Social Bonds Impact Report

31 December 2025

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Report summary

This report presents the methodology and results of an analysis, which aims to quantify the social impacts of AIB's social bond portfolio in Ireland, the UK, and the OECD (excluding Ireland and the UK). The report analyses the impacts of the portfolio across five areas: education, social and affordable housing, healthcare, affordable basic infrastructure, and SME financing in Ireland, the UK, and the OECD (excluding Ireland and the UK).

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1 Introduction

Cambridge Econometrics (CE) was commissioned by AIB to provide (1) a social impact assessment methodology, and (2) quantify the social impacts of AIB's social bond portfolio in Ireland, the UK, and the OECD (excluding Ireland and the UK). This assessment follows the publication of AIB's Social Bond Framework dated May 2025, which will serve as a tool to create transparency around funds targeted to provide positive societal impact and/or mitigate social problems.[1] In addition, with its Social Bond Framework, AIB strives to further its focus on economic and social inclusion and being a responsible member of society.

AIB's Social Bond Framework has been established in accordance with the International Capital Market Association (ICMA) Social Bond Principles 2023 (SBPs).[2] In alignment with its social sustainability strategy and goals, the Framework focuses on the following Use of Proceeds categories, which will serve to achieve social benefits for target population groups, in alignment with National Policy Frameworks, where applicable:

Access to healthcare

- Social benefits: (i) Increase access to quality, timely and accessible healthcare; (ii) Enhance quality and accessible care for an aging population; and (iii) Enhance availability of quality medical equipment to healthcare facilities and individuals
- Target population: (i) General public; (ii) Individuals requiring specialist residential care; (iii) Aging populations requiring nursing home care; and (iv) Individuals requiring specialised healthcare services or equipment

Access to education

- Social benefits: (i) Increase access to quality and accessible education and vocational training; and (ii) Increase access to quality, safe and affordable student accommodation
- Target population: (i) Students, including low-income students; and (ii) Adults benefitting from vocational training

Social and affordable housing

- Social benefits: (i) Allow for universal access to decent housing; (ii) Promote the social inclusion of all, including low-income people and groups with no or restricted access to housing or home ownership; (iii) Provide access to housing and home ownership by bridging the considerable 'financial gap' for first time buyers and fresh starters; and (iv) Facilitate the provision of opportunities for homeownership, while seeking to avoid further acceleration in the growth rate of house prices through regional price ceilings for homes eligible under the schemes
- Target population: Individuals and families, which due to income and/or affordability constraints and restricted access to finance, meeting the relevant social and/or affordable housing requirements as defined by local authorities, or authorised government bodies, in Ireland and the UK

SME financing

- Social benefits: (i) Employment generation and retention; (ii) Reduction of social and economic inequalities; and (iii) Foster economic growth in deprived areas

[1] https://aib.ie/investorrelations/debt-investor/social-bond-framework

[2] Social-Bond-Principles-SBP-June-2023-220623.pdf

- Target population: SMEs in socioeconomically disadvantaged areas in Ireland

Affordable basic infrastructure

- Social Benefits: (i) Allow for universal access to basic infrastructure (ii) Promote the social inclusion of all, including low-income people, vulnerable and marginalised people
- Target population: (i) General population, including marginalised, rural and vulnerable populations (ii) Populations with limited or no access to the relevant infrastructure

In the context of the above Social Bond Framework, the purpose of this study is to assess, on a best-effort basis, the social impacts of AIB's loans.[3]

AIB and Cambridge Econometrics have a multi-year partnership to assess the social impacts of AIB's loans in its social bond portfolio. As ESG reporting and data improve over time, the impacts of projects may be restated.

The scope of our assessment covers the following categories:

- Macro-category 1: Access to essential services including education, housing and healthcare. The focus of these impacts is on the estimated number of beneficiaries of these three services.

  Category 2: SME lending. The focus of these impacts is on the estimated number of jobs created and/or retained by lending to SMEs.

In performing this assessment, we considered alignment with the portfolio basis approach described in ICMA's '*Harmonised Framework for Impact Reporting for Social Bonds*'.[4]

A description of the approach, any underlying assumptions, and limitations for Macro-category 1 and Category 2 is provided in Chapter 2 and Chapter 3, respectively. The subsequent chapters present the findings for Macro-category 1, with estimates of the number of beneficiaries of projects that have been at least part-funded by AIB. In some cases, data limitations prevent us from identifying the number directly attributable to AIB loans. A brief summary of the impacts is given in Chapter 4, with the subsequent chapters presenting the results for each service category. Chapter 9 presents the findings for Category 2, with estimates of the number of jobs created and/or retained by AIB lending to SMEs.

[3] As highlighted in the EU's Platform on Sustainable Finance, social impacts are more challenging to quantify than environmental impacts, as social impacts are often described in more qualitative terms (Draft Report by Subgroup 4: Social Taxonomy, July 2021: https://ec.europa.eu/info/sites/default/files/business_economy_euro/banking_and_finance/documents/sf-draft-report-social-taxonomy-july2021_en.pdf).

[4] https://www.icmagroup.org/assets/documents/Sustainable-finance/2025-updates/Handbook-Harmonised-Framework-for-Impact-Reporting-for-Social-Bonds-June-2025.pdf (icmagroup.org)

2 Macro-category 1 – Approach

Our analysis identifies the number of beneficiaries of projects to which the loans in AIB's social bond portfolio have contributed at least in part. In some cases, the total reported impacts may have been achieved in combination with funds from other (i.e. non-AIB) sources.

2.1. Approach

In the ideal case, the number of beneficiaries of different projects would be apportioned/scaled to the amount of finance specifically provided by AIB. However, loan applicants could seek funds for a project from multiple sources. AIB's loan information may not provide detail on the extent to which the AIB loan specifically contributes to any given project (and there are a large number of projects across the various categories considered) compared to other sources of funds contributing to that project.

While in some cases AIB's data provide its attribution rate, in other cases information is limited to the current value of an outstanding loan provided by AIB and the size/nature of the overall project (to which multiple financial institutions could have extended loans).[5] For the cases in which AIB's attribution rate is not known, it is only possible to estimate the total number of beneficiaries of projects that AIB has helped to fund. That is, the AIB loan might be one of multiple sources of funds to contribute to the final social impact figures, rather than solely responsible.

The approach to estimating the beneficiaries described above is based on a series of logic frameworks, each consisting of three components:

- output indicators: value of loans, attribution rate, purpose of loans and any borrower-specific information, provided by AIB
- assumptions: assumptions researched and developed by CE to estimate the impact in each service category
- social impact indicators: estimates of social impact (i.e. number of beneficiaries) in each service category based on the previous two components

Where data are not available to estimate beneficiaries, summary figures are provided instead (as set out below, on limitations). The implication is that, depending on data availability, the numbers of beneficiaries of different projects may be estimated (and presented) in different ways in this report. This concerns, for example, the number of students benefitting from student accommodation being funded by loans compared to the number of students attending an educational institution which receives some form of loan(s). The two are not directly comparable and we make this distinction clear in the results. As such, the size of the estimated impacts across different projects in different countries can vary substantially. Any comparisons will need to be done with caution.

