



IBF/PwC Mortgage Market Profile Quarterly Report – New Lending

	Number	Value
New Mortgage Lending Quarter 2, 2011	3,551	€624m
Quarter 1, 2011	3,259	€577m
Quarter 4, 2010	5,624	€982m
Quarter 3, 2010	7,261	€1,293m
Quarter 2, 2010	7,827	€1,305m
% change, Q2 2011 vs. Q1 2011	+9.0%	+8.1%
% change, Q2 2011 vs. Q2 2010	-54.6%	-52.2%

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- The total value of new mortgage lending in the second quarter of 2011 was €624 million.
 - The full data series for the IBF/PwC Mortgage Market Profile is available on the IBF website at www.ibf.ie.

Market size:

- These figures relate to all new lending secured by residential property (for further details regarding the basis for this data, see page 4).
- The total of outstanding residential mortgage debt is published on a monthly basis by the Central Bank and Financial Services Authority of Ireland.

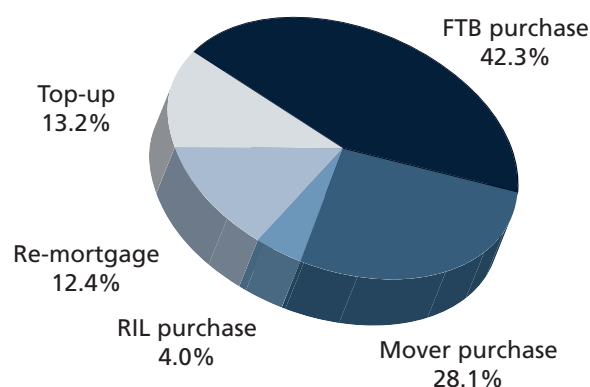
Loan Volumes

In Q2 2011, 3,551 mortgage loans were issued. This represented a decrease in lending of 54.6% compared to Q2 2010, and an increase of 9% compared to the previous quarter.

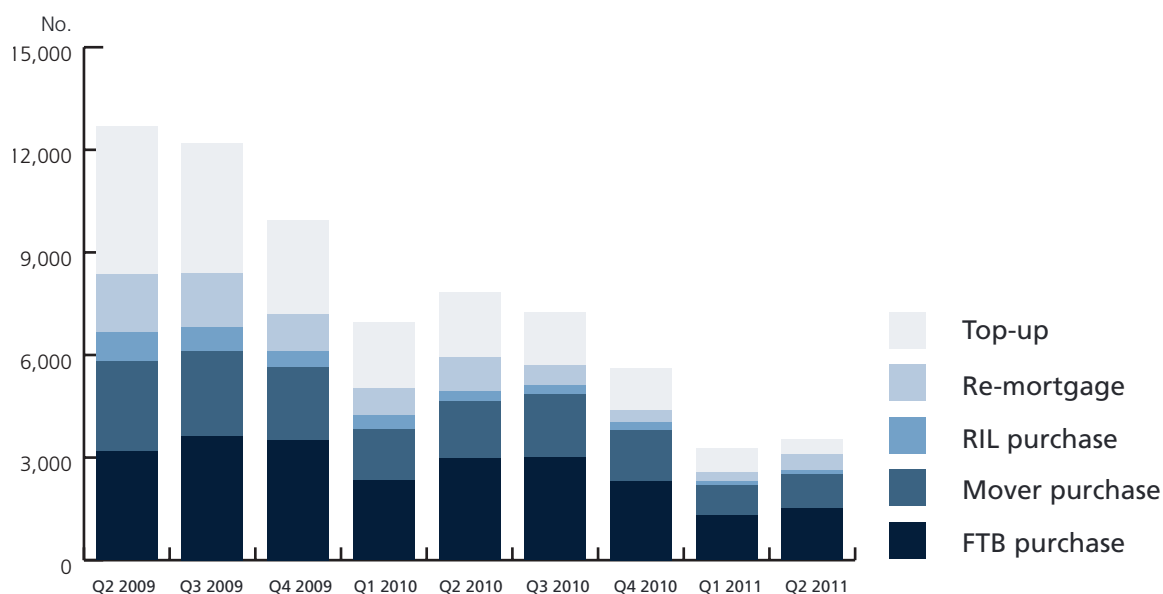
- The number of mortgage loans issued in the first-time buyer (FTB), mover-purchaser and re-mortgage segments increased in Q2 compared with Q1. Residential investment letting (RIL) has remained broadly unchanged. All segments contracted on a year-on-year basis.

