DAVY

Wealth in Ireland

An in-depth analysis of the changing profile of Irish household wealth | December 2025

Summary Report

WARNING: This is a Marketing Communication. It does not constitute investment research or investment advice.

Introduction

Davy is Ireland's leading provider of wealth management and investment banking services, with an almost 100-year heritage in connecting Irish capital with global opportunity. In this time, through our research and client engagements, we have learned a great deal about Irish wealth.

This is the first in what is proposed to be an annual review of wealth in Ireland, going beyond the headline numbers and related narrative to understand the real situation nationally.

There are many definitions of wealth, with a simple approach being to subtract the debts of a household from the assets which they own. Wealth firms like Davy often take a different approach, defining wealth as the valuable and transactable resources available after the needs of the household have been met.

Our analysis points to the benefits of separating a discussion of national wealth from one on the broader economy, with this particularly important in the case of Ireland where levels of reliance on multi-national corporations for employment and tax are very high.

It builds on a combination of public and proprietary sources, with the primary public source being the Distributional Wealth Analysis (DWA) which is an experimental dataset of the European Central Bank (ECB).

The DWA consolidates intelligence from the CBI Quarterly Financial Accounts and the CSO Household Finance and Consumption Survey to produce a quarterly review of the value, profile and distribution of Irish wealth. It represents a significant improvement in the quality of information available historically but has acknowledged constraints.

Occupational pensions, for example, are not included nor is any distinction made between transactable assets and those which may be more fundamental to household life.

Farmland is a case in point, classified as wealth but clearly necessary for the sustained income of farming households and often viewed as a multi-generational asset.

We supplement data from the DWA with other sources of public information as well as with proprietary insights from Davy and Bank of Ireland to provide a fuller picture.

We also consulted with corporate finance, financial planning, research and investment experts in our own business to help us build insight from the analysis which follows.

Key Finding #1

Remarkable growth

The past 10 years have witnessed a remarkable recovery in Irish household wealth, as measured by gross assets less liabilities. In that period, Irish household wealth in total grew by 8.7% annually (CAGR - Compound Annual Growth Rate) compared with 4.6% for the eurozone.

Housing is a very significant element of that story, with the greatest share of national stock owned by Irish households and serving as their principle private residence (~80%).

It was not, however, real increases in housing stock which drove wealth growth rather the gradual recovery of Irish house prices in the period post-crash to the point where they exceeded peak values by early 2024.

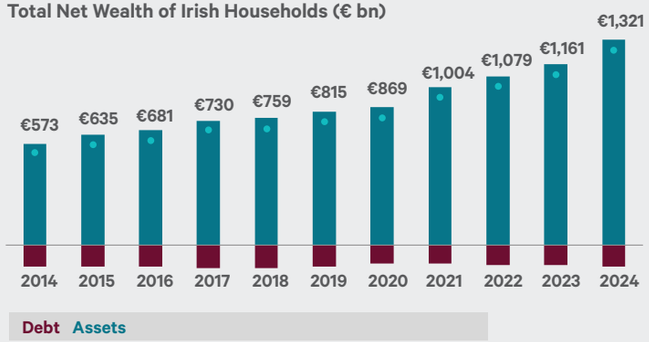
This speaks to the rapid recovery of the Irish economy as well to supply shortages which have elevated house prices albeit not to a level which we believe indicates correction.

The non-housing wealth of Irish households also grew at a much faster rate than that of the eurozone between 2014 and 2024. The rate of growth here, however, lagged that of the Irish economy (GNI*).

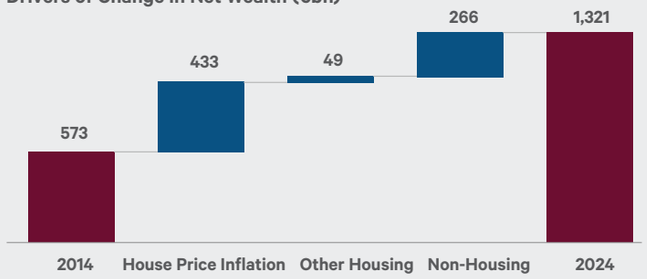
This contrasts with the situation for the eurozone, where, housing and non-housing wealth grew at broadly the same rate with both outstripping the domestic economy (GDP measure).

Put more simply, the rate of feed through from the domestic economy to the financial welfare of Irish households appears less than it might have been.

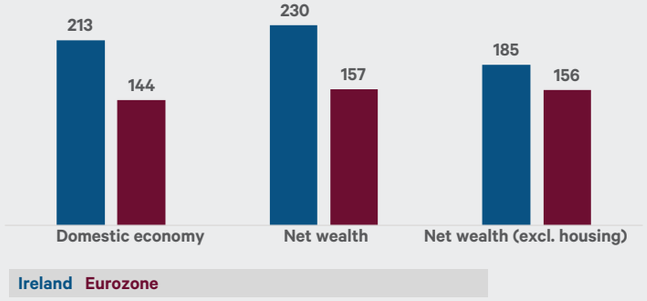
Total Net Wealth of Irish Households (€ bn)



Drivers of Change in Net Wealth (€bn)



Net Wealth Index (2014 = 100)



Key Finding #2

Wealthy households

As wealth managers, we draw a distinction between those assets needed to run the household and those which are surplus and capable of being transacted for investment and/or lifestyle purposes.

Typically excluded, subject to reasonable value, are the family home and provision for an income when the household is retired. Certain of the real business assets on which the family relies for its livelihood may also be excluded.

Moving from a net asset to a surplus asset definition of wealth, the average wealth of Irish households falls from €688 k to less than €100 k.

Most Irish households (~1.4 mn) are working to put the fundamentals of emergency funds, housing and retirement provision appropriate to their work life stage in place.

An estimated 500,000 Irish households, spread across the top, second and third wealth deciles, have most of these fundamentals already in place.

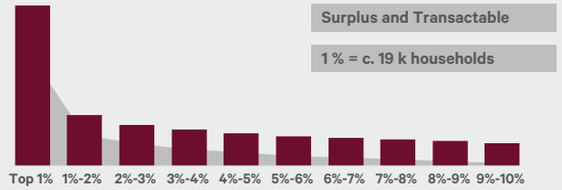
There is a marked difference between the average surplus of the top decile and others, with wealth in this decile the most concentrated of all.

This reflects the skewing impact of a small number of very wealthy individuals.

We estimate that there are circa 75,000 wealthy households in Ireland, where surplus assets comfortably exceed €1 mn. They are growing in number and diversifying in profile, advantaged on their wealth journey by access to expert advice and investment opportunity.

Average Household Wealth (€000s)	Net Wealth Per DWA	Surplus Assets Davy Estimates
Top Decile	3,384	2,567
Second Decile	1,135	497
Third Decile	771	177
Fourth Decile	567	-13
Fifth Decile	429	-141
Bottom Five	120	-443
Total	688	87

Estimated Distribution of Net Wealth across Top Decile



HNW	✓	✓	✓	✓	~	×	×	×	×	×
National %	36%					13%				

Key Finding #3

Home ownership matters

Home ownership in Ireland is high relative to many other eurozone countries, with some decline in recent years reflecting restricted supply at a time of growing demand.

For most Irish households, housing constitutes the greatest share of their net assets with only the top wealth decile having more non-housing than housing assets.

House ownership explains why Irish wealth counts among the most dispersed in the eurozone and underpins very significant improvements here since 2014. The share of net wealth owned by the top wealth decile fell from 55% to 49% in this period.

It is, however, important to look behind the numbers with these improvements driven by the pay-down of elevated housing debt post crisis by households in the bottom five wealth deciles.

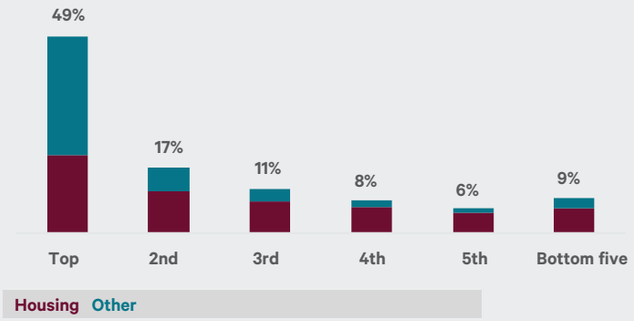
Their share of housing assets or stock actually fell gradually over this period, reflecting supply challenges.

Structural changes in home ownership will have important implications for the future distribution of household wealth in Ireland which need consideration.

Home ownership is also important in a retirement context, providing security of tenure for income-poor households and a significant inheritance boost for many in the period around retirement.

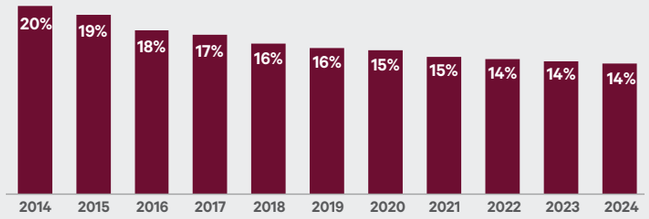
Expanding the supply of new homes is obviously critical here as is the consideration of tax-efficient investment alternatives for households not in a position to buy their own home.

Distribution of Net Wealth by Decile, 2024



CAGR (2014 to 2024)	Top Decile	Bottom Five Deciles	All Deciles
Average Net Wealth (Total)	6%	15%	8%
Average Net Wealth (Housing)	5%	23%	10%

Bottom Five Deciles (Share of Housing Assets)



Key Finding #4

Missed opportunity

There is significant evidence of an overly conservative and/or passive management of Irish household financial assets, which may in part explain the gap between national economic growth and the growth of our non-housing wealth.

At a very basic level, a high share of household savings are held in over-night accounts with delayed and muted responses to interest rate incentives to fixed term deposits. Irish households are systematically foregoing risk-free returns on their savings.

Closely related, and in common with many eurozone peers, we have low levels of investment in financial assets such as funds and listed equities in favour of savings. There has been some improvement here in recent years, albeit with low-risk deposit alternatives such as money market funds thought to account for most of that growth.

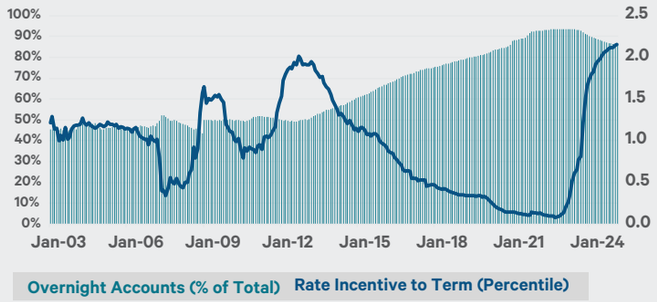
We have a strong affinity for real-world assets, with residential rental property still featuring strongly in the wealth profile of Irish households in 2024.

Finally, and likely most importantly, we are under-realising the opportunity for tax-efficient investing via our pensions. Davy high-level estimates, based on best available public information, indicate an accumulated private pension deficit in the region of €250 bn.

Our market research speaks to a cultural bias to wealth protection, as well as a nervousness around putting financial resources too far beyond immediate reach.

Housing has a bearing here most likely, with younger households needing to defer pensions to fund deposits and many parents wishing to help where they can.

Household deposit sensitivity to rate movements



Davy Estimates	Target income replacement (Gross)	Estimated pension deficit in 2024
Private Sector Workers> €25k in Annual Earnings	25%	+ €75 b
	31%	Aligned
	40%	- €124 b
	50%	- €256 b
	60%	- €389 b

Key Finding #5

Sluggish business wealth

Business owners are the wealthiest household type in Ireland, with their relative standing likely flattered by the major success of a small number and the more comprehensive coverage of their assets versus those of employed households in the DWA methodology.

Average household business wealth, comprising the value of the real assets used in the business and/ or the household share of equity, is significant in a national context. It is greater than our national savings and broadly in line with our financial assets.

In recent years, however, its rate of growth has significantly lagged that of other household assets leading to a large decline in its overall share.

More concerning, given the broader economic context, is the fact that Irish household business growth was slower than for the eurozone in aggregate between 2014 and 2024.

At one level, it is curious given strong growth in the output of the sectors of the economy which are dominated by indigenous business since 2014 (7% CAGR) and the generally positive outlook of Davy business-owner clients.

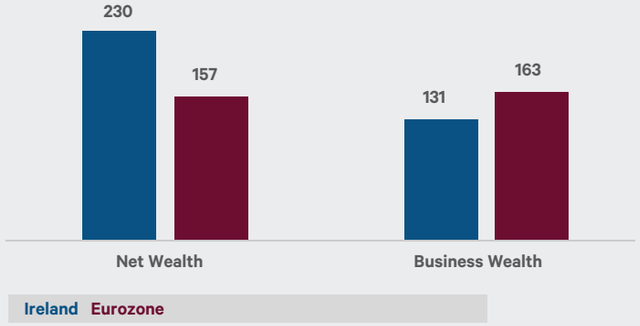
On the other, it speaks to structurally low levels of capital investment in Irish-owned business for many years and resonates with growing concerns that the multinational-driven environment is not conducive to their growth.

Related, our analysis shows a significant incidence of net Irish business sales internationally with the domestic IPO pipeline still very shallow.

Public markets played a very important role historically in enabling Irish business to scale, providing a source of patient and long-term capital. Kerry Group is a classic case in point.

Total Net Wealth	2024 (€ bn)	CAGR (2014-2024)
Net Housing	743	11%
Net Savings	156	5%
Business Wealth	207	3%
Financial Assets	215	14%
Total Net Wealth	**1,321**	**9%**

Household Business Wealth Growth Index (2014 = 100)



KERRY	Kerry Group	Berkshire Hathaway
Share Price (October 1986)	€0.66	$2,875
Share Price (End-2024)	€90.9	$687,442
Annual rate of return	13.8%	15.5%

Key Finding #6

Structural momentum

Ireland's population is growing and ageing rapidly. We predict a steady increase to 2 mn households by 2030 and 2.3 mn in 2035 as suppressed households, which have relatively high net wealth, formation starts to unwind with increased housing supply.

Older households, which have relatively high net wealth, are set to grow in relative and absolute terms.

In combination, these factors point to strong structural momentum in Irish household wealth.

While residential property prices have increased significantly in recent years, incomes have also grown. Our price-to-income ratio does not stand out internationally nor in a long-run historical context.

Our forecast for housing net wealth assumes continued growth in home prices, albeit at a moderating rate reflecting higher housing supply and a gradually economy cooling into the 2030s.