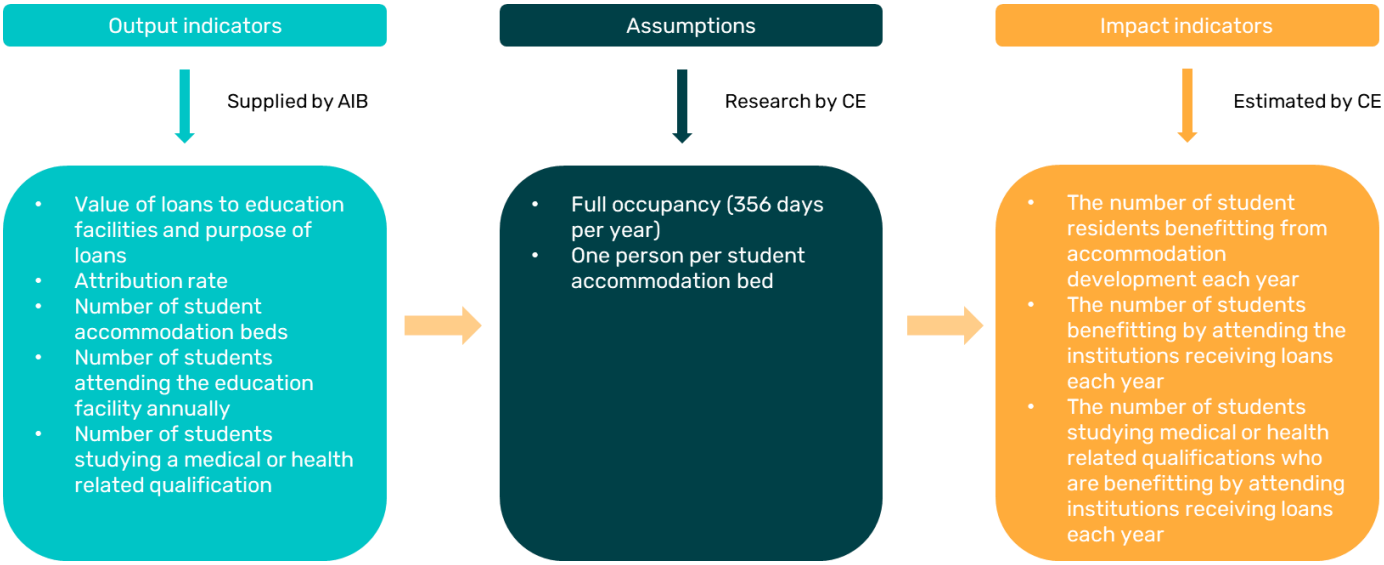
The approach used for each category is outlined below.

[5] https://aib.ie/investorrelations/debt-investor/social-bond-framework

Education

The logic framework used to estimate the number of beneficiaries of education services (here, students) is shown in Figure 2.1 below.

Figure 2.1: Logic framework for education service



In instances in which the loans are for student housing, AIB's data provide the number of student accommodation beds supported by AIB loans. We assume that all new student accommodation is fully occupied, and so the number of beneficiaries is equal to the number of student accommodation beds.

In instances in which the loans are for other education facilities, in some cases AIB's data provide the number of beneficiaries. In other cases, where the loans are for more general purposes, the number of students attending the institution has been provided. This is not the same as the number of beneficiaries and, instead, gives a sense of the scale of the recipient.

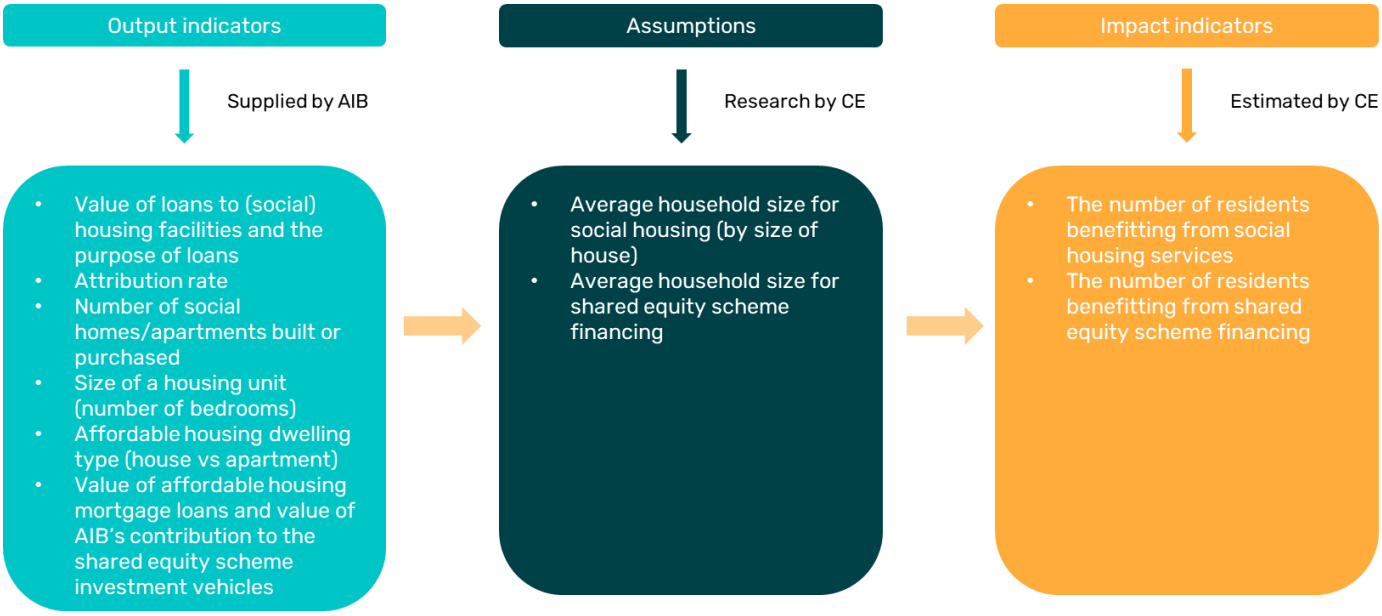
An additional social impact indicator considered in this report is the number of students attending institutions that have received loans from AIB that are studying towards a medical or health related qualification.

Social and Affordable Housing

Figure 2.2 shows the logic framework used to estimate the number of beneficiaries (residents) of social housing services.[6]

[6] There is a difference between Social and Affordable housing in the Irish context. Local authorities (or housing authorities) are the main providers of social housing for people who cannot afford their own accommodation. Local authority housing is allocated according to eligibility and need, and rents are based on the household's ability to pay. Housing organizations (associations and co-operatives) also provide social housing for people who cannot afford to buy their own homes. Affordable housing schemes include schemes that aim to help low to medium-income households to buy their own homes (see Footnote 8).

Figure 2.2: Logic framework for social and affordable housing



In cases in which AIB's data provide the size of a housing unit (the number of bedrooms), we apply an assumption about the average household size (differentiated by number of bedrooms). Multiplying the number of housing units by the average household size gives an estimate of the number of beneficiaries.[7]

For both Ireland and UK social housing estimates, the assumptions for average household size are based on the England and Wales Census 2021 dataset for socially rented units, 'Tenure by household size by number of bedrooms' (see Appendix A.1 in Appendix A). England averages are used for the UK assumption, as all the developments are based in England. In the absence of any social housing data on household size by number of bedrooms for Ireland, we again use figures from the 2021 Census, using England and Wales (combined) as a proxy.

For the First Home Scheme and the Local Authority Affordable Purchase Scheme (shared equity schemes in Ireland), we use the average household size (differentiated by number of bedrooms) from the 2022 Irish census.

