



IBF/PwC Mortgage Market Profile Quarterly Report – New Lending

	Number	Value
New Mortgage Lending Quarter 1, 2014	3,425	€568m
Quarter 4, 2013	5,206	€896m
Quarter 3, 2013	4,482	€750m
Quarter 2, 2013	3,229	€518m
Quarter 1, 2013	2,068	€331m
% change, Q1 2014 vs. Q4 2013	-34.2%	-36.6%
% change, Q1 2014 vs. Q1 2013	+65.6%	+71.6%

- The total value of new mortgage lending in the first quarter of 2014 was €568 million.
- The full data series for the IBF/PwC Mortgage Market Profile is available on the IBF website at www.ibf.ie.

Market size:

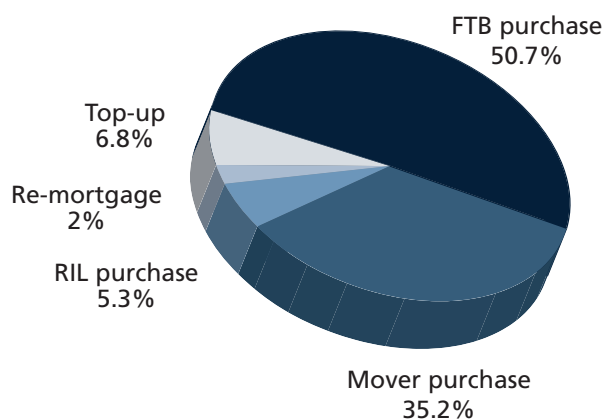
- These figures relate to all new lending secured by residential property (for further details regarding the basis for this data, see page 4).
- The total of outstanding residential mortgage debt is published on a monthly basis by the Central Bank of Ireland.

Loan Volumes

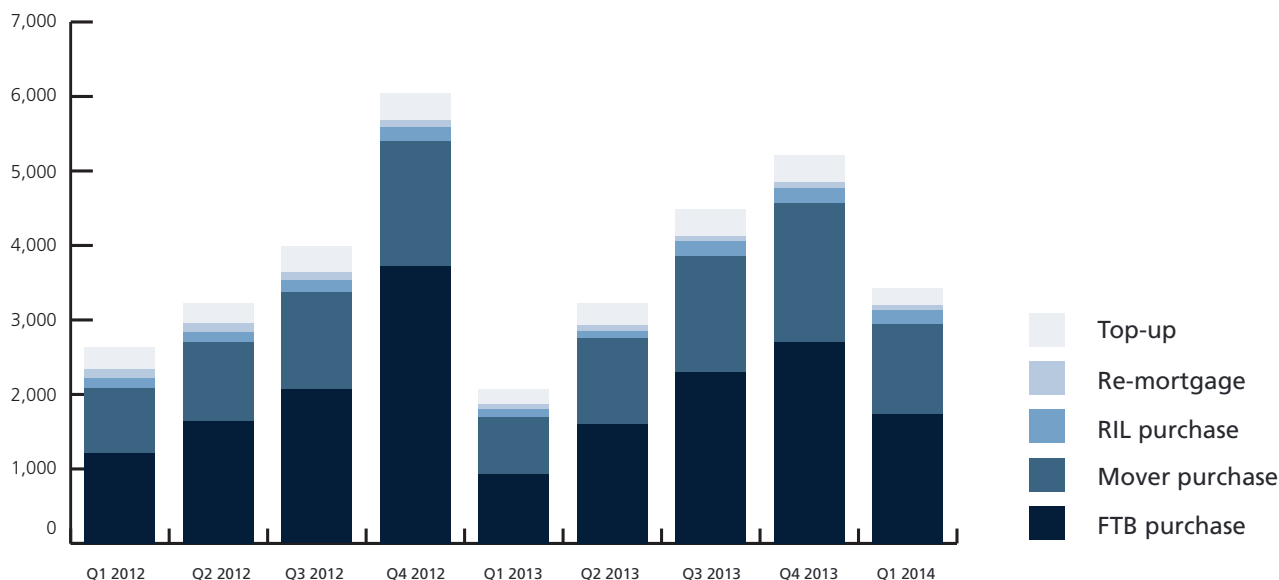
In Q1 2014, 3,425 mortgage loans were issued. This represents an increase in lending of 65.6% compared with Q1 2013 and a fall of 34.2% compared with the previous quarter.

- The first quarter is traditionally the weakest in any year. However, the number of mortgages issued in Q1 rose on a year-on-year basis for the first time since 2006, reaching the highest Q1 level since 2010.
- All segments grew on a year-on-year basis, with first-time buyers (FTBs) up 87.2% and residential investment letting (RIL) up 74.3%.
- FTBs remained the largest segment, at 50.7% of new mortgage loans in Q1 2014. The FTB and mover-purchaser segments combined accounted for 85.9% of mortgage issued.
- The RIL segment increased its share of mortgages to 5.3%, the highest level since Q1 2010.