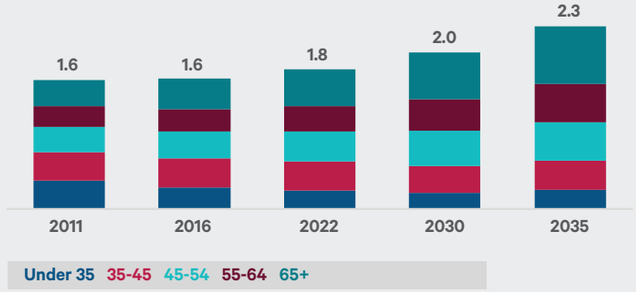
We model non-housing net wealth based on forecast household savings and a conservative assumption for aggregate investment returns.

With wider adoption of appropriate approaches to wealth management across households, there could be scope for faster growth in non-housing wealth compared to our forecast.

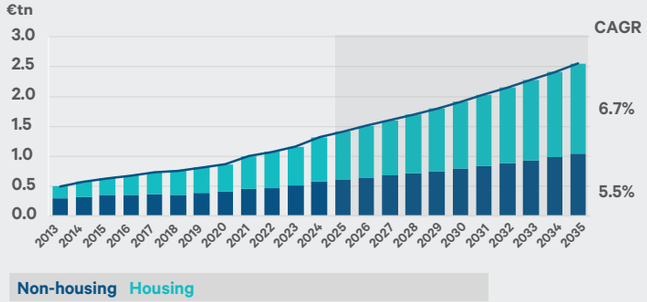
We are forecasting no significant change in the rate of growth in household business wealth, reflecting lagged times to effect significant change here.

Overall, we are forecasting compound annual growth in the total net wealth of Irish households of circa 6% to end-2035 versus 9% in the last decade. There is, however, upside opportunity in this.

Number of Households by Age of Reference Person (mn)



Projected Growth of Net Wealth



Reflections

The study of household wealth has real value, moving focus away from the economy in broad terms and towards a consideration of how it is serving the financial welfare of its people.

The story of our wealth in the past decade is really one of resilience and a strong testament to the resourcefulness of our society in the aftermath of the Global Financial Crisis.

It has more than doubled, measured on a net asset basis, with all wealth deciles benefiting and wealth concentration falling. The outlook is also favourable.

Given all of this, it feels a little ungracious to criticise, but the reality is that we could have achieved more in wealth terms in the past decade with a concerted effort.

Many Irish households are not managing their resources for optimal return.

Opportunities for tax-efficient investing via pensions are under-deployed, and our cash is under-managed and likely under-invested relative to our risk capacity.

Housing shortages are undermining our business competitiveness and frustrating the ambitions of young Irish people to start their own journey of asset accumulation.

Related to these issues, the rate of business wealth growth in Ireland is sluggish in a national and eurozone context signalling potential longer-term challenges for our economy.

These are well-known issues and there are a broad suite of related policy initiatives in play, including a national financial literacy strategy, a national housing plan and the introduction of auto-enrolment from January 2026.

There is merit in considering the acceleration of the most critical of these initiatives and thinking more creatively as a collective around the following:

- means of deploying the very significant resources at our disposal in household savings and pensions to address the infrastructure challenges facing our own economy;
- expanding household access to expert wealth advice and creating a tax environment which provides greater incentive for risk-appropriate investing;
- addressing infrastructure, tax and broader market constraints to the development of Irish enterprises of scale including enhancing the accessibility of public markets;

Finally, there is a case for a greater policy and research focus on the topic of household wealth consolidating and supplementing the broad array of data available on the topic to periodically report on progress versus defined targets.

Wealth in Ireland

Full Report

Introduction

Report aimed at contributing to a deeper understanding of household wealth in Ireland.

Context

Davy is Ireland's leading provider of wealth management and investment banking services, with an almost 100-year heritage in connecting Irish capital with global opportunity. In this time, and through our specialist research services as well as our client engagements, we have learned much about the profile and formation of business and personal wealth.

This is the first in what is proposed to be an annual review of wealth in Ireland, going beyond the headline numbers and narrative to understand the real situation nationally.

There are many definitions of wealth, with a simple approach being to subtract the liabilities or debts of a household from the assets which they own.

Wealth firms like Davy take a different approach, defining wealth as the valuable resources which are available after the needs of household members have been met.

It is challenging but important to separate a discussion of national wealth from that of the economy more broadly.

Wealth speaks explicitly to the welfare of households in a national economic narrative that can be globally dominated.

It is our hope that our work contributes positively to the national conversation on means of progressing Irish household wealth and, by extension, national welfare.

Information Sources

The analysis presented builds on a combination of public and proprietary sources, with the primary public source being the Distributional Wealth Analysis (DWA). This is an experimental dataset of the European Central Bank (ECB).

The DWA consolidates intelligence from the CBI Quarterly Financial Accounts and CSO Household Finance and Consumption Survey to produce a quarterly review of the value, profile and distribution of Irish wealth.

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Report Contributors

Rachael Morgan is Davy's Head of Strategy, Brand and Marketing. She joined the firm in 2020 from AIB and has a background in economic and strategy advisory.

Kevin Timoney is Davy's Chief Economist since April 2024, joining from the Irish Fiscal Advisory Council and the National Treasury Management Agency.

Liam Bushell is a strategist and market insights specialist. He joined Davy in 2015 and has a background in economics and data.

Section 1

National Wealth

National Wealth

The past decade has seen a significant change in the total wealth of Irish households.

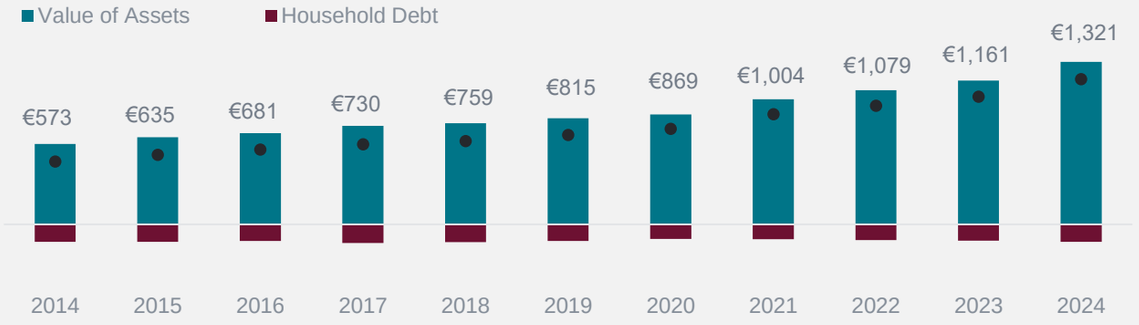
There has been much written about the growth in Irish household wealth over the course of the past decade, with asset accumulation and debt reduction more than doubling net wealth in Ireland since 2014.

There are important demographic contributors here, with wealth accumulation positively correlated with older households which grew at a compound rate of 3% between 2014 and 2024 compared with only 1% for all households.

Debt reduction has also been a significant driver, with the banking position of Irish households (deposits less housing and non-housing loans) moving from an average net debt of €24 k in 2014 to net savings of €13 k in 2024.

Not for the first time in our history, but with a very different market context, housing was the most significant driver of wealth growth in Ireland. Its share of national household wealth grew from 46% to 56% between 2014 and 2024.

Total **Net Wealth** * of Irish Households (€ bn)



* Net wealth = value of assets less debt with non-housing liabilities deducted from savings.

Demographic Drivers	10-Year Compound Annual Growth Rate (CAGR)
Gross Wealth (National)	7%
Net Wealth (National)	9%
Employed Population	3%
Households	1%
Older Households	3%

Total Net Wealth	2014 (€ mn)	2024 (€ mn)	10 Year CAGR	Share of Growth
Net Housing	260,996	742,622	11%	64%
Net Savings	93,882	156,326	5%	8%
Business Wealth	158,277	207,245	3%	7%
Financial Assets	60,125	214,613	14%	21%
Total Net Wealth	573,280	1,320,805	9%	100%

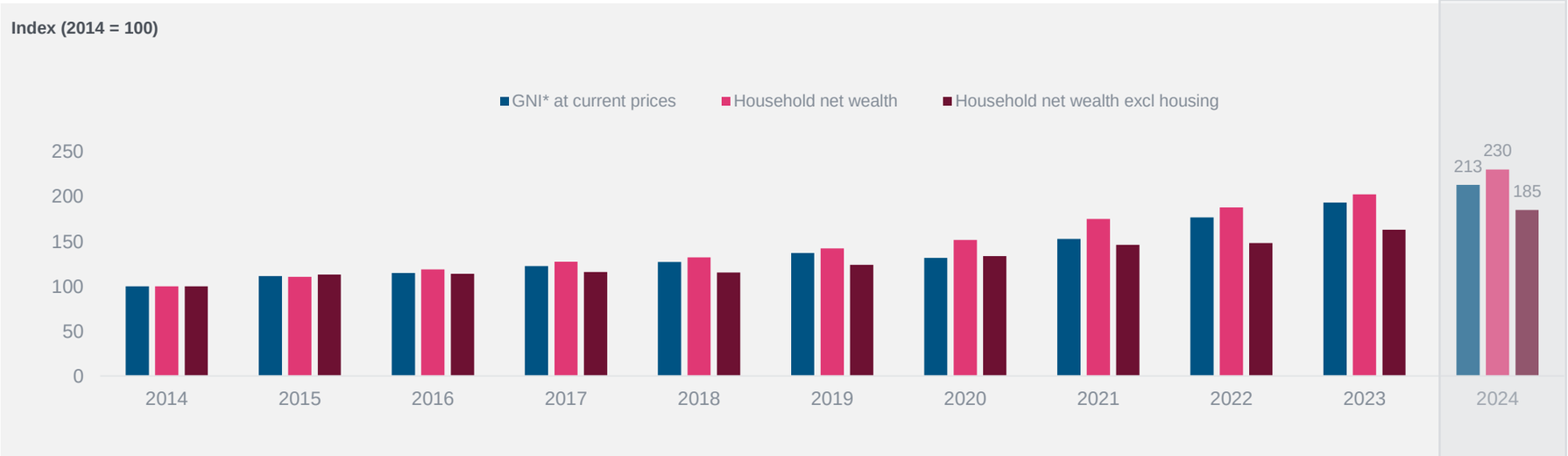
National Wealth

Irish wealth growth was very strong relative to the eurozone average.

Ireland

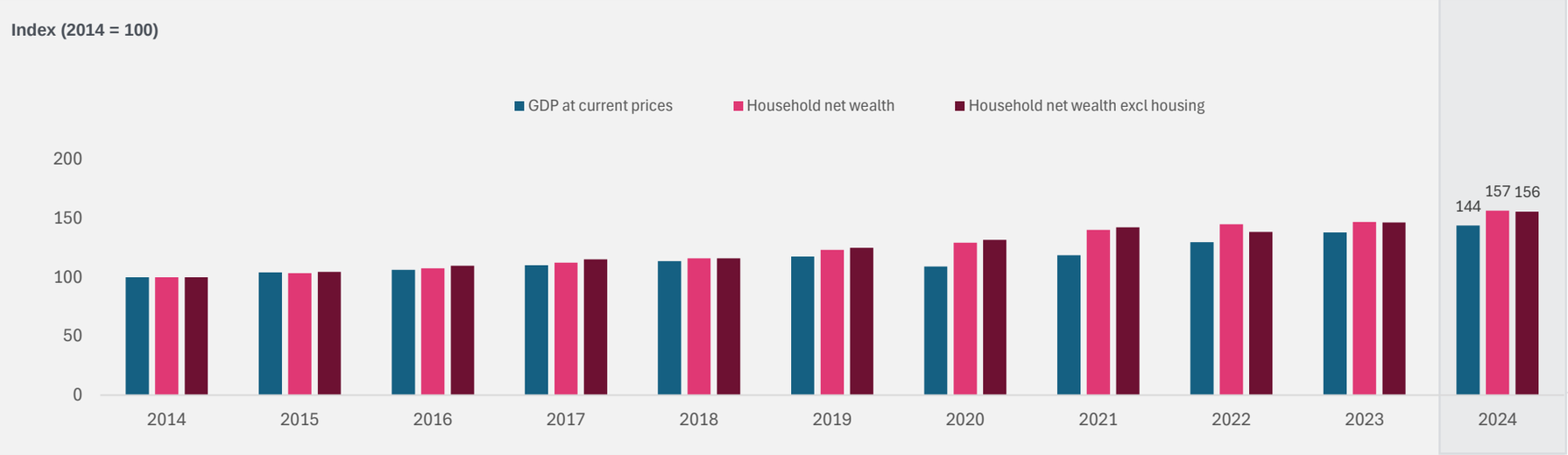
Growth in Ireland's net household wealth has travelled broadly in line with, or marginally ahead of, our general economic performance in the past ten years using the national income (GNI*) measure which solves for distortions from multi-nationals.

Overall performance is much stronger than the eurozone, with housing significantly ahead and the main driver of Irish out-performance. Non-housing wealth lagged Irish economic growth significantly.



Eurozone

Household wealth growth tracks that of the eurozone economy very closely with little difference between housing and non-housing performance. Non-housing wealth growth exceeds that for the economy, in contrast to the situation for Ireland.



National Wealth

Irish household wealth has become more dispersed in recent years.

Average Irish household net wealth in 2024 was close to €700 k, including the net value of the principal private residence (PPR) and business assets such as farmland.

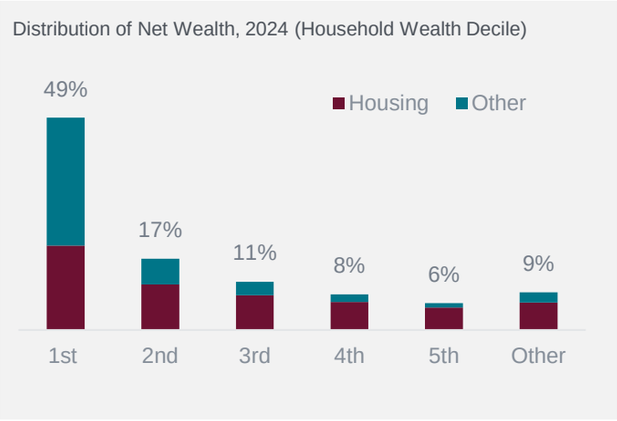
Irish wealth is concentrated. The top ten per cent of Irish households owned close to half of national net wealth in 2024 compared with 57% for the eurozone in aggregate.

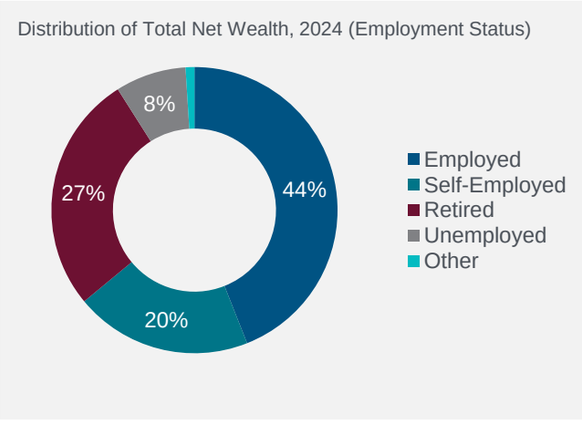
Most eurozone countries have higher wealth concentrations than Ireland's.