In cases in which the size of a housing unit is not provided in AIB's data, the following assumptions are made:

- all apartments provided in Ireland have two bedrooms – this is based on the number of bedrooms in the majority of apartments listed in the social bond portfolio data provided by AIB for the UK
- all houses provided in Ireland have three bedrooms – this is based on the number of bedrooms in the majority of houses listed in the social bond portfolio data provided by AIB for the UK
- an average household size of 2.2 people for social rented apartments in Ireland
- an average household size of 3.1 people for social rented houses in Ireland

[7] For housing units marked as zero-bedroom units (referring to studio spaces), we apply the average household size assumptions for a one-bed unit.

- an average household size of 2.74 people for shared equity scheme financed homes (i.e. First Home Scheme and Local Authority Affordable Purchase Scheme[8]) where the size of the housing unit was not specified – this is based on the average household size of all homes in Ireland from the 2022 Irish census

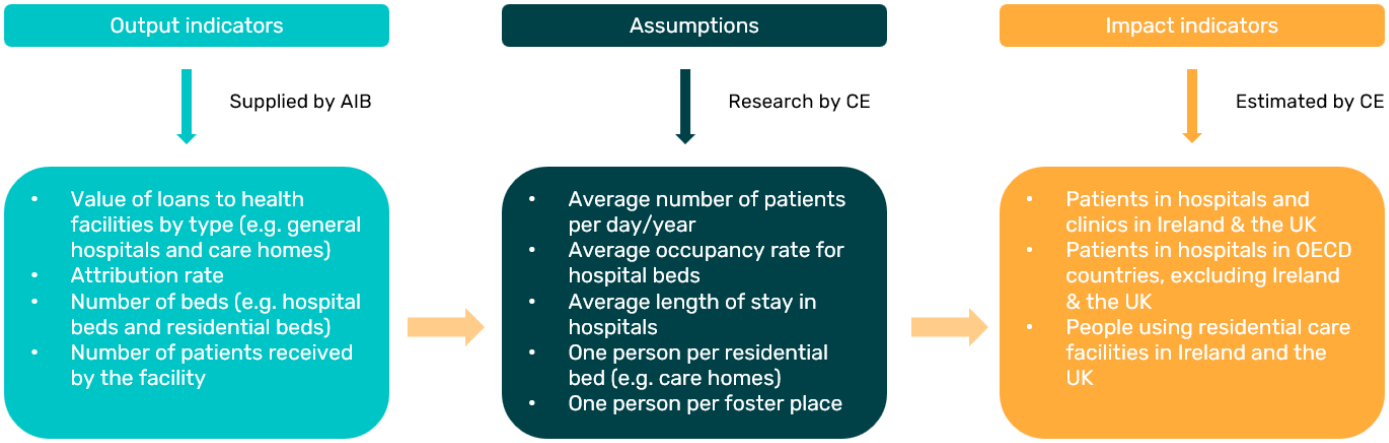
It is important to note that there is a difference in the nature of the social housing projects financed in Ireland and the UK, and AIB's overall role in those projects. In Ireland, AIB is the sole financier of a smaller number of projects whereas, in the UK, AIB's contribution is in relation to larger syndicated facilities that finance a larger number of social housing units. As a result, the ratios of beneficiaries to loan volume for social housing can seem disproportionate when comparing Ireland and the UK.

Healthcare

The logic framework that is used to estimate the number of beneficiaries by type of healthcare services (e.g. patients and people in nursing homes) is shown in Figure 2.3.

For residential and care facilities, AIB's data provide the number of beds supported by AIB loans, and in some instances, the number of patients serviced per annum in these facilities. Where available, we use the number of patients as the number of beneficiaries associated with the borrower/service provider (assuming the difference between the two indicators reflects the facility operating at less than full capacity). In the absence of data on the number of patients serviced per annum, we assume that all beds are occupied such that the number of beneficiaries equals the number of beds.

Figure 2.3: Logic framework in healthcare services



For hospitals and clinics, the number of beneficiaries have been estimated as the number of patients received by these facilities. The estimates of the number of patients received by these facilities are based on a combination of patient numbers provided by AIB and published annual reports.

There may be instances in which the number of patients treated by a hospital is estimated based on a series of assumptions (rather than based on patient numbers provided by AIB and published annual

[8] Lending to the First Home Scheme is used to fund the gap between the price of a home and the combine value of a borrower's down payment and mortgage acquired from a participating lender. To access this equity sharing scheme borrowers must satisfy a number of eligibility criteria established by the Department of Housing, Local Government and Heritage: Home (firsthomescheme.ie). The Local Authority Affordable Purchase Scheme helps first time buyers on moderate incomes to buy new homes at reduced prices. The local authority takes a percentage stake in the home that covers the reduction in price. For more information: Affordable Homes (https://affordablehomes.ie/buy/about/)

reports). In these cases, the number of beds in the hospital is multiplied by the average hospital bed occupancy rates to estimate the daily beds occupied. This is then multiplied by 365 (the number of days in a year) to calculate the beds occupied in a year, and then divided by the average length of stay in hospitals to estimate the total number of patients treated.[9] Where data on the number of hospital beds is unavailable, data on the number of hospitals by sector and hospital beds by sector is used to calculate an estimate for the average number of beds per hospital facility.[10]

Affordable Basic Infrastructure

A summary of the number and value of loans in the affordable basic infrastructure category is provided. The number of beneficiaries has not been calculated, due to insufficient available data.

2.2. Limitations

We have not provided estimates of the number of direct beneficiaries in cases where the borrowers are pure players, and their services are not directly associated with providing services to users of facilities or creating more capacity at a facility (e.g. companies that manufacture and sell healthcare-related products or services within the Healthcare category).

In these instances, we present the total value of the loans provided by AIB and, where applicable, the aggregate number of people using the services enabled, in part, by AIB financing (e.g. the number of students attending a university), based on information provided by AIB and supplemented by published information such as provider websites and reports. This number is likely to be larger than the number of direct beneficiaries.

[9] See Appendix A.2 and A.3 in Appendix A.

[10] See Appendix A.4 in Appendix A.

3 Category 2 – Approach

The purpose of the Category 2: SME lending analysis is to estimate the impact of AIB's SME loans on the economy in terms of jobs created and/or retained.[11] This chapter presents the approach used to estimate these jobs, accounting for jobs in the SMEs themselves (direct jobs) as well as the wider economy (indirect and induced jobs; explained below). The process by which the geographical location of these loans was identified, in areas of socioeconomic disadvantage, was addressed separately by AIB.

3.1. Input-output (I-O) analysis

An input-output (I-O) analysis approach was used to estimate the employment and gross value added (GVA) impacts of supporting SMEs in the Irish economy. These impacts arise from the SME's operations (expenditures), which creates further spending in the Irish economy. The companies' payments to other organisations for goods and services generate receipts for other Irish organisations which, in turn, generate a requirement for (further spending on) inputs further up the supply chain. The I-O approach captures these expenditures in order to quantify the total operational economic impacts on the Irish economy (in terms of GVA) of the SMEs supported by AIB loans. Employment impacts were then consistently estimated using the same data and sources by applying assumptions about productivity (the ratio of GVA to employment). This gives a measure of the SMEs' economic footprint and reflects the 'multiplier effect' by which an initial set of purchases generates further purchases elsewhere in the economy to support production.

