) - €30,000	

<b>Maximum that First-Time Buyers can pay without support</b>	<b>€340,000 (€300,000 plus €40,000)</b>
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<b>Affordability gap</b>	<b>€60,000 (€400,000 minus €340,000)</b>
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<b>Outcome</b>	<b>First Home Scheme can provide €60,000 in return for a 15% equity stake in the property</b>
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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).