The dispersion of wealth in Ireland improved over the past decade, with the share of net wealth held by the top household decile falling from 55% to 49%. Housing was the major driver of this improvement, with COVID-enabled savings also contributing positively.

Business owners emerge consistently as the wealthiest category of Irish household, having average wealth at twice the national household average (€1.5 mn).

This aligns with the Davy experience of wealth in Ireland, where business owners and entrepreneurs feature heavily. The exclusion of occupational pensions from the DWA dataset, however, likely flatters the position of the self-employed relative to employed with the former often relying on DWA-captured business assets for their retirement income.





Average Net Wealth per Household inc. Housing (€ 000s)	2014	2024	CAGR
National	328	688	**8%**
Top Decile	*1,807*	*3,384*	*6%*
Second Decile	*553*	*1,135*	*7%*
Third Decile	*351*	*771*	*8%*
Fourth Decile	*243*	*567*	*9%*
Fifth Decile	*177*	*429*	*9%*
Bottom Five Deciles	*30*	*120*	*15%*
Eurozone	272	409	**4%**

Average Net Wealth per Household exc. Housing (€ 000s)	2014	2024	CAGR
National	179	301	**5%**
Top Decile	*1,265*	*2,038*	*5%*
Second Decile	*228*	*408*	*6%*
Third Decile	*109*	*215*	*7%*
Fourth Decile	*53*	*120*	*9%*
Fifth Decile	*38*	*71*	*6%*
Bottom Five Deciles	*19*	*33*	*5%*
Eurozone	124	186	**4%**

National Wealth

Irish households count officially among the wealthiest in the eurozone, third after Luxembourg and Malta.

The average net wealth of Irish households in 2024 exceeded that of many other eurozone countries, including stalwarts like Austria, Germany and France. This is remarkable given its collapse in the aftermath of the Global Financial Crisis.

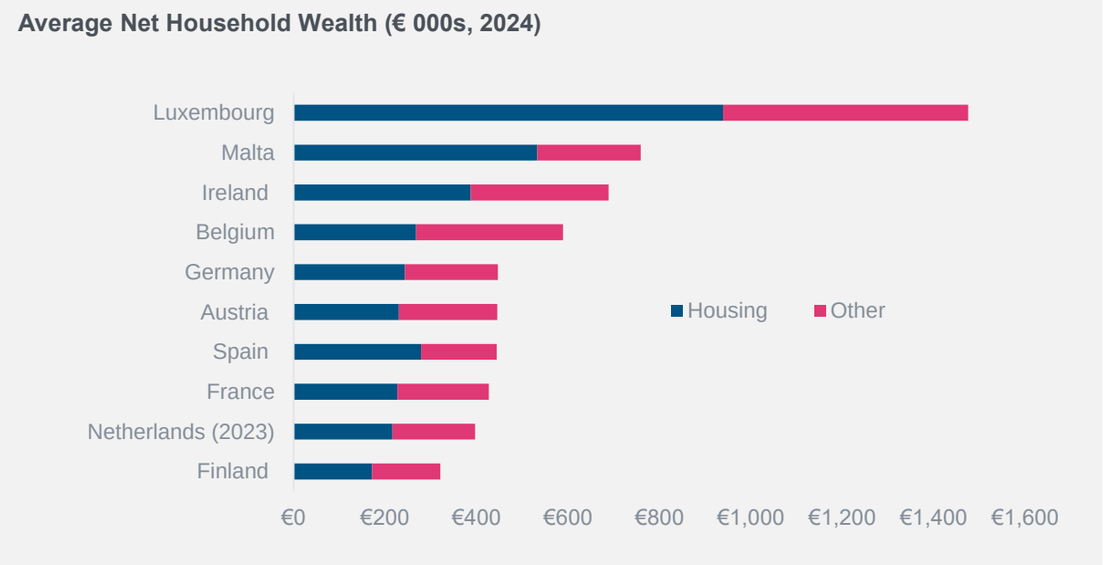
It is, however, important to bear in mind that the DWA does not include an important household wealth asset where Ireland is believed to be underweight - occupational pensions. Sufficient retirement provision is, in our view, a precursor to wealth.

Additionally, and legitimately covered in the DWA assessment of household wealth, Ireland has high levels of home ownership versus many eurozone countries.

In countries with high home ownership, the valuation of housing stock has an important bearing on household wealth estimates and standing versus other countries.

The DWA valuation of housing wealth feels generous, with our analysis speaking to a total household value of circa €650 bn vs €874 bn. Our analysis, however, excludes certain asset types such as international and vacant properties which may bridge the gap.

The general point is the sensitivity of Irish wealth estimates to house valuations.



Structure of Housing Ownership (2024)	Davy *Estimates* (000s)
Owner Occupied	1,350
Buy-to-Let (Irish Household Owners)	~ 200
Buy-to-Let (Institutions)	40 - 50
Local Authority/ AHBs	200
Other Rental (Not Registered)	120
Holiday Homes	67
Vacant Properties	160
Other Properties	16
Total	2,170

	Indicator	Quantity
A	Houses owned by Irish households (2024)	1,624,000
B	Average value of Irish house (2024)	€400,000
C = A * B	Total value of housing wealth (2024)	€650 bn
D	DWA estimate of housing wealth (2024)	€874 bn
E = C – D	Difference in housing wealth valuations	€224 bn
F	Number of households in Ireland (per DWA)	1,918,000
G = E / F	Difference per household (gross)	€118,000
H = G * Equity @ 85%	Difference per household (net)	€100,200

National Wealth

The wealth status of Irish households is very different when a tighter definition is applied.

As wealth managers, we draw a distinction between those assets needed to secure the existence of the household and those available for investment with only the latter classified as wealth.

Typically excluded are the family home, retirement provision and certain of the business assets on which the family rely for their livelihood.

The size and profile of Irish wealth is very different when a tighter definition of wealth is applied. Average household wealth falls from €688k to circa €220 k, before any consideration of pension funding shortfalls.

The bottom six wealth deciles move to a net deficit position, reflecting the facts that the net equity they have in their home is less than the value of an average Irish home. In the case of the bottom five wealth deciles, average cash reserves are inadequate to withstand income loss.

Before any consideration of retirement provision, where many Irish households are behind, only the top four wealth deciles have positive wealth positions (i.e. equity beyond household needs).

Asset Type	Wealth Perspective
Housing	Investment properties are considered for wealth management purposes, with principal private residence typically excluded. Excess value in the family home may be considered.
Savings	Included for the most part, excluding an amount required to sustain lifestyle in the event of income loss. Typically, in the range of six months earnings but can vary considerably.
Business Wealth	The most complex form of wealth, technically and in terms of family relationships. A large share qualifies as wealth, depending on residual life-time value as well as ability to transact.
Financial Assets	Straightforward and all typically included, with a priority focus on extent of tax-efficient pension provision.
Overall	Significant differences in the overall value of assets held and wealth, with adjustment typically greatest for households in the lower income deciles where housing share is greatest.

> Wealth is the abundance of valuable financial assets or physical possessions which can be converted into a form that can be used for transactions.

Average Household (€000s)	Net Wealth 2024 (DWA)	*Adequate Cash Reserves*	*Average Home Funded*	*Real Business Assets (Share of Total)*	Net Wealth Estimate 2024 (Adjusted – Pre Pension)	Estimated vs Reported
Top Decile	3,384	✓	✓	*High*	2,700	
Second Decile	1,135	✓	✓	*High*	630	
Third Decile	771	✓	✓	*Medium*	310	
Fourth Decile	567	✓	✓	*Low*	120	
Fifth Decile	429	✓	✗	*Low*	-8	
Bottom Five Deciles	120	✗	✗	*Low*	-310	
Total	688	✓	✓	*Medium*	220	

Section 2

Wealth Assets

Housing Wealth

House price inflation was the most significant driver of growth in household wealth in the past decade.

House price inflation was the main driver of increases in the net wealth (58%) and, within this, net housing wealth (90%) of Irish households in the past decade.

Increases in the value of housing stock coupled with small net debt pay down led to a rapid reduction in overall debt leverage to 15% converging on eurozone norms.

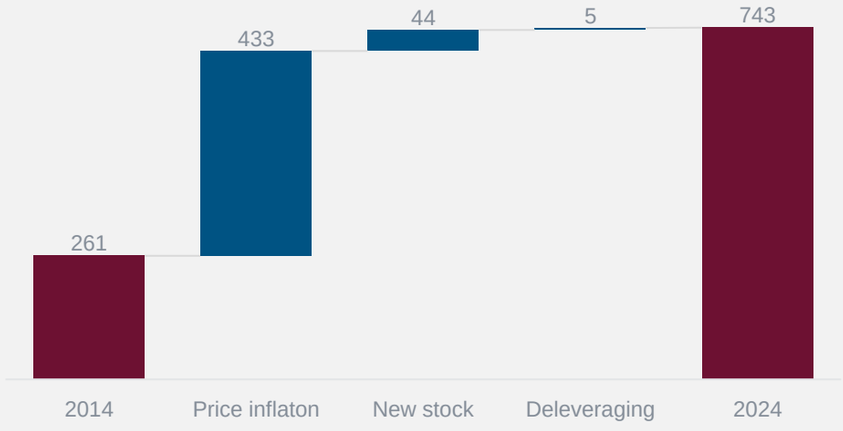
Average housing wealth grew by 10% per annum, with the growth rate for the bottom five deciles exceptional and somewhat surprising in a national context (23%).

This was the primary driver of an improved wealth dispersion in Ireland in the past decade.

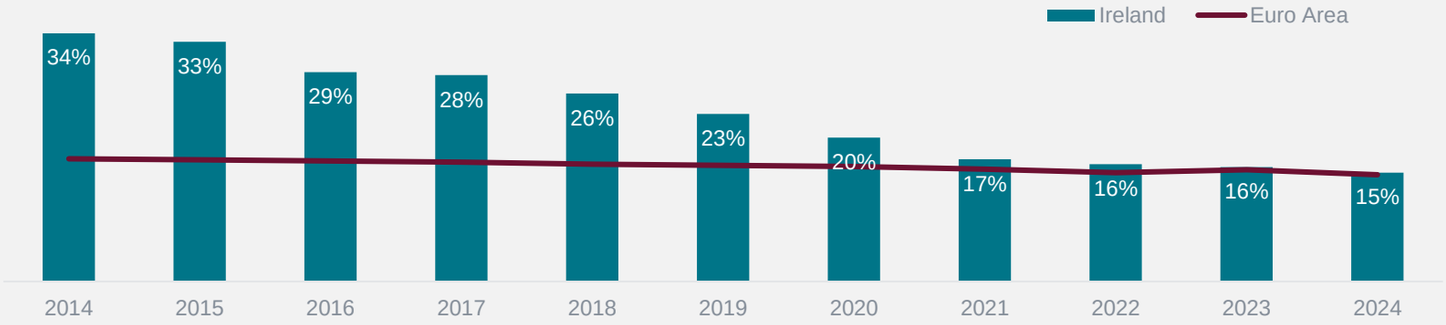
The advancement of the bottom deciles here is the result of debt pay-down, with their share of national housing stock actually falling between 2014 and 2024.

Average Net Housing Wealth per Household (2024)	**€ mn**	**10-Year CAGR**
National	0.39	10%
Top Decile	*1.35*	*9.5%*
Second Decile	*0.73*	*8.4%*
Third Decile	*0.55*	*8.6%*
Fourth Decile	*0.45*	*8.9%*
Fifth Decile	*0.36*	*9.9%*
Bottom Five Deciles	*0.09*	*23.2%*
Eurozone	0.22	4.2%

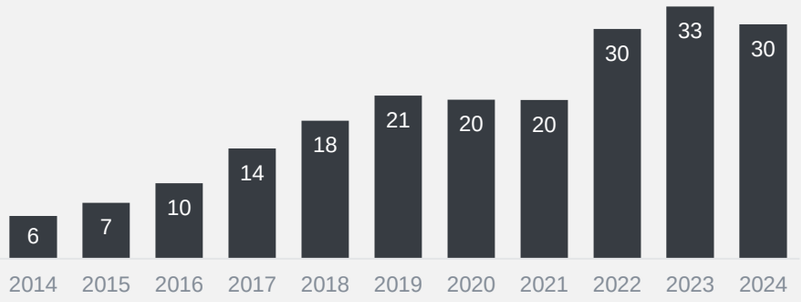
Total Net Housing Wealth (Estimated Drivers of Change - € bn)



Loan to Value of Irish Housing Stock in Eurozone Context (DWA Dataset)



New Dwelling Completions (000s)

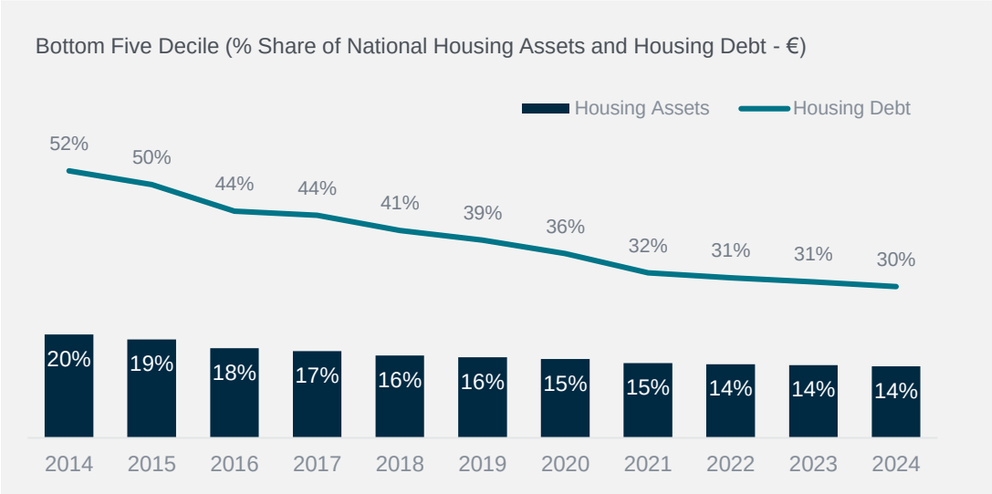


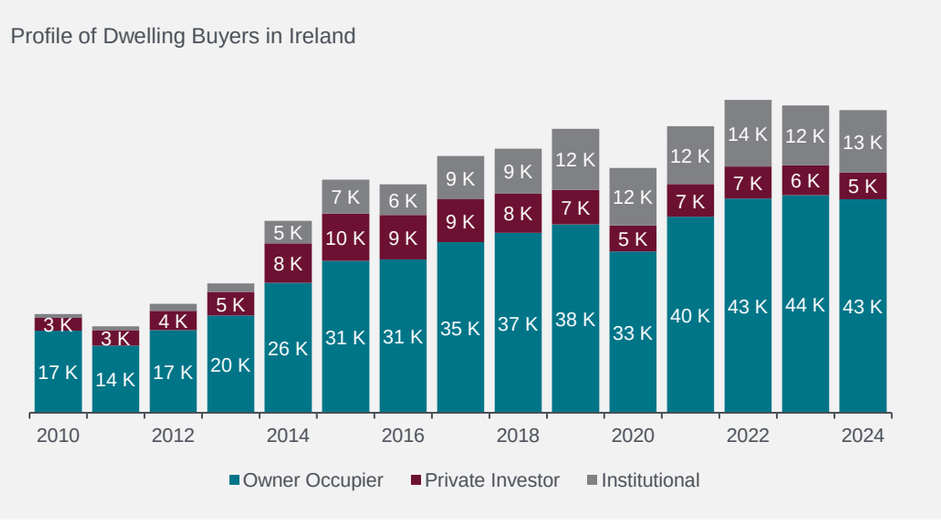
Housing Wealth

Significant structural changes in housing ownership which are impacting wealth dispersion.

