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Low-cost green fixed rate mortgages now available for AIB self-build customers

- Self-build customers in the process of building or planning to build their own home meet the criteria for discounted Green mortgage rate
- Announcement follows Green mortgage rate reductions and increase to €3,000 in mortgage switching payment for customers
- One quarter (24%) of first-time buyer mortgages on new properties were for self builds in H1 2023 (BPF1)
- Customers topping up their mortgage for certain renovations can also benefit

AIB self-build customers can now avail of the full range of AIB mortgage products including one of the lowest Green rate mortgages on the market. Previously customers could draw down the initial instalments of the self-build mortgage on a variable rate with the option to move to a fixed rate when the mortgage was fully drawn down.

Customers building or embarking on significant renovations of their homes are required to adhere to building regulations, which include nearly Zero Energy Building (nZEB) standards. This means any new domestic home is required to achieve a Building Energy Rating (BER) of A2 or better and an existing home undergoing significant renovations is required to achieve a BER of B2 or better.

So a self-build customer or those topping up their mortgage to pay for renovations that require planning permission can qualify for AIB's Green Mortgage rate, which is one of the cheapest discounted green rates on the market, by demonstrating compliance with nZEB standards.

"The latest Banking and Payments Federation of Ireland data for H1 2023 shows almost a quarter (24%) of first-time buyer mortgages for new build properties were for self-builds, while 42% of mover mortgages for new build properties were self-builds.

- In the West region (**Mayo, Sligo and Roscommon**) almost three quarters (73%) of loans for new build properties were self-builds.
- In border counties (**Cavan, Donegal, Leitrim, Louth, Monaghan**), self-builds accounted for 49% of new build properties financed by mortgages.
- In **Galway** almost half (46%) of new build properties financed by a mortgage were self-builds, and 35% in **Limerick**.

The initiative comes after AIB Group reduced its Green mortgage rates across AIB, Haven and EBS by 0.2%. AIB Group also recently announced a 50% increase in its switcher payment to €3,000 for customers looking to move their mortgage to AIB, EBS or Haven.

AIB Managing Director Retail Banking Geraldine Casey said "Building a home or completing renovations can be a challenging process and one of the biggest commitments most of us could imagine undertaking in our lives. Following our recent green mortgage rate reduction, we are now delighted to make our full range of mortgage products available from the start of the build. Today's

announcement is a further demonstration of our commitment to improve our mortgage offering and to make the mortgage process easier for our customers.”

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