Quarter 1 2014: 3,425 Mortgage Loans Issued



		First Time Buyer Purchaser		Mover Purchaser		Residential Investment Letting Purchase		Re-mortgage		Top-up		Total Drawdowns
		No.	%	No.	%	No.	%	No.	%	No.	%	No.
2014	Q1	1,737	50.7%	1,206	35.2%	183	5.3%	68	2.0%	231	6.8%	3,425
2013	Q4	2,708	52.0%	1,862	35.8%	191	3.7%	86	1.6%	359	6.9%	5,206
	Q3	2,299	51.3%	1,556	34.7%	196	4.4%	75	1.7%	356	7.9%	4,482
	Q2	1,600	49.5%	1,152	35.7%	105	3.2%	70	2.2%	302	9.4%	3,229
2012	Q1	928	44.9%	770	37.2%	105	5.1%	61	2.9%	204	9.9%	2,068
	Q4	3,724	61.6%	1,678	27.8%	176	2.9%	103	1.7%	362	6.0%	6,043
	Q3	2,066	51.9%	1,315	33.0%	151	3.8%	109	2.7%	342	8.6%	3,983
	Q2	1,647	51.1%	1,055	32.7%	135	4.2%	120	3.7%	268	8.3%	3,225
	Q1	1,211	46.0%	873	33.2%	129	4.9%	123	4.7%	294	11.2%	2,630

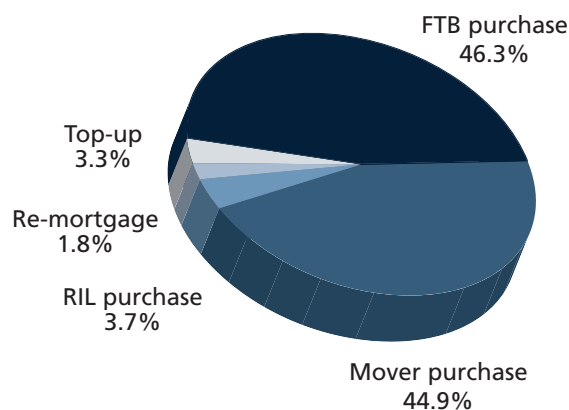


Loan Values

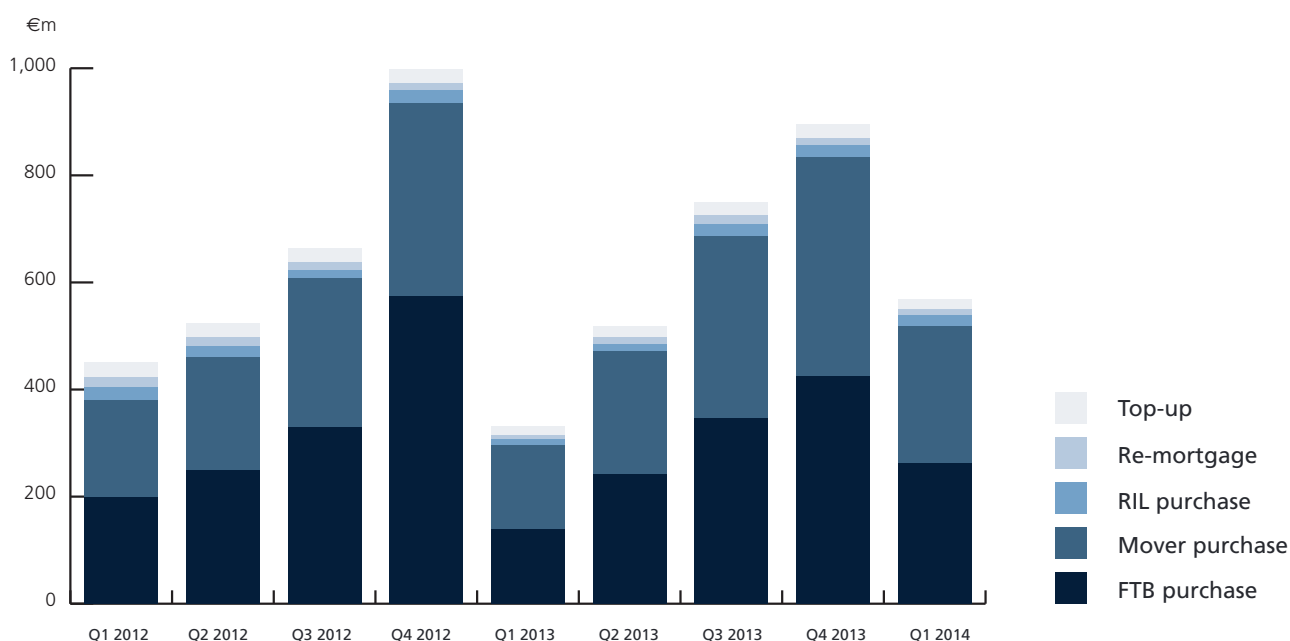
Some €568 million in mortgages was drawn down. This was 71.6% more than in Q1 2013 and 36.6% less than in Q4 2013.