> Infrastructure and, particularly, housing constraints represent the biggest challenge to the Irish economy in the next 10 years. Supply shortages are having far-reaching and significant societal implications.

Owner Occupier (% of Total)	2011	2016	2022
Under 25	9%	9%	11%
25-34	42%	30%	31%
35-44	69%	61%	57%
45-54	79%	75%	70%
55-65	83%	81%	77%
65+	87%	87%	83%
National *(incl no responses)*	70%	68%	66%





Rental Market Structure (Estimated)	*Private landlords*		*Registered private tenancies*	
	2023	2024	2023	2024
Landlord: 1 unit	67 K	69 K	67 K	69 K
Landlord: 2 to 5 units	28 K	28 K	83 K	85 K
Landlord: 6 to 10 units	4 K	4 K	28 K	29 K
Landlord: 11 to 20 units	1 K	2 K	18 K	19 K
Landlord: 21 to 50 units	606	642	17 K	18 K
Landlord: 51 to 99 units	118	122	7 K	7 K
Landlord: 100+ units	97	115	10 K	12 K
Total	**101 K**	**104 K**	**230 K**	**241 K**

Housing Wealth

Irish households own an estimated 200,000 residential rental properties with an associated value of close to €80 bn.

Rental houses domestically and overseas are the primary form of investment wealth in housing. In 2024, it is estimated that Irish households owned c. 200,000 rental properties in Ireland with €4.1 bn in income. The estimated current value of these properties is €83 bn yielding 5%.

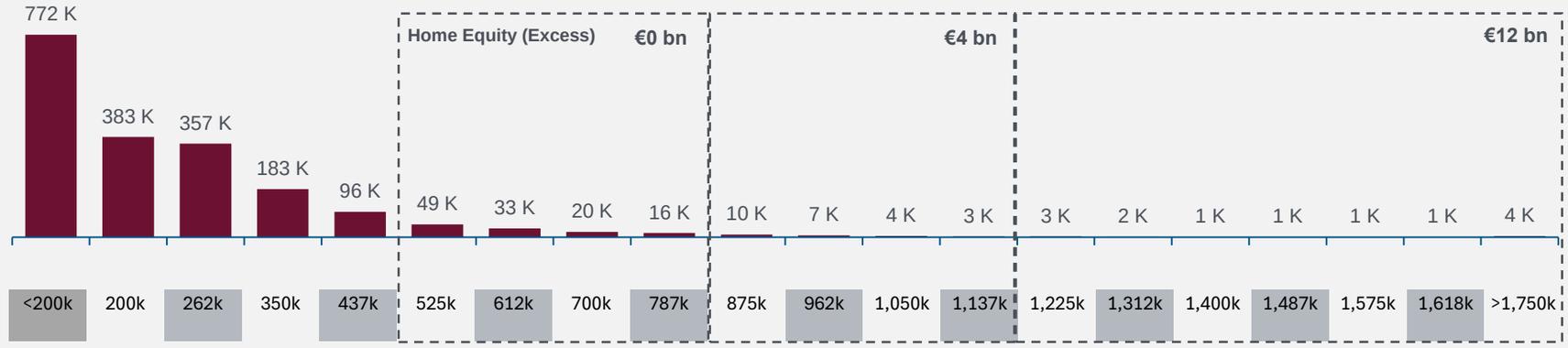
Additionally, Irish households owned 67,000 holiday homes in Ireland with an estimated value equivalent to €20 bn. Reliable information on international homes is not available.

Finally, and assuming a high correlation between home value and local area house prices, we estimate that households could release upward of €16 bn in home equity through downsizing.

Estimates of Realisable Housing Wealth (€ bn)	2024
Rental Investments (Ireland)	€83
Holiday Homes (Ireland)	€20
Home Equity (Excess)	€16
International Housing	n.a.
Total	€119

Household Residential Properties	2021	2022	2023 Estimated	2024 Estimated
Irish household rental income (Revenue 2021 and 2022)	€3.3 b	€3.5 b	€3.9 b	€4.1 b
Average annual rental costs (RTB)	€16 K	€17 K	€19 K	€20 K
Number of rental properties (derived)	202 K	203 K	206 K	207 K
Average property price (Property Price Register)	€321 K	€354 K	€369 K	€401 K
Value of rental properties (derived)	€64.8 b	€71.9 b	€76.0 b	€83.0 b
Rental yield (derived)	5.0%	4.8%	5.1%	5.0%

 # Properties by Local Property Tax Band, 2024



Estimated IRR Investment in Rental House (No Mortgage)		Year of Disposal			
		2011	2013	2021	2024
Year of Purchase	2007	-11%	-9%	0%	1%
	2013	n.a.	n.a.	7%	8%
	2018	n.a.	n.a.	5%	6%

National Savings

Significant growth in national savings in recent years building on earnings and accelerated by COVID.

Average Irish household savings net of non-housing debt grew by 4% in the past decade, in line with the eurozone average.

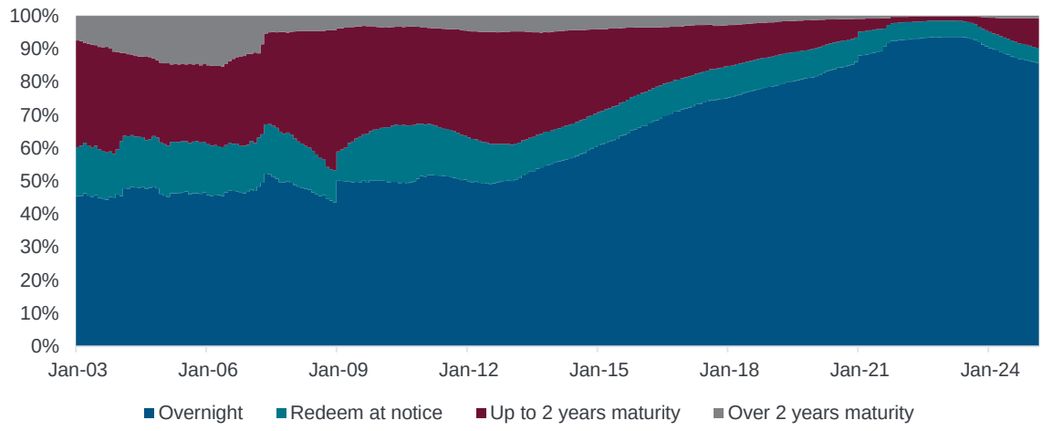
This is behind the rate of growth in earnings (7%) despite a savings rate which is higher than the eurozone average.

This likely reflects the movement of larger deposits to low-risk investments from end-2022 when inflation threatened value.

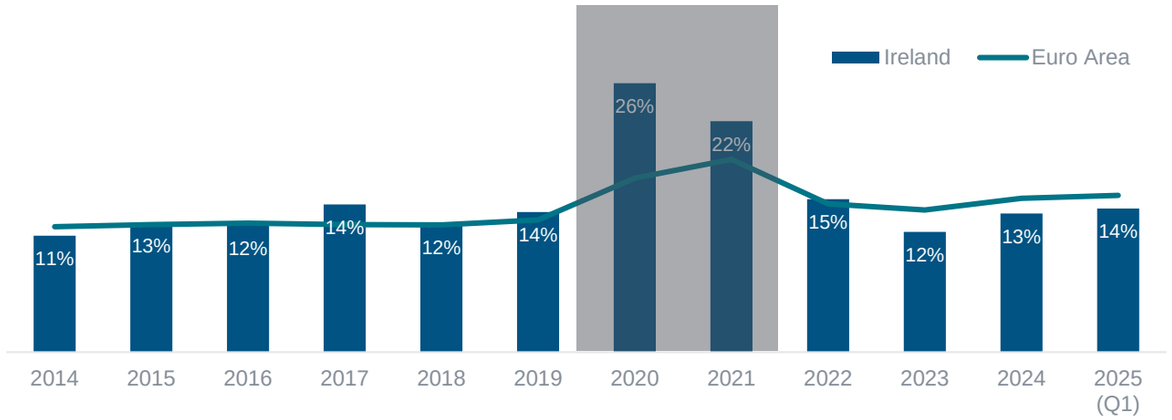
Most deposits by value are held in overnight or accounts with weak responsiveness to rate incentives.

Average Net Household Saving (€ mn)	**Net Savings**	**10-Year CAGR**
National	0.08	4%
Top Decile	*0.35*	*2%*
Second Decile	*0.15*	*6%*
Third Decile	*0.10*	*7%*
Fourth Decile	*0.06*	*8%*
Fifth Decile	*0.04*	*6%*
Bottom Five Deciles	*0.02*	*5%*
Eurozone	0.05	4%

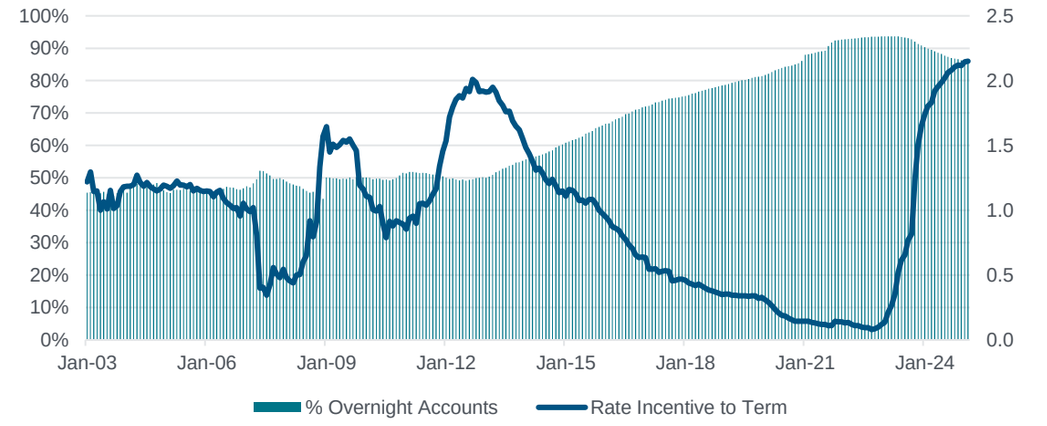
Maturity profile of Irish household deposits



Average savings rate



Deposit sensitivity to rate movements



National Savings

There are high levels of financial insecurity in Ireland with high earning households far from immune.

Survey research from Bank of Ireland, supported by an analysis commissioned by the Competition and Consumer Protection Commission (CCPC) speak to up to 80% of adults having savings.

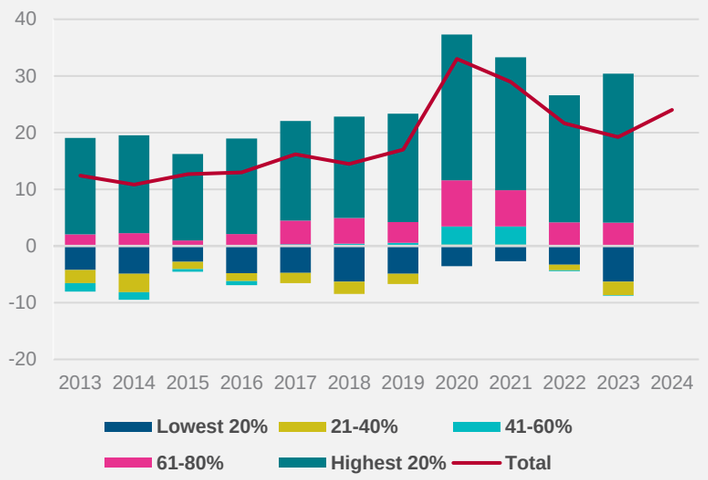
For many individuals, however, the savings are modest with Central Statistics Office (CSO) research which showing that half of Irish households reported that they would struggle to maintain their standard of living even short-term in the event of income loss.

High income families are not immune from financial insecurity with close to 30% not able to survive a loss of income for three months.

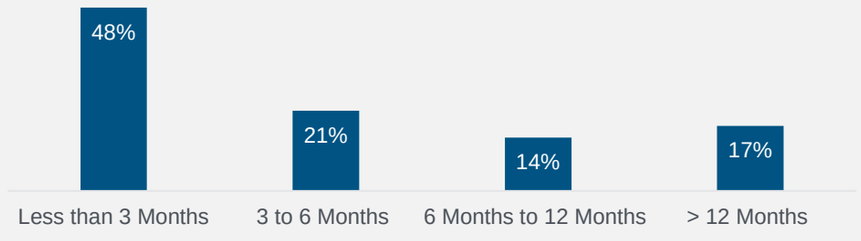
There is no doubt that household savings are under-managed. Opportunities for deposit interest are missed within the Irish banking system with larger deposit holders missing investment opportunity.

Davy market research speaks to wide-spread “cash accessibility” concerns and to a strong bias to protection over growth.

Household savings by income quintile (€ bn)



How long could you maintain standard of living without current income (% of households)



Income Decile	% < 3 Months	% of Financial Insecure
<20	62%	26%
20 to 39	57%	23%
40-59	52%	22%
60-79	41%	17%
80-100	29%	12%
National	48%	100%

Purpose of Savings	% of Adults
Rainy day fund	43%
Home improvement	25%
Retirement	23%
Buying a home / property	18%
A holiday	16%
Children's education	9%
A new car / bike	9%
A wedding	3%
Paying taxes	3%
Other	6%
No plans	15%

Financial Assets

Best available information speaks to strong performance versus eurozone with noteworthy features.

Financials assets include investments in funds, direct equities, bonds and life protection products. It is a broad church, with the exclusion of occupational pensions material as the main form of market investment for many households.