I-O analysis is a standard technique in economic impact work to understand the relationships between different sectors of the economy and how activity in one sector might generate activity elsewhere, through supply-chain effects. It is frequently applied to shed light on how interventions in one sector can have wider economic implications.

An I-O economic impact tool was developed based on the 2022 Ireland Input-Output table produced by the Central Statistics Office. This table captures the linkages between 62 sectors and between different agents in the Irish economy and the rest of the world. The sectoral detail is important because different sectors have different supply-chain requirements and productivity assumptions (which were used to calculate the employment impacts). The tool was used to calculate the employment and GVA impacts from providing loans to SMEs, identifying:

- the direct impact as that arising specifically from the lending to SMEs by sector. These data were provided by AIB in the form of the balance of loan by company and an associated sector code of the sector the SME operates in, based on AIB's sector classifications. Each SME was mapped to an I-O sector (of which there are 62) and the balance of loan figures were used as the inputs to the I-O tool
- indirect impacts as those generated when suppliers of goods and services must themselves purchase inputs from other sectors of the economy – these follow from the I-O tool (so-called Type I impacts)
- induced impacts as the impacts of people working in sectors where the direct and indirect impacts take place, spending their additional wages and salaries on consumer products and services – these also follow from the I¬ O tool (Type II impacts)

[11] AIB advised that the pool of SME loans in its social bond portfolio represent loans extended to SMEs in economically disadvantaged areas of Ireland (as defined in AIB's Social Bond Framework).

3.2. Assumptions

Type of loan

The economic and employment impacts of AIB's SME lending on the economy were estimated separately by type of loan to distinguish the impacts in terms of jobs created and/or retained. Specifically, AIB's financing can be classified into:

- Term Loans – loans which support SME's capital investments, which are taken to finance new activities and thus generate new jobs
- Revolving Credit Facilities (RCFs) – loans typically associated with Working Capital-type credit facilities, and assumed to retain existing jobs

Inflation and productivity

The I-O economic impact tool was developed based on the most recent detailed Ireland Input-Output table, for 2022. The table describes the structure of the Irish economy in that year in terms of supply chains (links between industries) and final expenditure (e.g. households, government, trade etc) as well as aspects of income (notably employees' wages and salaries).

Given the 2022 vintage of the economic data that underpins the tool, it is necessary to account for two factors which may have changed in the intervening period (between then and now): inflation and productivity (the ratio of GVA to employment).

For the purpose of this analysis, adjustments for inflation and changes in productivity over time are based on the following assumptions:

- Inflation – inflation rates by sector between 2024 and 2025 were calculated using the latest price index data from Ireland's Central Statistics Office (CSO)[12].
- Productivity – the relevant productivity figures were estimated based on the latest (2024) GVA[13] and employment[14] data by sector from the CSO. After inflating GVA values from 2024 to 2025 prices, productivity was then calculated based on the inflated GVA and 2024 employment.

GVA to output ratio

- In the latest Input-Output table for Ireland (2022), 'Manufacture of basic metals' (NACE sector 24), recorded a negative GVA value, and so the ratio of GVA to output (used to calculate output impacts) was also negative. For this sector, the GVA to output ratio from the 2020 Ireland Input-Output table was used.

[12] Ireland CSO: Prices https://www.cso.ie/en/releasesandpublications/ep/p-cpi/consumerpriceindexdecember2025/

[13] Ireland CSO: Output and Value Added https://data.cso.ie/table/0VA05

[14] Ireland CSO: Persons aged 15 years and over in employment https://data.cso.ie/table/QES06

3.3. Limitations

The limitations of the approach for the SME analysis are listed below:

- Jobs retained (safeguarded) versus jobs created – there is a distinction between the new jobs created by new (additional) activity supported by AIB's loans and any existing jobs retained (safeguarded) by the financial support provided by AIB's loans. In cases in which the SMEs would not have been able to survive in the absence of AIB financing, all the existing jobs would have been lost. The importance of AIB's loans is further highlighted as, in general, SMEs are financed by just one bank. AIB is unlikely to be one of multiple banks financing an SME, and so AIB is more likely to be the sole, significant provider of finance to SMEs relying on loans.
- By the above logic, we estimate the number of jobs supported by the value of AIB loans, distinguishing whether the loans are term funding (capital investment), which are assumed to create jobs; or the loans provide revolving credit, which is assumed to safeguard existing jobs.
- In the absence of access to SMEs' employment data (the number of employees in each SME), we are unable to comment on the total number of people employed by the SMEs. Our approach can only estimate the number of jobs implied by the value of the loans themselves, and so cannot estimate the total number of jobs safeguarded in instances in which AIB's loans are keeping an SME afloat. The number of retained jobs could therefore be higher than that implied by the approach.
- Interpreting what the loans represent – in the absence of more detailed information on the purpose of the loan and a breakdown of how the loan is used (e.g. expenditure categories), the analysis assumes that the loan value equals the direct impact. The value of each loan was applied to the relevant sector to form the inputs to the I-O tool. The tool then estimates the total impacts of the loan based on how firms in that sector operate on average. In reality, the SME's expenditure could differ from the sector average, but this cannot be reflected in the analysis without having access to more detailed expenditure data. This limitation applies to I-O exercises of this form.
- The impact of the location of the SME – the location of an SME can affect the size of the employment impact its operational activities are likely to have. Average incomes are known to be lower in more deprived areas, and so SMEs located in these areas are likely to have different employment impacts than would otherwise be implied by using national averages for the productivity assumptions.
- In addition, the social impacts of an SME are known to be greater in more deprived areas (money invested in a more deprived area can have more of an impact than the same amount of money being invested in a less deprived area). This could not be captured in the approach within the scope of this project, owing to a need for highly detailed data (which are unlikely to be available). It is however worth noting the issue and that the impacts estimated and reported here are likely to represent a lower-bound estimate.

