



26<sup>th</sup> June 2024

## **AIB announces 0.25% reduction in four-year fixed mortgage rate, available for mortgages of €250,000 or more**

- Available to new and existing customers from 3<sup>rd</sup> July 2024
- Customers can save c. €500 a year if they choose this new fixed mortgage rate
- Customers switching to AIB can also avail of the €3,000 Switcher cash offer

AIB is reducing its four-year fixed mortgage rate for customers borrowing €250,000 or more by 0.25% from 3<sup>rd</sup> July 2024. The new rate is also available to existing AIB mortgage customers with a balance of at least €250,000. Switcher customers who meet the criteria and wish to avail of the fixed rate will also benefit from AIB's €3,000 Switcher cash offer.

At a time when the average house price in Ireland is €335,000, according to the Central Statistics Office\*, the four-year fixed mortgage rate has proved popular with customers seeking the security of a fixed rate when borrowing at least €250,000. The new reduced mortgage rates are as follows:

<b>Loan To Value (LTV)</b>	<b>New Rate</b>	<b>Existing Rate</b>
<50%	3.95%	4.20%
>50% - <80%	4.10%	4.35%
>80%	4.30%	4.55%

These latest reductions follow a number of cuts to green mortgage rates by AIB Group in April 2024. AIB has a full suite of mortgage options for our customers across green, variable and fixed rates and continues to offer competitive variable mortgage rates which appeal to customers who don't wish to take a fixed rate.

AIB's Managing Director, Retail Banking Geraldine Casey said "AIB is pleased to announce this latest fixed mortgage rate reduction for new and existing customers. Recognising that many home buyers need to borrow more than €250,000 to secure their desired home, it's important that we offer a wide variety of choice, value and convenience to customers. This mortgage offering is especially popular with customers in areas where there may be fewer homes available with higher energy efficiency ratings.

This latest reduction further broadens our suite of competitive mortgage rates and complements those announced in April, when we reduced our green mortgage rates for homes with higher energy ratings. AIB also offers highly competitive variable mortgage rates for customers who don't wish to avail of a fixed rate. The reduction announced today could save customers c. €500 per year and aligns with our customer first strategy."

When the European Central Bank increased rates by 4.50%, AIB Group took a very measured approach, passing on only c.1.70%.

A monthly repayment on a new €300,000 AIB four-year fixed rate mortgage, available for mortgages of €250,000 or more with a loan to value of 50-80% over a 25 year term will be **€1,598.32**. The previous monthly repayment would have been **€1,639.97**, representing a **saving of €41.65 per month, €499.80 annually, or €3,353.35 over the 25 year term.**

For more information on our new reduced mortgage rate, please visit our website where this new rate is referred to as the 'Higher Value' rate: [New Higher Value \(aib.ie\)](https://www.aib.ie)

[AIB also continues to offer some of the most competitive savings' rates on the market](#) for regular savers and for fixed term deposits. Customers can avail of a strong return on their savings, including 3% Annual Equivalent Rate (AER) for regular savers with instant access to their money, along with up to 3% AER for Fixed Term. Our two year Fixed Term Deposit Account has an AER of 3.02% (6.09% return over the term) with no balance limit. There are no fees or charges to open our savings accounts.

AIB's full range of savings accounts are available digitally on our Mobile App or in any of our 170 branches, where we have deposit specialists to support customers in selecting savings accounts to suit their needs.

**ENDS.**

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#### **Notes to Editor**

- The four-year fixed LTV interest rate is available to new AIB Private Dwelling House (PDH) mortgage customers, including Switchers, borrowing at least €250,000 over a term of four years or more. Switchers availing of the rate can also benefit from the €3,000 Switcher cash offer.
- Existing AIB PDH customers can avail of the rate if the remaining balance on the mortgage is at least €250,000 and a term of four years or more remains on the mortgage loan when actioning the request.
- \* [CSO residential property price index](#)
- Deposit Interest is subject to Deposit Interest Retention Tax (DIRT). Allied Irish Banks, p.l.c. is regulated by the Central Bank of Ireland.