This is a concentrated form of wealth in Ireland, with the top decile holding close to 80% of assets compared with 49% for total net wealth. The capacity and appetite for risk taking is relevant here but the cultural or practical accessibility of investing to many households is likely also material.

Life products account for a large share of financial assets in Ireland relative to the eurozone, reflecting the role of insurance companies and annuity demand.

Financial assets were the fastest growing asset class in Ireland over the course of the past decade (14%), with our average holdings now much higher than the eurozone.

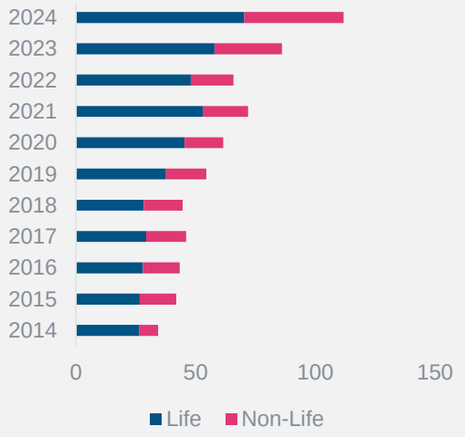
At end-2024, they exist in standard proportion to savings versus eurozone peers. This was not the situation in 2014, when Irish households were significantly over-indexed on savings relative to financial assets versus eurozone average.

The period 2022-2024 was significant here, with the DWA dataset indicating strong growth in bonds and funds.

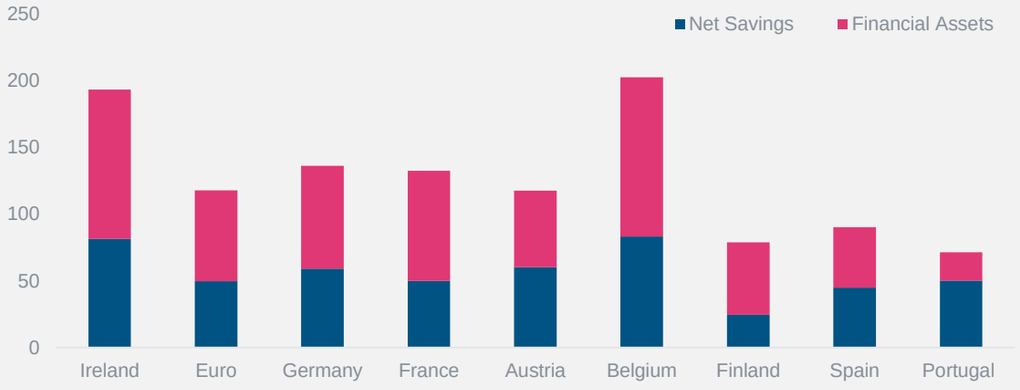
Deposit alternatives likely played a role here, with low risk and return dimensions in contrast to the likely situation for the eurozone more broadly which is more established.

Average Household Financial Assets (€000s)	**All Financial Assets**	***Life Product***	***Investment Assets***
National	112	*70*	*42*
Top Decile	*874*	*538*	*336*
Second Decile	*113*	*71*	*43*
Third Decile	*58*	*40*	*18*
Fourth Decile	*30*	*23*	*7*
Fifth Decile	*16*	*13*	*3*
Bottom Five Deciles	*6*	*4*	*2*
Eurozone	68	*30*	*38*

Historical Perspectives (Average HH €000s)



Average household financial assets (€000s) in net saving perspectives.



Country	Debt Securities Average Household
Ireland	19 k
Euro	6 k
Germany	5 k
France	1 k
Austria	8 k
Belgium	10 k
Finland	1 k
Spain	2 k
Portugal	1 k

Financial Assets

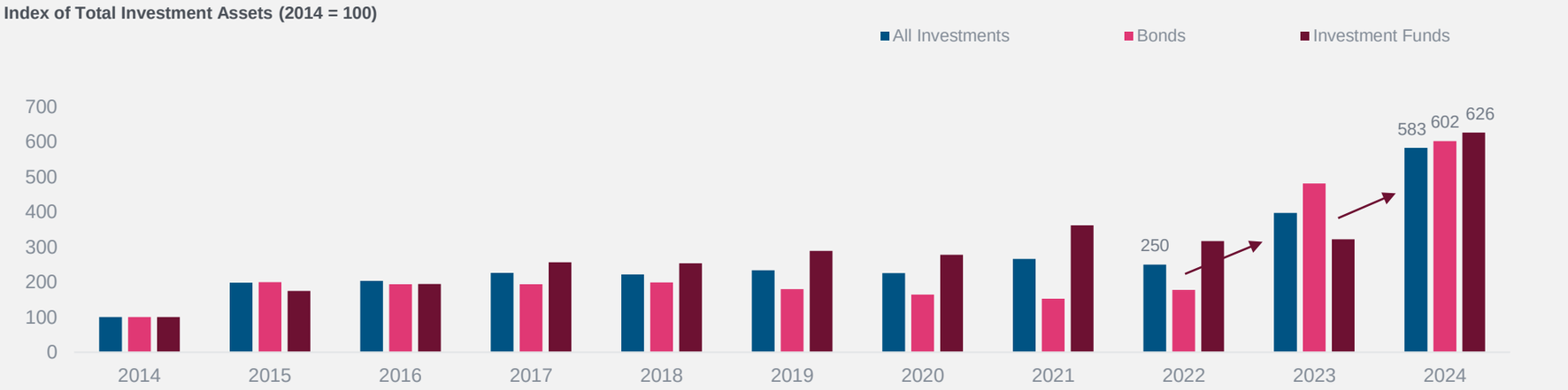
Irish deposit holders looked to fund alternatives to protect savings value as inflation increased.

Ireland

In 2014, Ireland starts from a much lower base with circa €8,000 in investment assets per household rising to €42,000.

Steady growth across the piece, until 2023 when bond investments more than double with funds doing similar in 2024. Combined, value uplifts of circa €30 bn.

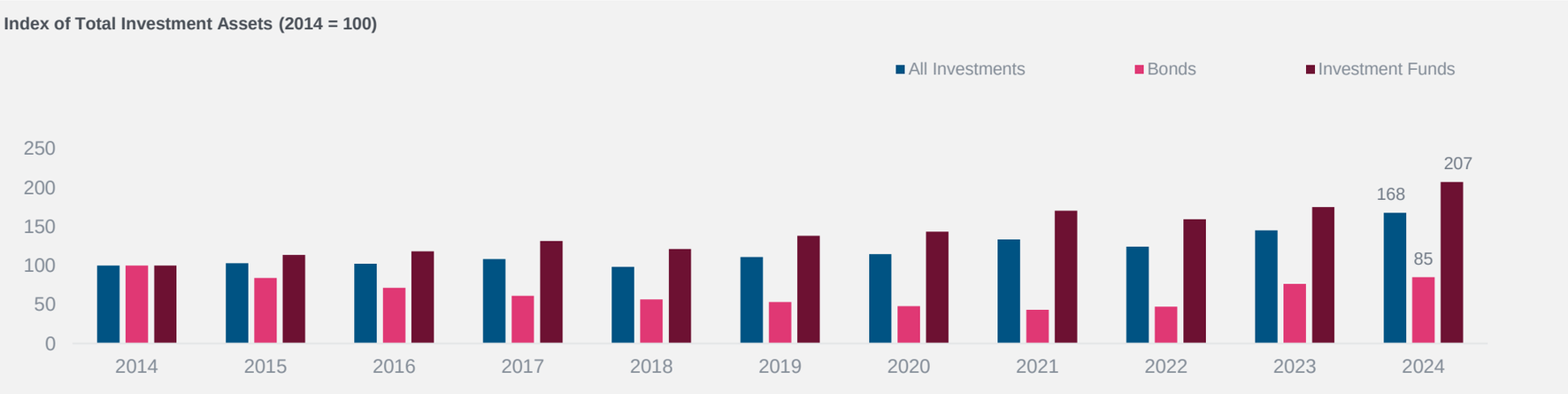
Irish households converge on eurozone household norm but likely with a distinct risk profile.



Eurozone

Average investment assets grew from €23,000 to €38,000.

In overall terms, investment grew by 68% between 2014 and 2024, with funds growing fastest and bonds in net decline in the period. As for Ireland, performance likely buoyed by strong global equity markets.



Business Wealth

Household business wealth was the poorest performing asset class between 2014 and 2024.

Business wealth speaks to the value of assets used in the generation of business income as well as Irish household shares in private companies in which they may or may not be involved.

Financial business wealth is the most concentrated of any form of wealth in Ireland and underpins business owner status as consistently the wealthiest category of Irish household.

They are successful risk takers, eschewing the security of paid employment for the opportunity to earn more, creating employment and enduring national wealth in the process.

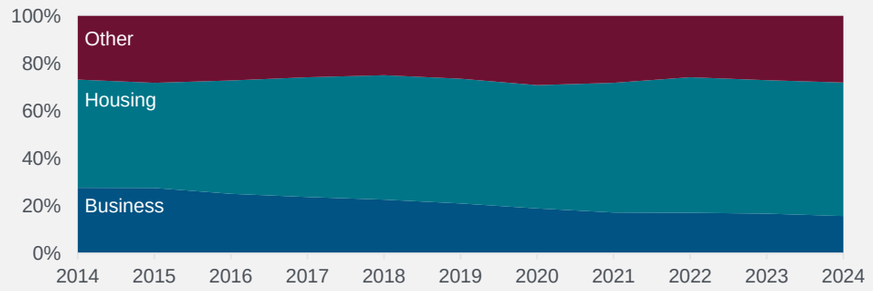
Non-financial business wealth is large by eurozone standards, potentially reflecting higher rates of property and land ownership.

Business wealth grew by 3% CAGR between 2014 and 2024, well below our economy as a whole and behind the eurozone. Non-financial business wealth depressed the overall performance, recording a CAGR of 1.7% speaking to low capital investment.

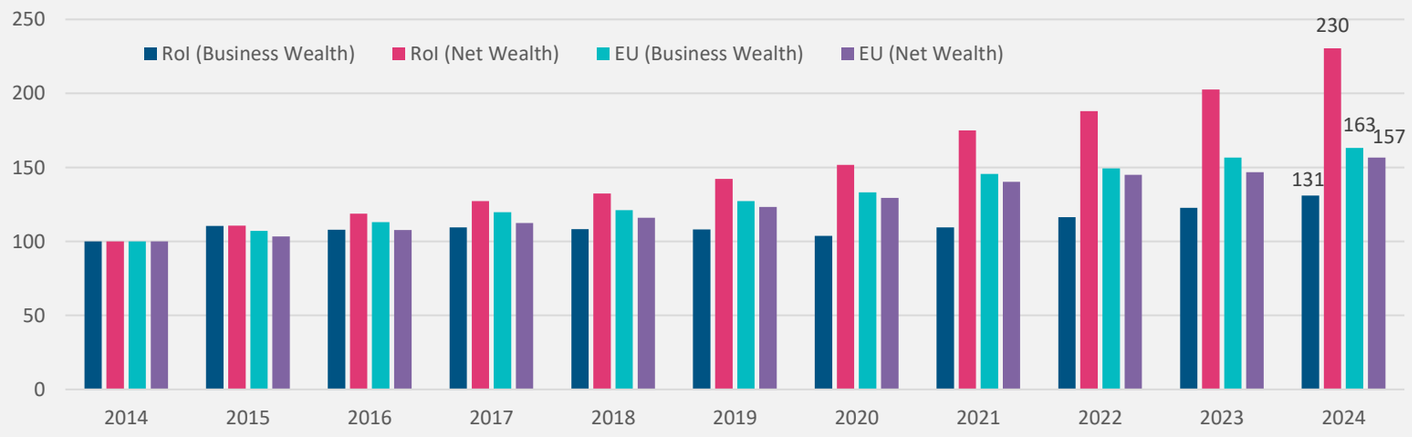
Average Household Business Wealth (€000s)	Financial	Non-Financial	Total
National	34	74	108
Top Decile	*317*	*494*	*811*
Second Decile	*10*	*139*	*149*
Third Decile	*4*	*53*	*57*
Fourth Decile	*2*	*25*	*26*
Fifth Decile	*1*	*11*	*13*
Bottom Five Deciles	*1*	*4*	*5*
Eurozone	38	30	68

Average Total Net Wealth (€000s)	**Total**
Employed	€562
Self-Employed	€1,525
Retired	€793
Not Working	€664
Other	€177
Total	€688

Share of Irish Net Wealth by Primary Asset Class



Index of Household Business and Net Wealth Growth (2014 = 100)



Business Wealth

Levels of investment in Irish business are weak in eurozone and national historical perspective.

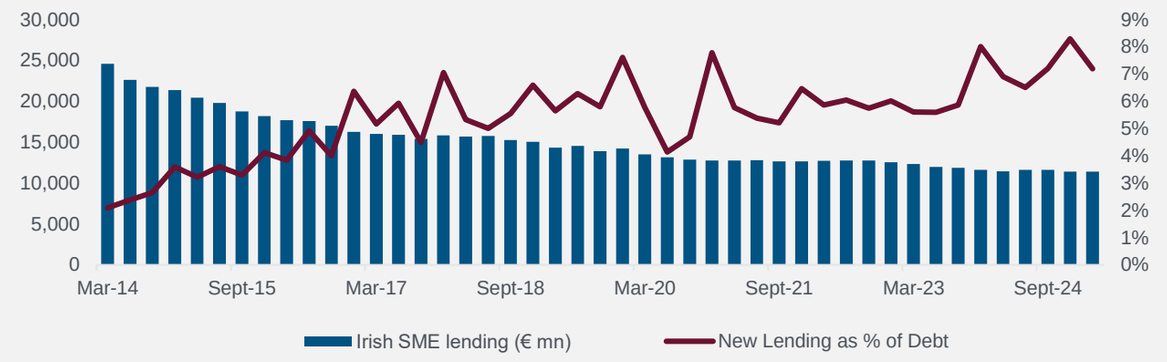
Levels of investment in the indigenous enterprise sector have been low relative to historical and EU norms for more than a decade. This is evidenced in the slow recovery of bank lending into the sector and rates of capital investment in domestic business which are low in an EU context.

Received wisdom from the summary research available on this topic is that the trend is more demand than supply-led, speaking to business confidence and related risk appetite. Investment in R&D is thought to be particularly light.

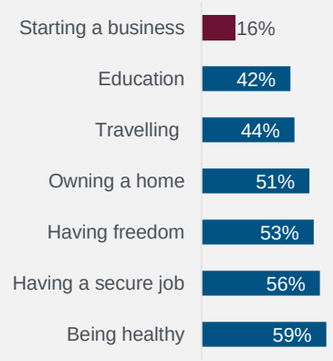
Levels of M&A activity in the Irish market have been strong for several years, with Ireland a net seller of businesses internationally. From a household perspective, low capital investment and early-stage sell offs are naturally constraining of business wealth. There are also broader economic considerations.