4 Macro-category 1 – Summary

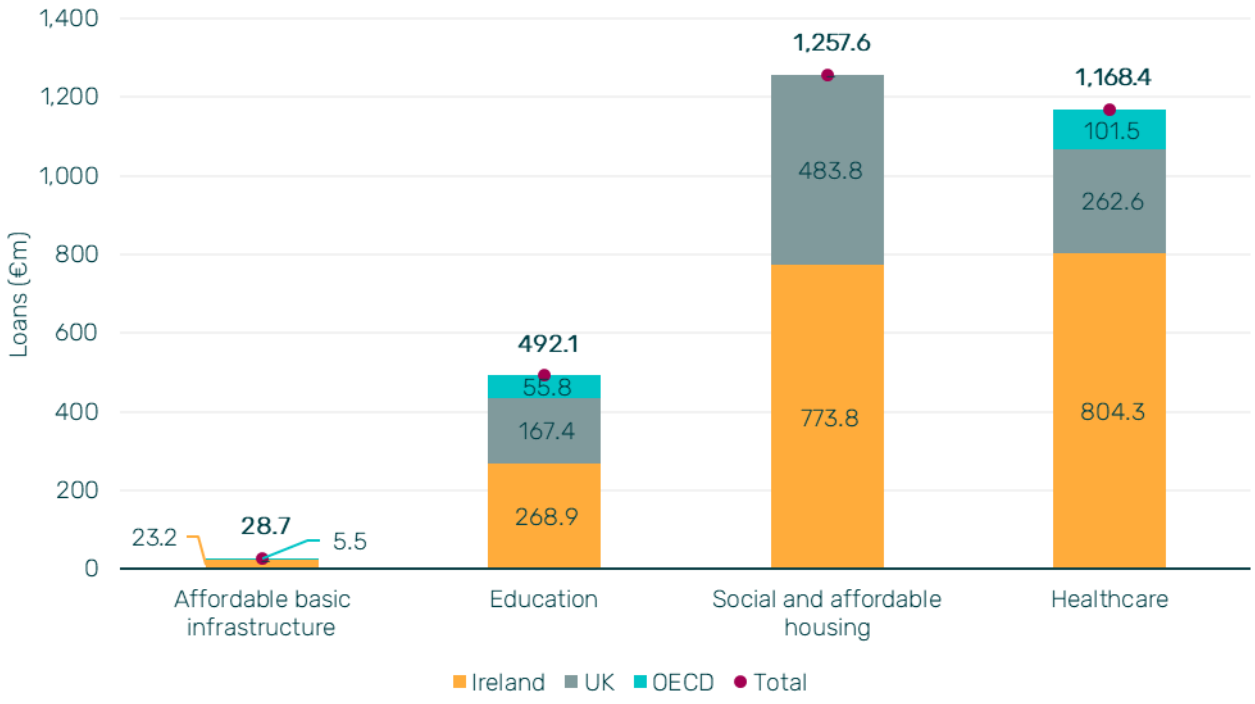
4.1. Summary results

Figure 4.1 presents the total value of outstanding loans AIB provided to support facilities in affordable basic infrastructure, education, housing and healthcare, broken down by country. This represented the identified eligible pool as at 31/12/2025.

AIB provided loans with a total value of **€2.947bn** across various services and countries. Of that €2.947bn, **43% (€1.3bn)** was provided to support **social and affordable housing**, followed by **40% to support facilities in healthcare (€1.2bn)**, and **17% in education services (€492.1m)**. A further **€28.7m** in loans were provided to affordable basic infrastructure projects providing access to broadband.

Ireland received the majority of loans provided for social and affordable housing (**€773.8m**), healthcare (**€804.3m**), education (**€268.9m**), and affordable basic infrastructure (**€23.2m**).

Figure 4.1: AIB loans by type of service and country



Based on the information about the loans and the size/nature of the projects, Table 4.1 summarises the estimated numbers of beneficiaries of projects to which AIB loans have contributed.

Table 4.1: Summary of beneficiaries by type of service and country

	Education	Social and affordable housing	Healthcare
Ireland	**1,936** students in student accommodation; and **17,856** students attending university, of which **5,700** received training in medical and health related fields.	**3,920** people in social homes; and **3,533** people in homes via the First Home Scheme and **1,458** people via the Local Authority Affordable Purchase Scheme	**1.9m** patients/people in hospitals and clinics in Ireland and the UK **19,250** people using residential care facilities in Ireland and the UK
UK	**3,416** students in student accommodation	**17,111** people in social homes	
OECD (excluding Ireland and the UK)	**317,456** students attending universities, of which **19,700** received training in medical and health related fields	-	**1.7m** patients/people in hospitals in OECD countries, excluding Ireland & UK

Note(s): In some cases, estimated numbers of beneficiaries are for entire projects, to which AIB loans have contributed at least in part, though not necessarily in full.

The number of beneficiaries is estimated based on assumptions or taken directly from a combination of patient numbers provided by AIB and published annual reports. See later chapters for details.

The table does not include beneficiaries of AIB loans associated with healthcare service providers that are pure players, and their services are not directly associated with providing services to users of facilities or creating more capacity at a facility (e.g. companies that manufacture and sell healthcare-related products or services).

The table does not include beneficiaries of AIB loans associated with affordable basic infrastructure, due to insufficient available data. Chapter 6 provides summary figures for these loans.

The seemingly disproportionate ratios of beneficiaries to loan volume for social and affordable housing in Ireland and the UK is a factor of the nature of the projects financed and AIB's overall role in those projects. In Ireland, AIB is the sole financier of a smaller number of projects, whereas in the UK, AIB's contribution is in relation to larger syndicated facilities that finance a larger number of social housing units.

Source(s): AIB; Cambridge Econometrics.

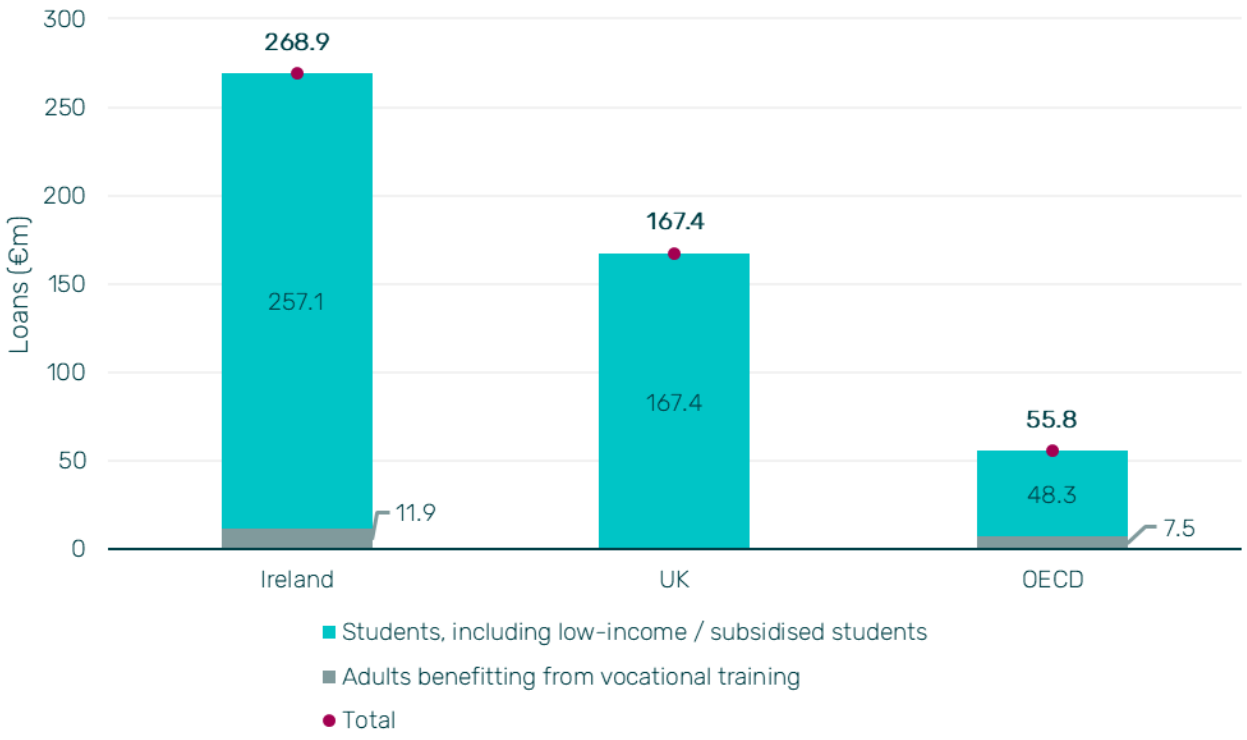
5 Macro-category 1 - Education

In education, as at 31/12/2025, outstanding loans provided by AIB totalled €492.1m, supporting multiple service providers around the world. For Ireland and the UK, we estimate the number of beneficiaries on the assumption that all new student accommodation is fully occupied.