- The value of mortgages drawn down increased to their highest Q1 level since 2011.
- While all segments grew on a year-on-year basis (and contracted on a quarter-on-quarter basis), the mover-purchase and RIL segments grew year-on-year for the fourth and third successive quarters, respectively.
- FTB remains the largest segment with 46.3% of the market in value terms. FTBs and mover-purchasers together accounted for 91.2% of the market.

Quarter 1 2014: €568m Issued in Mortgage Loans



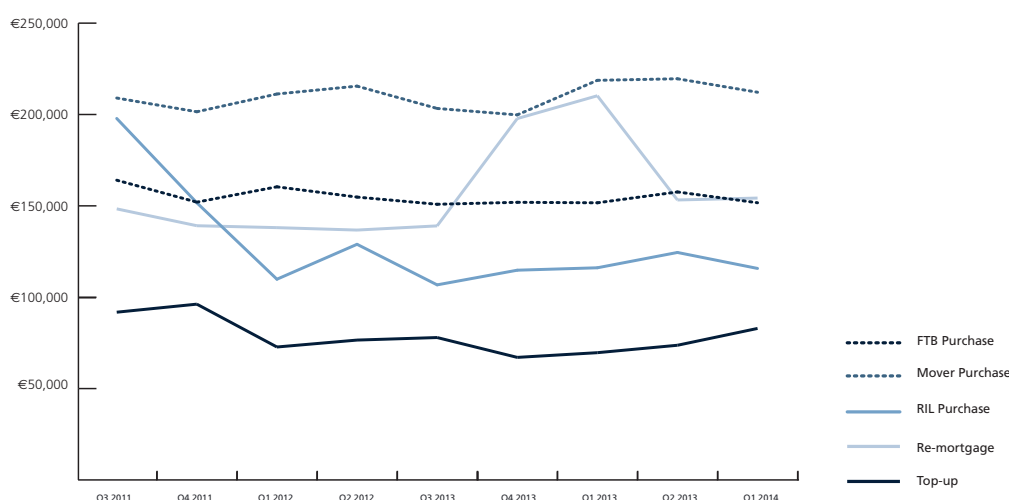
		FTB Purchase		Mover Purchase		RIL Purchase		Re-mortgage		Top-up		Total Drawdowns
		€m	%	€m	%	€m	%	€m	%	€m	%	
2014	Q1	263	46.3%	255	44.9%	21	3.7%	10	1.8%	19	3.3%	568
2013	Q4	425	47.5%	408	45.5%	24	2.6%	13	1.5%	26	2.9%	896
	Q3	347	46.3%	339	45.3%	23	3.0%	16	2.1%	25	3.3%	750
	Q2	242	46.7%	230	44.4%	12	2.3%	14	2.7%	20	3.9%	518
	Q1	140	42.3%	156	47.2%	11	3.3%	8	2.4%	16	4.8%	331
2012	Q4	574	57.5%	361	36.1%	23	2.3%	14	1.4%	27	2.7%	999
	Q3	330	49.8%	277	41.8%	16	2.4%	15	2.2%	25	3.8%	663
	Q2	249	47.5%	212	40.5%	20	3.8%	17	3.2%	26	5.0%	524
	Q1	198	44.0%	182	40.4%	25	5.6%	18	4.0%	27	6.0%	450



Average Loan

		FTB Purchase	Mover Purchase	RIL Purchase	Re-mortgage	Top-up
		€	€	€	€	€
2014	Q1	151,123	211,602	115,172	153,688	82,338
2013	Q4	157,035	218,982	123,918	152,648	73,127
	Q3	151,097	218,124	115,530	209,677	69,065
	Q2	151,370	199,219	114,210	197,188	66,493
	Q1	150,292	202,737	106,186	138,465	77,351
2012	Q4	154,227	214,954	128,383	136,174	75,967
	Q3	159,848	210,647	109,272	137,504	72,178
	Q2	151,451	200,920	151,109	138,551	95,626
	Q1	163,470	208,439	197,262	147,772	91,227

- The average loan size increased to €165,909 in Q1 2014, up 3.7% on Q1 2013. The average mortgage drawn down for property purchase (FTB, mover-purchase or RIL) again increased on a year-on-year basis, up 1.3% to €172,351.
- The average loan drawn down rose on a year-on-year basis across all three property purchase segments for the first time since Q2 2008 and across all five segments for the first time since Q3 2007.
- While the average loan size decreased quarter-on-quarter in the three property purchase segments, it grew in the re-mortgage and top-up segments.



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 Bank Ireland
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).

Next publication: August 2014

Contacts:

Louise O'Mahony,
Irish Banking Federation,
louise.omahony@ibf.ie, (01) 474 8804.

Anthony O'Brien,
Irish Banking Federation,
anthony.obrien@ibf.ie, (01) 474 8810.