M&A Activity, 2024	IRL-based Buyer	IRL-based Seller	Irish to Irish	Net Position
Business Services	30	32	15	-2
Construction	11	18	5	-7
Consumer	12	20	10	-8
Financial Services	17	37	13	-20
Food & Agri	20	18	11	2
Healthcare	13	28	11	-15
Industrial	31	30	9	1
Leisure & Travel	28	29	22	-1
Professional	21	31	15	-10
Media & Publishing	10	14	6	-4
Tech & Telecoms	47	63	23	-16
Total	240	320	140	-80

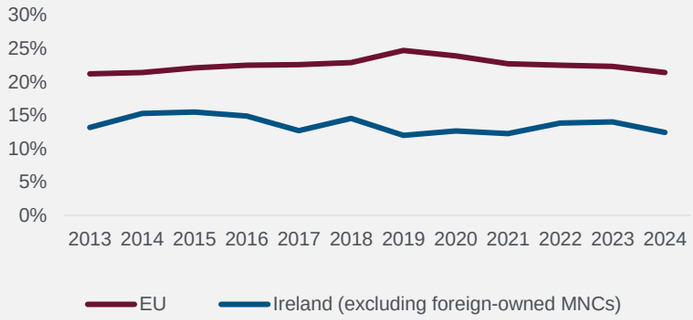
Lending to the Irish-owned SME sector



Definition of Success (13-30 Years, 2024)



Rate of Capital Investment (€ spend as a % of gross value added)



Section 3

Retirement Provision

Retirement Provision

Pension contributions in Ireland fall below OECD guidance with an *estimated* €250 bn accumulated deficit.

The OECD recommends that between 15% and 20% of employee salaries are put into pensions annually to provide for financial security in retirement with target replacement of circa 50% pre-retirement income.

Depending on the pension system, provision can be made by the employee, the employer and/or the State with defined benefit (where the pension value is assured) and defined contribution solutions.

In 2024, one in three private sector workers (PAYE) in Ireland contributed to a pension with this number heavily skewed by lower paid workers where employment may be casual and pension participation is low.

For those contributing, the savings level is low at an equivalent of circa 5.6% for employee matched by 4.5% by employers. This equates to 5.6% of income for the entire population on a weighted average basis.

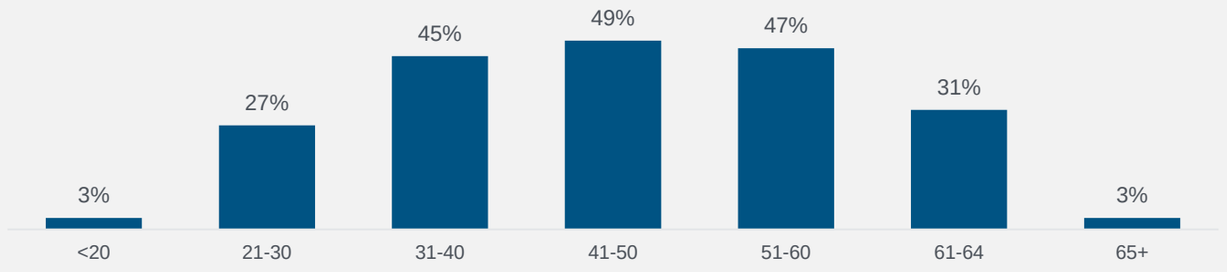
Current private sector pension provision in Ireland is estimated at circa €140 bn, excluding retirees. If all private sector workers qualify for a State pension, we estimate that this equates to a run-rate gross income replacement rate of circa 31%. To hit 50% of gross pre-retirement income, we *estimate* that Irish households would need to have additional €250 bn saved for their pensions today.

That is equivalent to an average €133,000 charge on every household in Ireland.

Public sector workers and retirees (558,000) are covered by the Pay as You Go public system.

Estimates	Target income replacement in retirement (Gross)	Required private pension provision in place by 2024	Private pension provision in place in 2024	Private pension funding versus need in 2024
Private Sector Workers > €25k in Annual Earnings	25%	€66 b	€141 b	+ €75 b
	31%	€141 b	€141 b	Aligned
	40%	€265 b	€141 b	- €124 b
	50%	€397 b	€141 b	- €256 b
	60%	€530 b	€141 b	- €389 b

Incidence of PAYE employee contributions to pensions by age (2024)



Irish Household Net Wealth	2024 (€ mn)	Pension Deficit (€ mn)	**Deficit as %**
Net Housing	742,622	256,000	34%
Net Savings	156,326	256,000	164%
Business Wealth	207,245	256,000	124%
Financial Assets	214,613	256,000	119%
Total Net Wealth	1,320,805	256,000	19%

Retirement Provision

Changing nature of pensions is challenging individual certainty on the adequacy of provision.

The private pension landscape has become more complicated in recent years, as responsibility for retirement has shifted away from employers (defined benefit schemes) towards employees (defined contribution schemes). Compounding this is the fact that an individual is now more likely to have multiple employments over their lifetime.

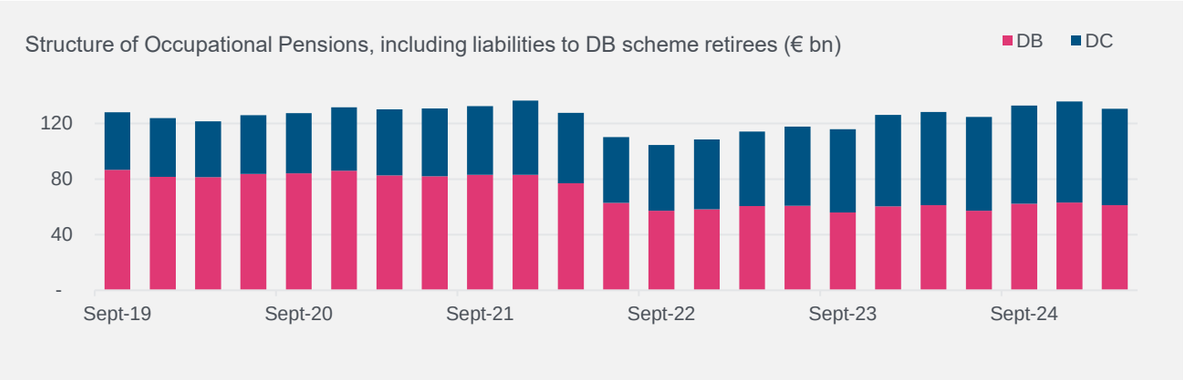
The net effect of these changes has been greater individual employee responsibility for pension planning and lower visibility of retirement funding versus need.

Overall, and based on survey research as well as experience from our own business, individuals are inclined to under-estimate income need and/or over-estimate provision.

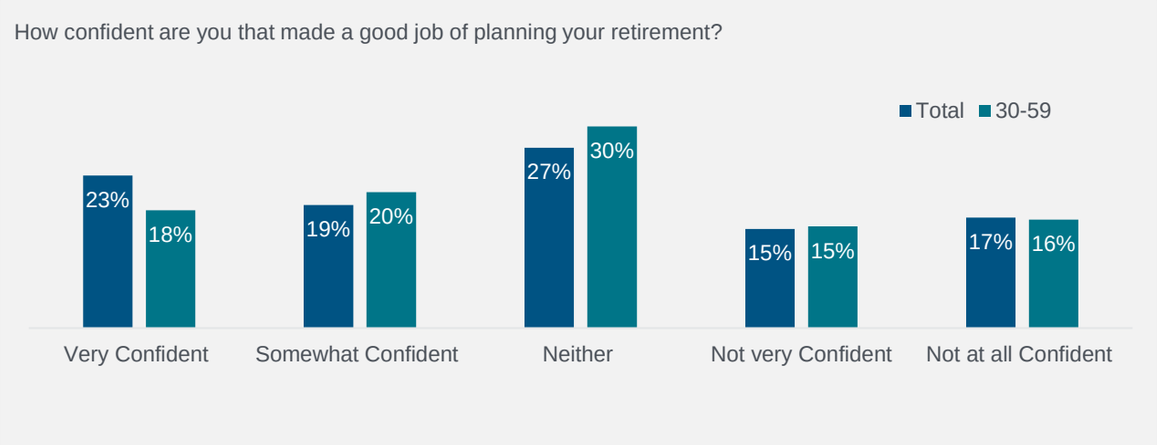
Even if there was awareness, the lived reality for many younger workers striving to purchase homes and pay for childcare is that the capacity to contribute to pensions may be low. Related, the appetite to put resources beyond reach for a long period is limited.

The costs of deferrals are, however, very significant with even a ten-year delay in starting a pension having a disproportionate effect on levels of income replacement.

Auto-enrolment is a very positive development here, raising national awareness and promoting investment. Its impact may, however, be small relative to the challenge. Davy experts estimate a related pension fund value of ~ €33 bn by 2035.



	Years of deferral	Reduction in total pension pot (including State)	Income Replacement Level	Required contribution to recover 60% replacement
Individual Costs of Pension Deferrals	0	0%	60%	18%
	5	-11%	53%	21%
Illustrative Only	10	-21%	47%	26%
	15	-31%	41%	33%
	20	-40%	36%	43%



Section 4

Wealth Creation

Wealth Creation

There are an estimated 75,000 wealthy households in Ireland.

The DWA measures wealth at household (HH) level, including assets such as the family home and farmland but excluding the value of occupational pensions needed to fund retirement.

Defining wealth as the availability of resources after the basic needs of the household are met, to the notion of abundance, the net wealth position of Irish households is significantly changed.

The bottom seven deciles are still in the process of fully securing the family home and are running deficits in their pension provision relative to their work life stage in aggregate.

This is driven by age in large part but not fully, with a share of households not owning their homes outright in the later stages of their life (circa 15%).

Only the top decile of households, equivalent to 192,000 households, have net assets after household needs have been met (including family home of €400 k) greater than €1 mn.

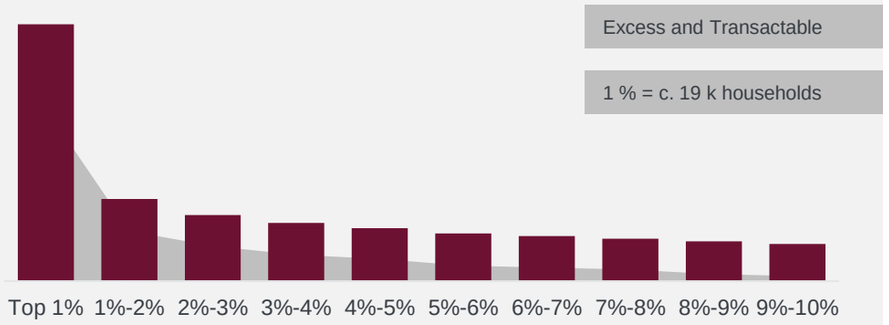
Wealth in this decile is the most concentrated of all the deciles, including the wealthiest in Irish society with 1,350 Irish tax residents having net worth greater than €20 mn in 2024.

Adjusting for average family home value among others, we *estimate* that circa 75,000 households meet the definition of high net worth when the measure is surplus versus net assets.

Average Wealth (€000s)	Net Wealth (DWA)	Net Wealth Estimate (Adjusted – Pre Pension)		Net Wealth Estimate (Adjusted – Post Pension*)	
Top Decile	3,384	2,700	Estimated	2,567	Estimated
Second Decile	1,135	630		497	
Third Decile	771	310		177	
Fourth Decile	567	120		-13	
Fifth Decile	429	-8		-141	
Bottom Five	120	-310		-443	
Total	688	220		87	

* In the absence of decile specific detail, national average household impacts was distributed equally across all deciles.

Illustrative Distribution of Wealth within Top Decile (Average HH Wealth - € mn)



Wealthy	✓	✓	✓	✓	~	×	×	×	×	×
National %	36%					13%				

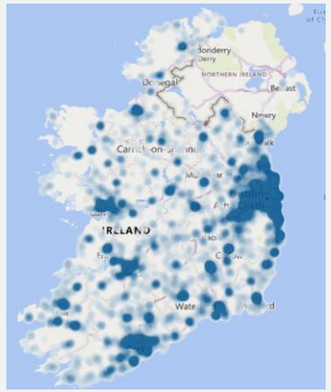
Year	# of Individuals > €20 mn	*Of which, Resident in Ireland*
2024	1,600	*1,350*
2023	1,400	*1,190*
2022	1,200	*1,025*
2021	970	*820*

Wealth Creation

Wealthy households are predominantly urban and headed by older individuals.

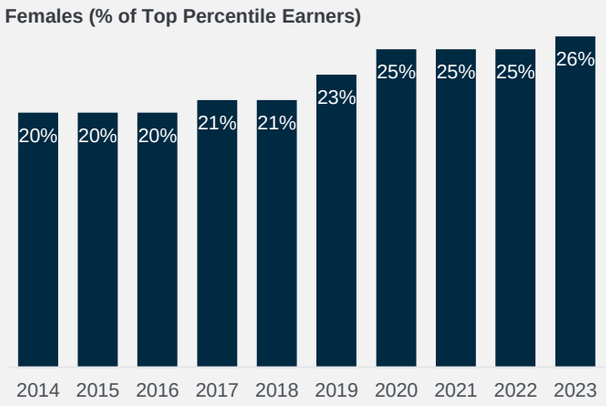
Urban versus Rural

Irish wealth is heavily concentrated across the Eastern seaboard with Dublin and its environs home to an estimated 70% of HNW households. Cork is the next most significant enclave at circa 12%, with Galway third at a distance. There is a broad dispersion of wealth beyond that, with very rural areas also featuring. Smaller and mid-sized towns tend to be under-represented overall.



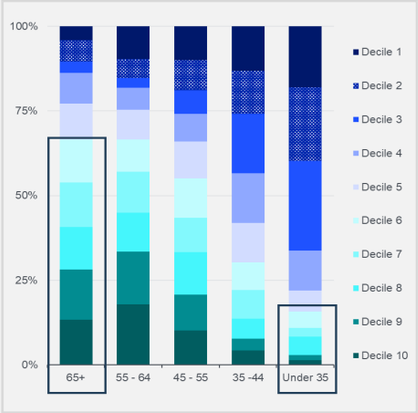
Males versus Female

The prevalence of females among the highest earning in Irish society is rising, with an analysis of the CRO database showing females directing a fifth of Irish-owned businesses. The Davy client profile has changed considerably, with the level of influence which females have on the management of national wealth fundamentally changed. The average wealth of female-only relationships is, however, still lower than that of men reflecting the cumulative nature of wealth. Put simply, time invested matters.