- FTBs remained the largest segment, increasing their share to more than 42% of the market.
- Mover-purchasers increased their market share by one percentage point quarter-on-quarter. Combined with FTBs, they accounted for over 70% of the market by volume.

Quarter 2 2011: 3,551 Mortgage Loans Issued



		FTB Purchase		Mover Purchase		RIL Purchase		Re-mortgage		Top-up		Total Drawdowns
		No.	%	No.	%	No.	%	No.	%	No.	%	No.
2011	Q2	1,503	42.3%	999	28.1%	141	4.0%	441	12.4%	467	13.2%	3,551
	Q1	1,301	39.9%	885	27.2%	139	4.3%	259	7.9%	675	20.7%	3,259
2010	Q4	2,318	41.2%	1,468	26.1%	238	4.2%	351	6.3%	1,249	22.2%	5,624
	Q3	3,001	41.3%	1,863	25.7%	254	3.5%	581	8.0%	1,562	21.5%	7,261
	Q2	2,973	38.0%	1,690	21.6%	284	3.6%	984	12.6%	1,896	24.2%	7,827
	Q1	2,327	33.5%	1,512	21.7%	385	5.5%	806	11.6%	1,924	27.7%	6,954
2009	Q4	3,511	35.3%	2,116	21.3%	480	4.8%	1,099	11.1%	2,740	27.5%	9,946
	Q3	3,633	29.8%	2,472	20.3%	699	5.7%	1,602	13.2%	3,783	31.0%	12,189
	Q2	3,184	25.1%	2,621	20.7%	873	6.9%	1,681	13.2%	4,327	34.1%	12,686