When the loans were not funding a specific asset, but provided for more general purposes, the number of beneficiaries cannot be estimated in the same way. Instead, the number of students attending the institution has been provided. This is not the same as the number of beneficiaries and, instead, gives a sense of the scale of the recipient.

Figure 5.1 shows the outstanding loan amount by target population in each country. The value of loans offered to support students ranges from **100% (€167.4m) of the total outstanding loan amount in the UK** to **96% (€257.1m) in Ireland** and **87% (€48.3m) in OECD countries (excluding Ireland and the UK)**. Institutions providing vocational training for adults also received financial support from AIB amounting to **€11.9m in Ireland** and **€7.5m in other OECD countries**.

Figure 5.1: Outstanding loans for education by target population and country



5.1. Ireland

In Ireland, outstanding loans provided by AIB totalled **€132.5m**, as a contribution towards new student housing developments. In their entirety, the total number of beneficiaries of these developments is estimated to be **1,936 student residents each year**.

An additional **€136.4m** of AIB loans was also provided to support the capital requirements of four universities with a combined attendance of **17,856** students, of which **5,700** received training in medical and health related fields.

5.2. UK

AIB provided **€167.4m** in loans as part of wider financing to support student housing development in the UK. The project is estimated to benefit **3,416 student residents each year**.

5.3. OECD (excluding Ireland and the UK)

A total of **€55.8m** of AIB loans was issued to fund the capital requirements of three education service providers in other countries (not necessarily/entirely for accommodation): the exposure is split across a French University with 171,456 students; a Spanish University with 31,000 students, of which 19,700 received training in medical and health related fields, and an American based firm with 115,000 students participating in its various programs.

6 Macro-category 1 – Social and affordable housing

As at 31/12/2025, AIB had **€1.3bn** in outstanding loans extended to social and affordable housing providers across the UK and Ireland.

The assumptions described in the accompanying method note are used to estimate the overall impacts of the projects to which AIB has contributed, broken down by country.

6.1. Ireland

A total of **€190m** of AIB loans helped to support social housing providers and the development of **1,374 social housing units** (377 apartments and 997 houses).[15] These housing projects are estimated to benefit **3,920 residents each year**.

Through the provision of **€443.5m** to the First Home Scheme, AIB has helped facilitate the purchase of 1,235 houses and 147 apartments, benefiting an estimated **3,533 residents** each year. Similarly, through the provision of €140.4m towards the Local Authority Affordable Purchase Scheme, AIB helped facilitate the purchase of 546 houses and 24 apartments, benefiting an estimated **1,458 residents** each year.

6.2. UK

AIB provided a total of **€483.8m** of loans to support social housing in the UK, of which:

- **€434.6m** was provided to support social housing providers. We estimate that the funded schemes have benefitted **17,111 residents**.
- **€49.1m** was provided to facilitate the capital requirements and refinance needs of housing providers which own over **87,500 homes**.

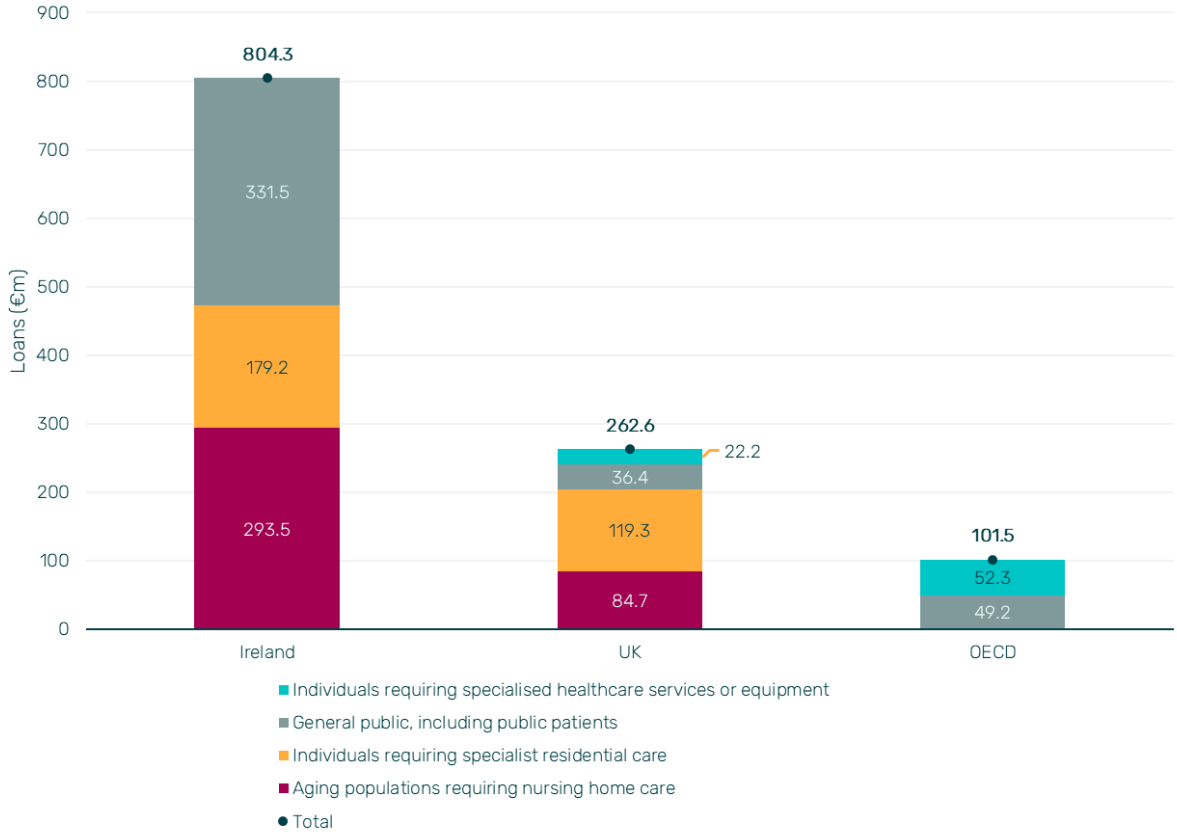
[15] The social housing providers develop social housing units for Approved Housing Bodies.

7 Macro-category 1 – Healthcare

As of 31/12/2025, **€1.2bn** in outstanding loans have been provided by AIB to support healthcare service providers around the world, supporting site developments and corporate expansions, as well as providing refinancing support. Based on the type of healthcare facilities and information available (i.e. number of beds), different assumptions were applied to estimate the number of beneficiaries (see the accompanying method for more detail). The total estimated impacts (to which AIB's loans will have contributed in part) are reported by country and type of service.

The majority of the loans in Ireland (**41%, accounting for €331.5m**) were to institutions supporting healthcare for the general public (see Figure 7.1), whereas in the UK, facilities providing specialist residential care received a larger proportion of AIB loans (**45%, accounting for €119.3m**). Loans in the OECD countries were split between institutions providing specialised healthcare services or equipment (**52%, accounting for €52.3m**) and facilities providing healthcare support to the general public (**48%, accounting for €49.2m**).

Figure 7.1: Outstanding loans for healthcare by target population and country



7.1. Ireland and the UK

Residential and care facilities

AIB provided a total of **€472.8m** in loans which helped to support residential and care providers in Ireland. AIB's data show that there are **9,685** beds in these providers' facilities supporting an estimated **9,416** people per year.