Older versus Younger

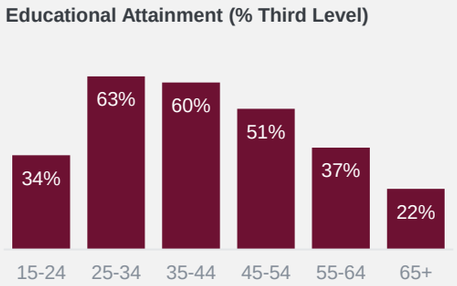
The age profile of wealthy individuals and households is inherently older, with a natural process of wealth accumulation as assets are acquired and debts are paid down. Note – Decile 10 here is the wealthiest. While young and highly successful entrepreneurs exist, the reality is that many business owners take many years and multiple efforts to get it right. It might nudge, but relationship between age and wealth is set to endure.



> We are seeing a high incidence of new or first-time wealth creation in Ireland, making it very distinct from more mature markets like the UK.

New versus Old Money

The last decade has witnessed a material diversification of wealth, with benefits of higher levels of educational attainment and high-earning opportunities in multi-national corporations meaning that first-generation wealth is prevalent.



Wealth Creation

Business ownership is the primary source of real household wealth in Ireland.

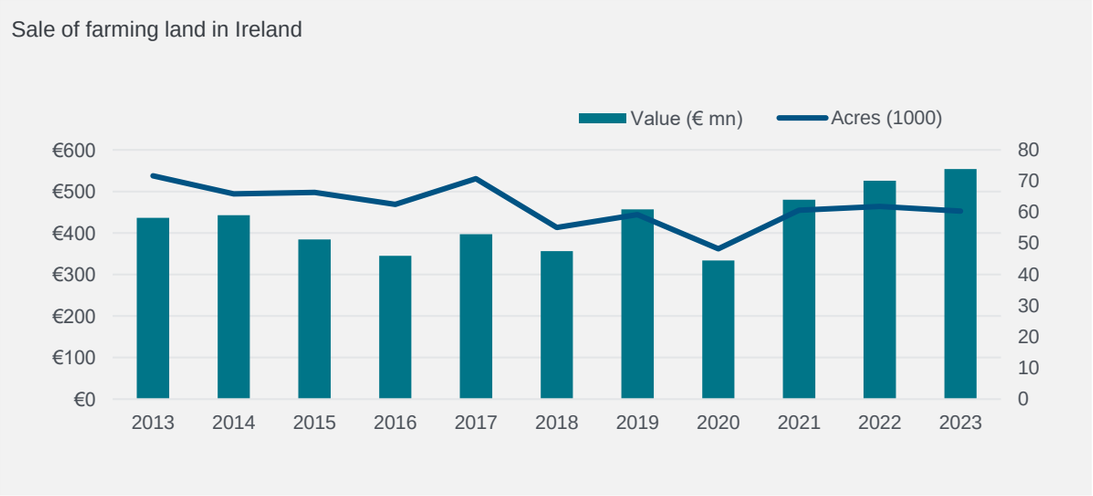
Business owners feature heavily in our national wealth, with the profile of their wealth significantly higher and more diversified than that of any other group.

Their wealth journey is very distinct, often entailing high personal financial risk and years of sacrifice in pursuit of business success. The profile of their wealth is also different, with a high share of net wealth captured in the real assets of the business and/ or in its equity.

Structured data on the number of domestic businesses of scale is hard to access, with an analysis of accounts filed with the Companies Registration Office (CRO) indicating that there are approximately 12,000 Irish-owned businesses with net assets greater than €1 mn.

Company valuations (with few exceptions) are typically much higher.

Business sales convert real-world assets into those which are tradable, derisking the value created by the founder to the point of sale. An analysis of M&A data in 2024 shows significant value flow to Irish founders and other Irish shareholders, estimated at circa €5 bn for the ten largest transactions involving businesses with Irish owners in 2024.



Net Assets/ Shareholder Equity (€ mn)	# of Irish-Owned Companies
0-1	123,411
1-5	9,747
5-10	1,353
10-20	590
20-50	317
50-100	65
100+	53
Total	172,328

Irish Businesses Sold (2024 > €0.3 bn) *With Irish Equity*	**Enterprise Value (€ bn)**	**Buyer Jurisdiction**
Advanced Manufacturing Control Systems	2.0	Sweden
Echelon Data Centres	1.6	USA
DCC Healthcare Ltd	1.2	United Kingdom
Winthrop Technologies	0.8	USA
Kerry Dairy Holdings	0.5	Ireland
Brightflag	0.4	Netherlands
Dornan Engineering Group	0.4	Spain
Mannok Holdings	0.3	Turkey
Chanelle Pharma	0.3	United Kingdom
Elgin Energy	0.3	Denmark
First Derivative	0.3	USA
Kyte Powertech	0.3	Switzerland

Wealth Creation

The benefits of patient enterprise are exemplified in the Kerry Co-op case study.

From Farmer Co-operative to Global Leadership

- Kerry Co-op was setup in 1974 by a group of local farmers who acquired North Kerry Milk Products, a private company formed in 1972, for **€1.5m**. In 1973 Ireland joined the EEC, after which a period of expansion in milk production followed driving growth for the new co-op.
- Two events proved pivotal for Kerry Co-op. First in 1979 a disease eradication scheme affected milk supply, reducing milk volume by 20%. Then in 1983 the EU introduced milk quotas. Both prompted diversification as Kerry needed to move beyond milk and existing markets to grow. By the mid 1980s, the co-op had an established growth strategy with acquisitions across dairy and meat.
- In 1986, the board of Kerry Co-op approved a decision to take the business public, recognising lack of capital as a constraint. Public markets would give access to capital necessary for the strategic growth ambition.
- In 1987, Kerry acquired Beatreme Foods in the US for **$130m**, redefining Kerry as a food ingredients company. Several acquisitions in food ingredients across all continents followed making Kerry a global food company.
- At the time of listing, the co-op had an 80% shareholding in the PLC with a free float of 23 mn shares. Over time the co-op shareholding reduced with the free float increasing, creating liquidity and share price appreciation. In December 2024, the co-op fully sold down its remaining 11% stake in the PLC.
- The decision to avail of public markets helped Kerry scale into a global company. Since 1986, 10,500 farmer members have had a **distribution of €2.9 bn in stock** (€276 k per farmer) in addition to dividend payments.
- On the basis farmers held the shares, the current value per farmer is circa €700k. Overall, the €1.5m invested in 1974 has earned them circa €7 bn.
- This is before any consideration of the benefits of their enterprise to the national economy and the local communities where Kerry Group operates.

Kerry Co-op (Distributions)

1986 — *IPO and share price @ €0.66*
Co-op holds 90 million in shares
*Co-op controlling stake of c.**80%***

1993 — *Co-op stake decreases to **58%***
*Farmers receive 5.6m shares (**€50m**)*

1996 — *Co-op stake reduces further (circa 40%)*
*21.37m shares to farmers (**€138m**)*

2002 — *Co-op stake reduces to circa 30%*
*6.4m PLC shares to farmers (**€90m**)*

2006 — *Co-op stake reduces to 27.7%*
*5.77 m shares to farmers (**€94m**)*

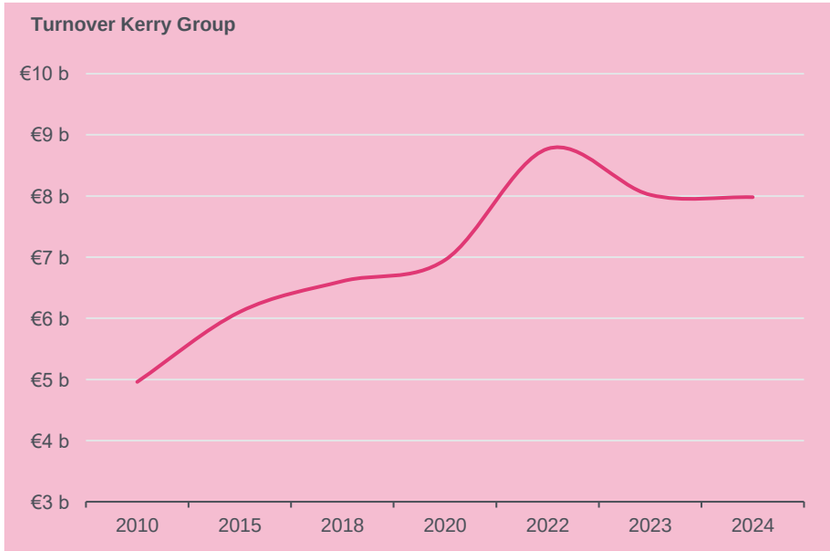
2007 — *Co-op stake reduces to 23.1%*
*10.4m shares to farmers (**€218m**)*

2013 — *Co-op stake reduces to 13.5%*
*6m shares to farmers (**€270m**)*

2022 — *Co-op stake reduces to 11%*
*6m shares to farmers (**€557m**)*

2024 — *Market Cap Kerry Group €15.9 bn*
Co-op sells the remaining 11%
*Farmers received **€1.6 bn***

	Kerry Group	Berkshire Hathaway
Share Price (October 1986)	€0.66	$2,875
Share Price (End-2024)	€90.9	$687,442
Annual rate of return	13.8%	15.5%



Wealth Creation

Significant and growing number of high earners in Ireland with equity participation fast track to wealth.

National employment and earnings grew strongly between 2014 and 2024, with annual earnings growth of circa 7% CAGR broadly in line with overall wealth performance.

Employees accounted for most of this growth, with self employment with and without employees growing slower than employment in aggregate in this period.

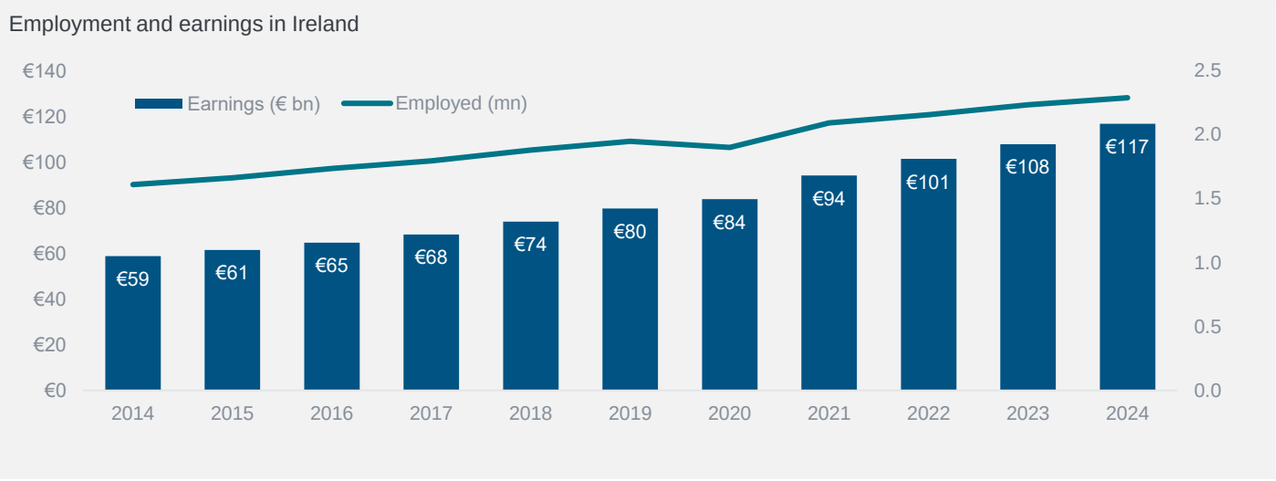
Irish-owned businesses account for the greatest share of national employment, with multi-nationals offering higher average pay in aggregate and employing a more international workforce.

They are also the primary providers of shared-based remuneration (SBR) to employees, with more than €2 bn in share rewards to Irish employees in 2023 up from €1.5 bn in 2022.

The number of high-earners has grown considerably but is small in the context of the number of wealthy households in Ireland speaking to enterprise still being the primary driver of wealth.

Their average earnings also appear to have flatlined, likely reflecting MNC challenges.

Finally, the relationship between earnings and wealth is far from assured. Lifestyle, savings patterns and investment choices are determinant of how income translates to wealth over time.



PAYE (Gross Income > €275 k)	# of Individuals	Total Income (€ mn)	Average Income (000s)
2020	14,575	7,815	536
2021	17,498	9,841	562
2022	19,763	10,598	536
2023	21,842	11,788	540
CAGR	14%	15%	0%

Year	SBR Schemes Subject to PAYE (€ mn)
2019	946
2020	1,204
2021	1,780
2022	1,537
2023	2,150

Wealth Creation

Inheritance is a material financial event for many households with a third having benefited.

Retired people account for a large share of net wealth in Ireland, with retired people holding an estimated €350 bn of net wealth in 2024 equivalent to 27% of national.

As is the situation nationally, there is a heavy skew towards housing in their wealth profile exacerbated by low holdings of business wealth post retirement.

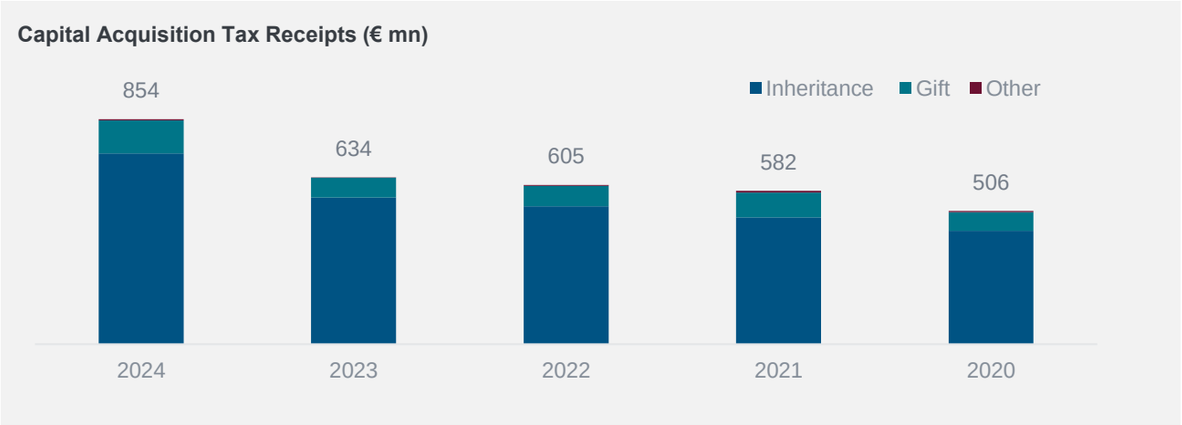
While the population aged greater than 65 has grown quickly over the course of the past decade, longer life expectancies mean a slower feed through to inheritance values.

There are several related considerations here, the first being the impact on estate values from the costs of funding elder care. The second is the older age of individuals receiving inheritances, increasingly already into their own retirement years.

Inheritance is a material wealth event for many households, with approximately a third having received an inheritance. Inheritance amounts are positively correlated with household wealth. The relative impact is, however, greatest for less well-off households.