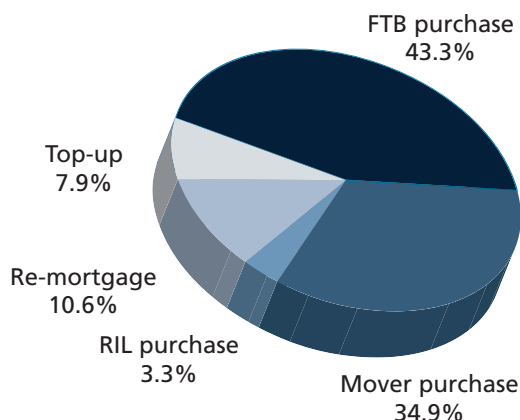


Loan Values

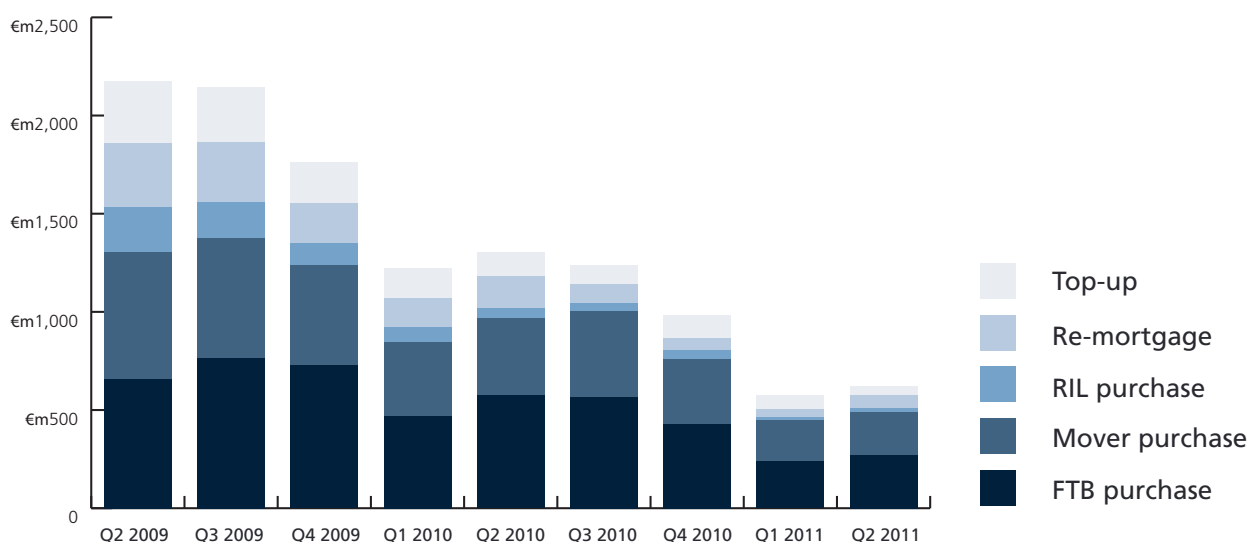
In the second quarter of 2011, a total of €624 million in mortgages were drawn down. This was 52.2% less than in the same period in 2010 but 8.1% more than in Q1 2011.

- The value of mortgage loans issued increased quarter-on-quarter in the FTB, mover-purchase and re-mortgage segments and was broadly unchanged for RIL purchase. All segments declined compared with Q2 2010.
- FTBs remained the largest segment by value and were the only segment that increased its market share, rising to 43.3% of the market.
- FTBs and mover-purchasers together made up over 78% of the market in value terms.
- The re-mortgage segment grew by 65% in value and 70.3% in volume compared with Q1 2011.

Quarter 2 2011: €624m Issued in Mortgage Loans



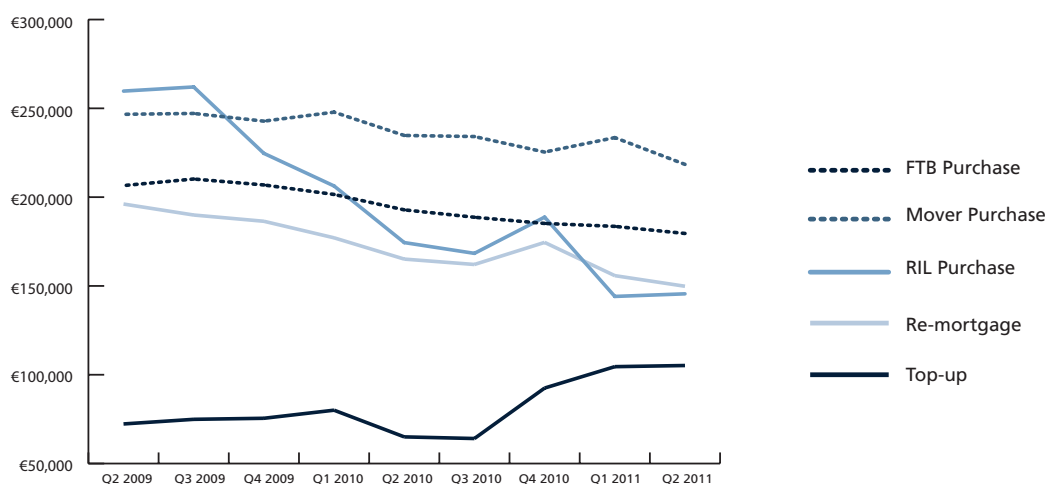
		FTB Purchase		Mover Purchase		RIL Purchase		Re-mortgage		Top-up		Total Drawdowns €m
		€m	%	€m	%	€m	%	€m	%	€m	%	
2011	Q2	270	43.3%	218	34.9%	21	3.3%	66	10.6%	49	7.9%	624
	Q1	239	41.4%	207	35.9%	20	3.5%	40	6.9%	71	12.3%	577
2010	Q4	429	43.7%	331	33.7%	45	4.6%	61	6.2%	116	11.8%	982
	Q3	566	45.7%	436	35.2%	43	3.4%	94	7.6%	100	8.1%	1,239
	Q2	573	43.9%	397	30.4%	49	3.8%	163	12.5%	123	9.4%	1,305
	Q1	469	38.5%	375	30.7%	79	6.5%	143	11.7%	154	12.6%	1,220
2009	Q4	726	41.3%	514	29.2%	108	6.1%	205	11.6%	207	11.8%	1,760
	Q3	764	35.6%	611	28.5%	183	8.5%	304	14.2%	283	13.2%	2,145
	Q2	658	30.3%	646	29.7%	226	10.4%	330	15.2%	313	14.4%	2,173