Across the UK, AIB provided **€204m** of loans which supported residential and care service providers. In combination with funding from other sources, and based on information about occupancy rates and other assumptions, the projects are estimated to support **9,834 people (elderly, children and adults under specialist care) per year in the UK.**

Together, **19,250** people are estimated to be supported by residential care facilities in Ireland and the UK.

Hospitals, clinics, and patient care

A total of **€331.5m** of AIB loans was provided in support of organisations operating private hospitals and clinics including Primary Care Centres (PCCs) in Ireland.[16] The estimated total number of patients received by these facilities is **611,000 per year**. The number of patients received has been calculated from a combination of patient numbers provided by AIB and published annual reports (e.g. in the case of hospitals).

In the UK, a total of **€36.4m** of loans was provided to support a leading hospital group. This group receives a reported **1,300,000 patients a year**.

Together, these hospitals are estimated to receive **1.9m** patients per year.

Other

AIB also provided **€22.2m** to facilitate the acquisition of a UK based organisation that provides patient transport services.

7.2. OECD (excluding Ireland and the UK)

General hospitals

AIB provided a total of **€49.2m** of loans to support hospitals around the world, of which:

- **€35.0m** was provided to two French institutions which collectively treat **1.3m patients per year** (estimated using AIB data and other assumptions of average patient length of stay, occupancy rates, number of hospitals and number of hospital beds in France).[17]
- **€14.2m** was provided to a German hospital that is estimated to treat **370,796 patients per year**, based on the number of beds in the hospital and assumptions about the average length of stay in hospitals, and hospital bed occupancy rates.[18]

Other

AIB also provided **€52.3m** of loans to support other healthcare providers that are pure players, and their services are not directly associated with providing services to users of facilities or creating more capacity at a facility (e.g. companies that manufacture and sell healthcare-related products or services). These

[16] The private hospitals are part of the public treatment procurement schemes.
[17] See Appendix A.2, A.3 and A.4 in Appendix A.
[18] See Appendix A.2 and A.3 in Appendix A.

include: a US based company providing software for drug development; and a biopharmaceutical firm and a company specialising in the production of advanced in-vitro diagnostic tools, both located in Europe.

While it is not straightforward to measure the beneficiaries, it is still important to recognise the importance of these services to the healthcare system as a whole, especially in terms of improving the efficiency and quality of healthcare services.

8 Macro-category 1 – Affordable basic infrastructure

As at 31/12/2025, **€28.7m** across seven loans had been provided by AIB to **four borrowers** to enhance access to affordable basic infrastructure, and in particular to upgrade and expand existing infrastructure. Of this total, **€23.2m** was provided to three borrowers in Ireland and **€5.5m** was provided to a borrower in France. While the number of beneficiaries of the four developments supported by AIB has not been estimated, owing to data limitations, a summary of the value and number of loans in this pool is provided.

9 Category 2 – Results

As at 31/12/2025, AIB's social bonds lending portfolio consisted of **€366.5m in term loans** and **€71.7m in RCFs**; both to SMEs. Table 9.1 shows the estimated direct, indirect and induced impacts of AIB's SME lending in Ireland, by type of loan.

Table 9.1: Impact of AIB's SME lending by type of loan

	Direct	Indirect	Induced	Total
Term Loans				
Gross Output (€m)	366.5	319.4	297.9	**938.8**
GVA (€m)	164.7	175.0	68.1	**407.7**
GDP (€m)	173.9	184.7	71.8	**430.5**
Employment (FTEs, 000s)	2.0	2.7	0.6	**5.3**
RCFs				
Gross Output (€m)	71.7	74.7	62.1	**208.5**
GVA (€m)	31.7	39.2	14.2	**85.1**
GDP (€m)	33.5	41.3	15.0	**89.8**
Employment (FTEs, 000s)	0.3	0.6	0.1	**1.0**

Note(s): Final impacts are reported in current (nominal) prices.

Sum of direct, indirect and induced results may not precisely match reported totals due to rounding.

GDP impacts have been calculated by applying a (fixed) ratio of GDP to GVA to account for taxes less subsidies on products. This ratio has been calculated from the latest (2024) annual GDP and GVA data from the Central Statistics Office (CSO).

Definition(s): **Gross output**: total goods and services produced in an economy i.e. the total sales value/revenue.

Gross Value Added (GVA): value of goods and services produced in an economy (i.e. gross output) minus the cost of inputs and raw materials attributable to that production. Out of GVA, firms pay wages/salaries and other employment costs; as well as taxes. The remainder is gross operating surplus (broadly, profit/loss).

Gross Domestic Product (GDP): market value of the finished goods and services produced in an economy, or GVA plus taxes less subsidies on products.

Full-time equivalent (FTE) jobs: a measure of employment that accounts for differences in working hours i.e. a full-time job counts as one FTE whereas a part-time job counts as a fraction of an FTE based on the ratio of average part- to full-time hours worked in the CSO data.

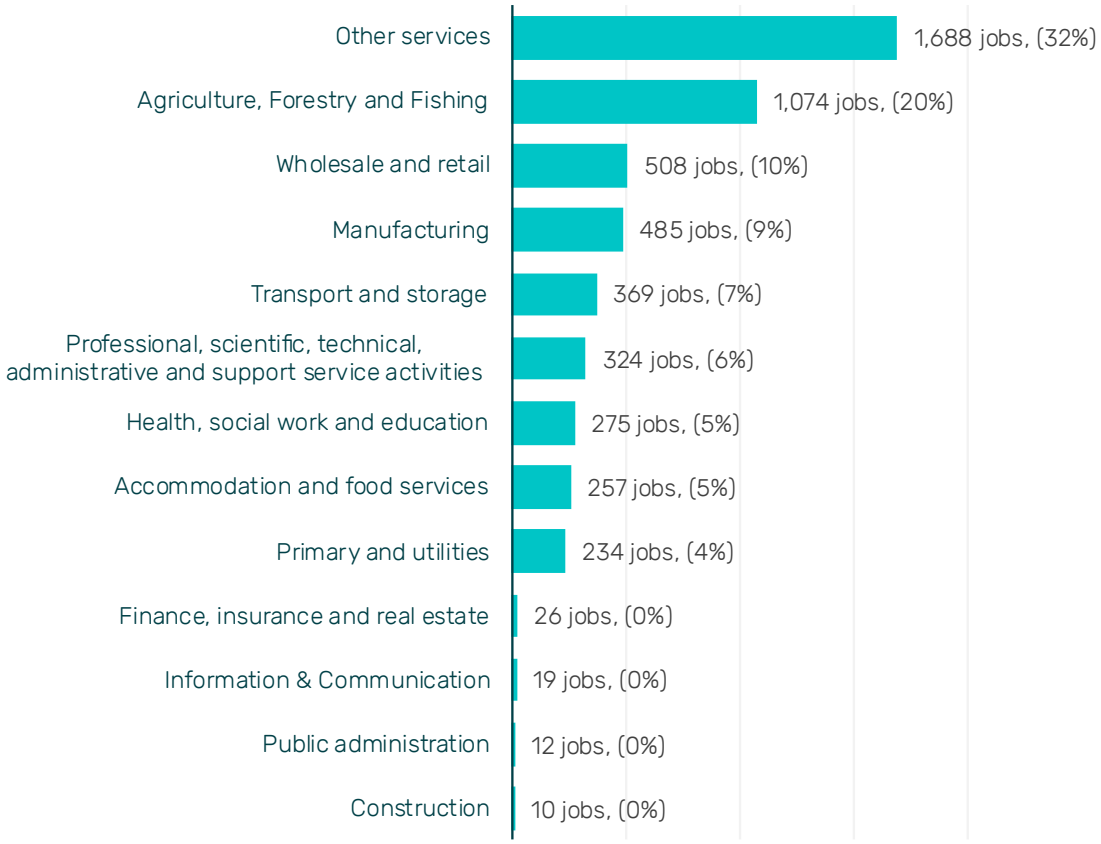
Term loans

An estimated **€938.8m** in (economy-wide) Gross Output is attributed to term loans. The corresponding Gross Value Added (GVA) amount totalled **€407.7m**, of which **€164.7m** is directly attributable to outstanding term loans provided by AIB (as above, term loans totalled **€366.5m** as at 31/12/2025). Through supply chains and higher incomes (paid to employees) this generates a further **€243.0m** of (indirect and induced) GVA elsewhere in the economy.