Revenue capital acquisition statistics speak to progressive growth in inheritance and gifting values. There is, however, no official information on the total quantum and range of inheritances. The national profile of wealth and a CSO estimate of a median household inheritance value of circa €100,000 indicate a wide dispersion.

CSO Projections (M2 – 000s)	**2025**	**2030**	**2035**	**CAGR**
Population > 65 < 85 Years	763	882	993	2.7%
Population > 85 Years	96	123	165	5.5%
Total Aged Population	859	1005	1157	3.0%
Deaths	37	40	44	1.7%



Median Values	Net wealth all households	% who receive inheritance	Inheritance as a % of wealth (inheriting only)
Primary or below	€144,100	32%	58%
Lower secondary	€179,600	30%	40%
Higher secondary	€178,400	34%	31%
Post leaving certificate	€168,500	35%	26%
Third level non-degree	€225,500	36%	23%
Third level degree +	€237,500	41%	17%

Wealth Creation

Forecast improvements in life expectancy have a material and uncertain bearing on inheritance values.

There are real challenges in forecasting the value of inheritances in Ireland over the coming decade, not least uncertainty around the cost of elder care for a very aged population and related implications for their estates.

Building on CSO mortality projections, and census data on the marital status of retired households, we forecast that the number of inheritances from aged households will grow by circa 3% CAGR over the next 10 years.

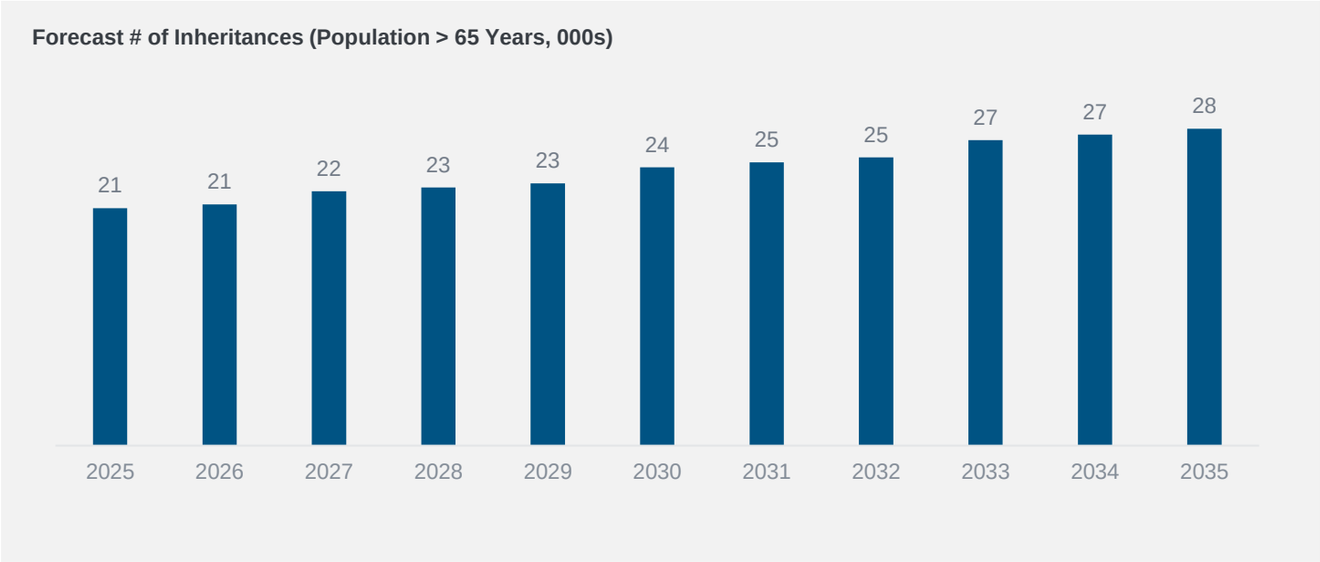
This assumes that all deceased households leave an estate, and that the incidence of single person households rises with a very aged population.

Quantifying the overall value is much more challenging.

A best estimate, building forward from DWA data on the net assets of retired households in 2024, is presented below with significant caveats.

Under the most favourable scenario, and assuming the significant mortality improvements of the CSO, inheritance values average north of €20 bn in the next ten years, rising progressively. This is material in a national wealth context and particularly relative to the estimated size of our pension deficit.

Assuming elder care, however, requires a higher share of the net assets of retired people the outlook is less favourable but still very significant in a national wealth context (€140 bn to €190 bn).



Inheritance Values € bn (Indicative Ranges)	2026-2030	2031-2035	Total
Transfer from Retired Households (Low Elder Care Impact)	100	140	240
Transfer from Retired Households (Moderate Elder Care Impact)	90	100	190
Transfer from Retired Households (High Elder Care Impact)	80	60	140

Section 5

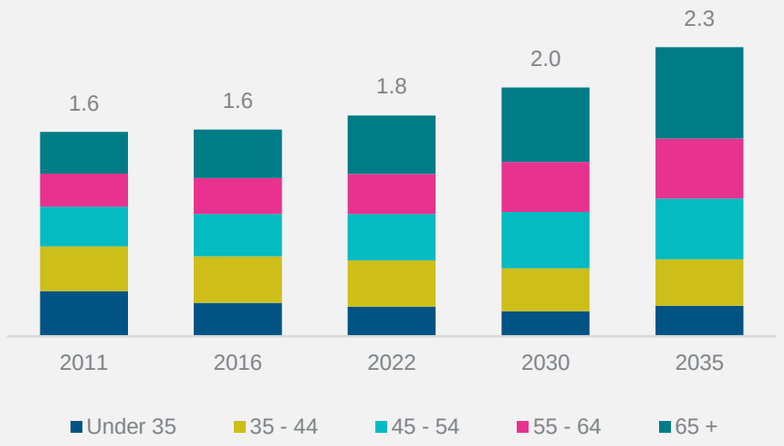
Wealth Outlook

Wealth Outlook (2035)

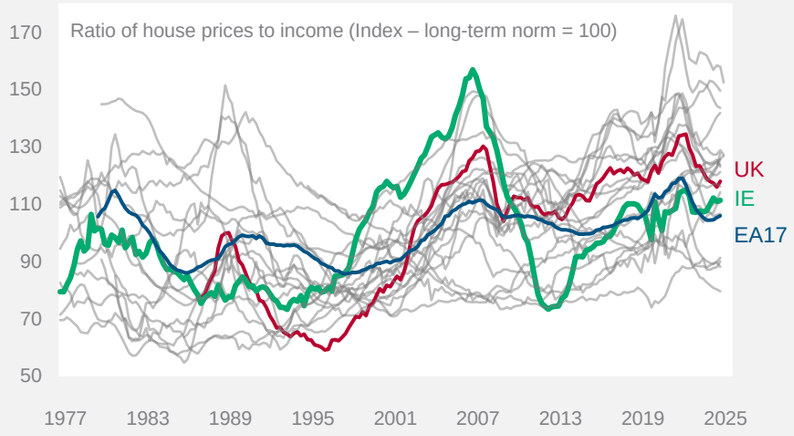
Strong structural momentum over the next ten years from growth in older households.

Factor	Base Case	Certainty
Population	Growing 1.6% p.a. to 2030 and 1.5% to 2035	High
Household Formation	Falls to 2030, then return to 2022 levels by 2035	Moderate
Housing Stock	Housing stock per adult flat to 2030, then rising slowly	Moderate
House Prices	Moderating to 5.5% in 2026, 4% to 2031, 3.5% to 2035	Moderate to high
Home Ownership	Falling to 62% by 2035, down from 69% in 2022.	High
Earnings	Average wage growth of c.2.5% a year to 2035	Moderate to high
Cost of Living	Below wage growth, allowing for real wage gains	Moderate
Savings Rates	Higher with auto-enrolment and housing deposit needs	High
Savings Returns	Assumed to decline with a lower neutral ECB deposit rate	High
Investment Returns	Declining; slower global economic growth forecasts	Low to moderate
Investment Flow	Increasing with auto-enrolment and new housing for FTBs	High
Irish Business Output	Construction sector revival from National Development Plan	Moderate to high
Irish Business Investment	Likely to rise on foot of National Development Plan	Moderate
Household Debt	Mortgage limits to keep constraining household debt ratio	Moderate to high

Number of Households by Age of Reference Person (mn)



Irish residential property affordability is not remarkable internationally



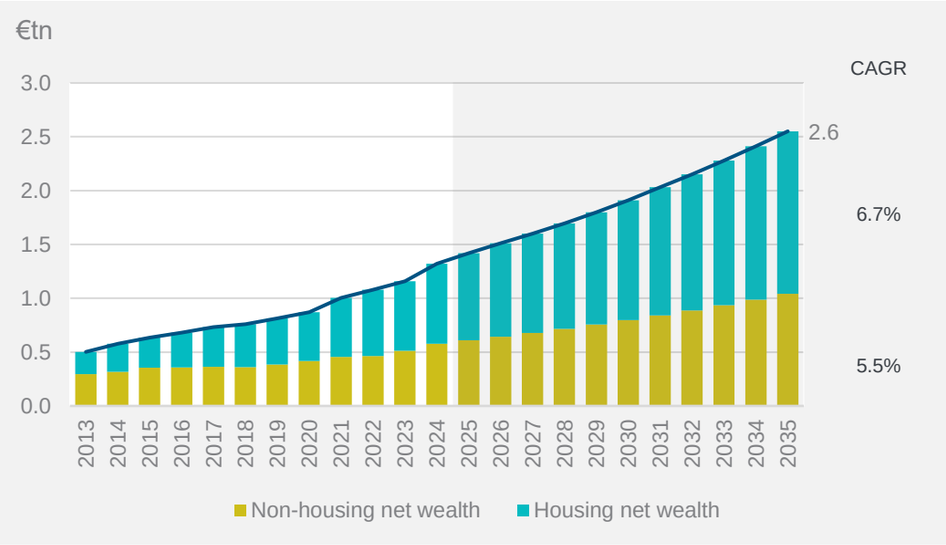
Wealth Outlook (2035)

Net household wealth is forecast to grow by 6.2% CAGR for 2025-2035, up to c.€2.5tn.

- Based on assumptions presented, we are forecasting compound annual growth in the net wealth of Irish households of circa 6% to end-2035.
- This is a slower rate of growth than for the period 2014 to 2024, notwithstanding the structural benefits of a faster-growing older population.
- Housing is set to out-perform the other asset classes in aggregate, albeit with the rate of growth slower than for the last decade (6.7% versus 11%).
- An increase in the supply of housing stock will be countered by a slower rate of growth in pricing, as demand and supply come closer together.
- House prices are, however, not forecast to fall in the period.
- Mortgage lending will grow at a rate of circa 4% p.a. as supply constraints relax and the prevalence of home ownership in younger cohorts recovers.
- Housing equity will displace some share of household savings into housing, with auto-enrolment driving them towards pension and beyond the scope of household wealth included in the DWA and considered here.
- Net household savings are forecast to grow by 3% to 2035 (versus 5%) reflecting the foregoing and assuming no COVID-style events.
- For household savings and financial assets, returns are expected to be lower than for the past decade reflecting rate and equity market outlooks.
- No significant change in the trajectory of business wealth is assumed, although the National Development Plan may provide some stimulus.
- Reflecting structural changes in our population, the share of wealth held by older people will grow fastest potentially impacting dispersion.
- The number of wealthy households is expected to grow faster than the general population as a direct result of more older households.
- Important sub-considerations here, however, including the future performance of the domestic business sector and global equity values.

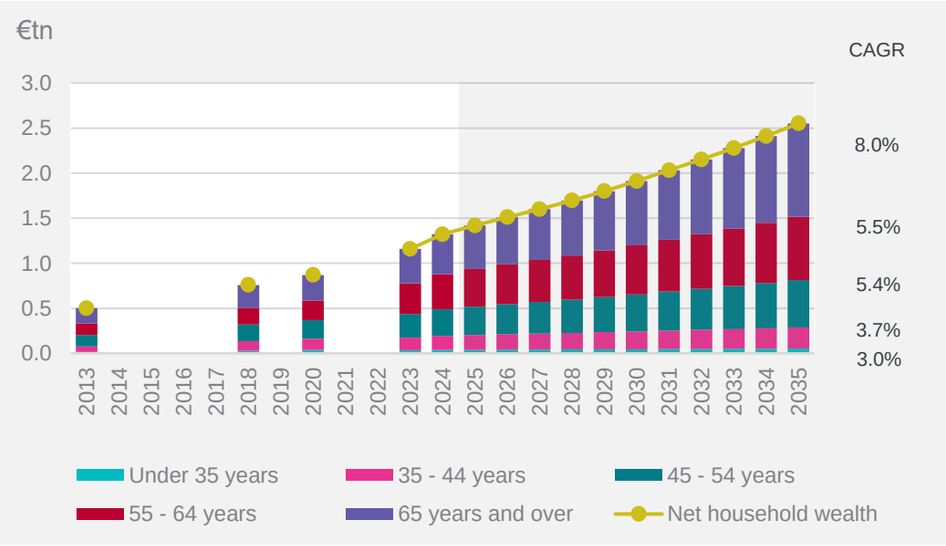
Asset class basis

(DWA Basis)



Age distribution basis

(DWA Basis)



Information Sources

Broad range of information sources with additional information available on request.

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Summary Report – Key Finding #1	2	ECB Distributional Wealth Analysis (DWA), CSO, Davy Derived
Summary Report – Key Finding #2	3	ECB DWA, Davy Derived
Summary Report – Key Finding #3	4	ECB DWA
Summary Report – Key Finding #4	5	Central Bank of Ireland, Davy Estimates (Revenue, CSO Labour Force Survey, Central Bank of Ireland)
Summary Report – Key Finding #5	6	ECB DWA
Summary Report – Key Finding #6	7	Davy Forecasts
Full Report – National Wealth	12	Central Statistics Office, ECB DWA
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Full Report – Wealth Assets	18	ECB DWA, CSO (Various)
Full Report – Wealth Assets	19	CSO, ECB DWA, RTB
Full Report – Wealth Assets	20	Revenue, CSO, Davy Derived

Information Sources (cont'd)

Broad range of information sources with additional information available on request.

Section	Page #	Information Sources
Full Report – Wealth Assets	21	CSO, Eurostat, ECB DWA, CBI
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Full Report – Wealth Assets	26	Davy M&A Review 2024, CBI, Proprietary Market Research, CSO
Full Report – Retirement Provision	28	Revenue, ECB DWA, Davy Derived (Census, Labour Force Survey, Revenue, CBI)
Full Report – Retirement Provision	29	CBI, Competition and Consumer Protection Commission (CCPC), Davy Derived
Full Report – Wealth Creation	31	ECB DWA, Davy Derived, Irish Independent
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Information Sources (cont'd)

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Full Report – Wealth Outlook	40	Davy Derived

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