Average Loan

		FTB Purchase	Mover Purchase	RIL Purchase	Re-mortgage	Top-up
		€	€	€	€	€
2011	Q2	179,552	218,447	145,555	149,823	105,193
	Q1	183,543	233,519	144,093	155,796	104,544
2010	Q4	185,193	225,384	188,743	174,510	92,498
	Q3	188,680	234,122	168,346	162,083	64,085
	Q2	192,848	234,735	174,418	165,119	65,009
	Q1	201,516	247,844	206,294	177,101	80,036
2009	Q4	206,865	242,793	224,649	186,414	75,480
	Q3	210,210	247,127	262,037	189,936	74,895
	Q2	206,517	246,644	259,714	196,119	72,288

- The average loan size fell to €175,676 (down 0.7%) in Q2 2011.
- The average size of loans drawn down for property purchase (FTB, mover-purchaser and RIL) fell below €200,000 for the first time since the series began in 2005, to €192,445, despite a 1% increase in the average RIL loan.
- The average mover-purchase loan drawn down fell by 6.5% in Q2 2011, reversing the 3.6% increase in Q1 2011.
- The average top-up increased by 0.6% compared to the previous quarter.



The Irish Banking Federation (IBF) is the leading representative body for banking and financial services in Ireland. Irish Mortgage Council (IMC) is an affiliate of IBF and represents mortgage lending institutions.

Data

This data relates to loans granted by IBF/IMC member institutions listed which are secured by a mortgage on residential Irish property. We estimate that the data covers well in excess of 95% of the mortgage market and includes residential mortgage lending data from the following institutions:

AIB group
 Bank of Ireland Mortgage Bank
 Bank of Scotland (Ireland)/Halifax*
 EBS Building Society
 Haven Mortgages
 ICS Building Society
 KBC Homeloans
 Irish Nationwide Building Society**
 Permanent TSB
 Ulster Bank

*Not included in data series after Q1 2010.

**Not included in data series after Q1 2011

Whilst every effort is made to ensure accurate classification of loans, some exceptions will always arise. The following are the market segment definitions in use in IMC data.

- First Time Buyer (FTB) Purchase - a loan issued for the purchase of residential property which is to be owner-occupied, where none of the borrowers have ever been an owner occupier (or part owner occupier) of a residential property in Ireland or elsewhere.
- Mover purchase - a loan issued for the purchase of residential property which is to be owner-occupied, where at least one of the borrowers has been an owner occupier (or part owner occupier) of a residential property in Ireland or elsewhere.
- Residential Investment Letting (RIL) purchase - a loan issued for the purchase of residential investment property or a holiday home
- Re-mortgage - a loan which is issued by one lender to refinance an existing mortgage with another lender. This may or may not include further equity release.
- Top-up - a further mortgage advance to an existing borrower which is issued to finance expenditure other than house purchase.

Disclaimer:

This report is based on statistical information supplied to IBF/IMC by the mortgage lending institutions listed herein. PricewaterhouseCoopers has reviewed the collation of this report by IBF/IMC. While every effort has been made to ensure the accuracy of information included in this report, IBF and PricewaterhouseCoopers can accept no responsibility for errors contained herein. This report is not to be reproduced in whole or in part without prior permission.

The full data series will be maintained on the IBF website (www.ibf.ie).

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