By our approach, these outstanding term loans have directly created approximately 2,000 jobs and supported 3,290 additional jobs, resulting in a total of approximately 5,280 jobs created or supported across the economy. This implies that, for every €1m in term loans provided to SMEs, approximately 14 jobs are created or supported economy-wide.

As shown in Figure 9.1, the largest jobs impacts are in other services, which includes recreation and sports activities and private households with employed persons, among other activities, and accounts for 32% of total jobs created. The next two largest job impacts are in agriculture, forestry and fishing, which accounts for 20% of jobs created, and wholesale and retail, which accounts for 10% of jobs created.

Figure 9.1: Total jobs impacts of outstanding term loans by sectors

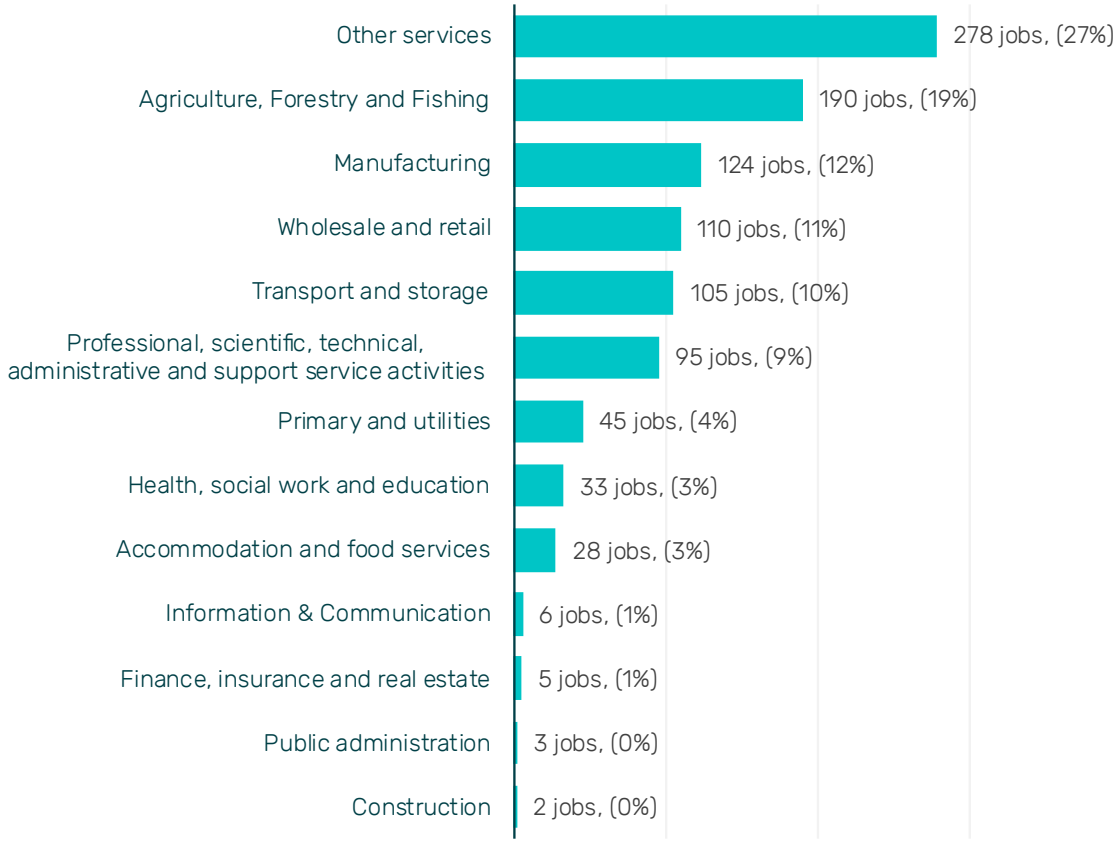


RCFs

Following a similar approach, an estimated **€208.5m** of Gross Output and **€85.1m** of GVA is attributable to RCFs (with loans themselves totalling €71.7m as at 31/12/2025). Of the €85.1m of GVA, **€31.7m** is directly attributable to the loans, with a further **€53.3m** of (indirect and induced) GVA supported elsewhere in the economy. In this case, our approach interprets the jobs as being safeguarded by outstanding RCFs provided by AIB, with more than **320 jobs retained directly** and nearly **700 further jobs supported**: a **total of more than 1,020 safeguarded jobs in the economy**. This implies that, for the selection of loans we assessed, for every **€1m in RCFs** provided by AIB to SMEs, approximately **14 jobs** are retained across the economy.

Figure 9.2 shows the sectors with the most safeguarded jobs to be: other services (accounting for 27% of the total number of jobs retained), agriculture, forestry and fishing (19%), and manufacturing (12%).

Figure 9.2: Total jobs impact of outstanding RCFs by sector



Appendices

Appendix A - Assumptions

Appendix A.1: Average household size by number of bedrooms

	1 bed	2 beds	3 beds	4 beds	5 beds	6 beds	Average
Tenure - Social rented, England and Wales	1.2	2.2	3.1	4.1	4.0	4.0*	2.9
All households, Ireland	1.6	2.1	2.7	3.2	3.7	3.9	2.7

Note(s): Figures are calculated by dividing the reported number of people by the reported number of households.
For units with zero bedrooms (i.e. studio spaces), the average household size for one bed units were used.
*Average household size in five bed units was used as proxy for average household size in six bed units

Source(s): Census 2021: Tenure by household size by number of bedrooms.
Irish census 2022: Private Dwellings in Permanent Housing Units and number of Persons

Appendix A.2: Average length of stay in hospital in France and Germany (days)

	Average length of stay in hospital
France (2022)	5.6
Germany (2022)	7.5

Source(s): OECD (https://data.oecd.org/healthcare/length-of-hospital-stay.htm).

Appendix A.3: Hospital bed occupancy rates in France and Germany (%)

	Hospital bed occupancy rate (%)
France (2021)	71.9
Germany (2021)	69.9

Source(s): Statista (https://www.statista.com/statistics/1116612/oecd-hospital-acute-care-occupancy-rates-select-countries-worldwide/).

Appendix A.4: Hospitals and hospital beds by sector in France, 2023

	Number
Total number of private, for-profit hospitals	978
Total number of beds in private, for-profit hospitals	90,315

Source(s): OECD (OECD Data Explorer • Hospitals)
OECD (OECD Data Explorer • Hospital beds by sector)