

AIB Ireland Construction PMI®

Construction activity falls again, but firms optimistic for year ahead

Key findings

Fall in construction activity amid reduction in new orders

Confidence in future supports rises in employment and purchasing

Sharpest increase in input costs since March

There were further signs of demand weakness in the Irish construction sector during November as new orders continued to fall. In turn, construction activity decreased again, with reductions registered across all three monitored categories. On a more positive note, panellists recorded renewed increases in employment and purchasing activity amid positive expectations for the future. Meanwhile, the pace of input cost inflation quickened to an eight-month high.

The headline seasonally adjusted AIB Ireland Construction Total Activity Index moved further below the 50.0 no-change mark in November, dropping to 46.7 after being at 48.1 in October. Activity has now decreased in each of the past seven months, with the penultimate month of the year seeing a solid reduction.

Anecdotal evidence pointed to slowing demand and a drop in new orders which meant that volumes of new projects were insufficient to fully replace completed contracts.

Activity decreased across all three monitored categories in November as commercial recorded a renewed and solid decline in activity. Work on housing projects fell for the seventh consecutive month, but at the slowest pace since June, and one that was the weakest of the categories covered by the report. Civil engineering posted the sharpest decline as the rate of contraction accelerated from October.

New orders decreased for the fourth consecutive month as companies reported weak demand and project delays. The latest fall was slight, but sharper than seen in October.

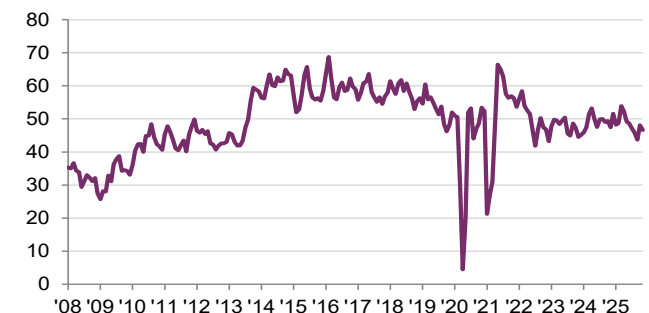
Although construction activity and new orders decreased in November, firms were optimistic for growth over the coming year. A number of respondents indicated that they expect to be busier in 2026, although sentiment eased to a four-month low.

Positive sentiment for the coming year encouraged constructors to expand their employment and purchasing activity in November.

Staffing levels increased for the first time in three months, while the slight rise in input buying ended a four-month sequence of contraction. Firms continued to lower their usage of sub-contractors, however, and their availability also declined again.

Where companies purchased items, they were faced with a further lengthening of suppliers' delivery times, continuing the trend seen

AIB Ireland Construction PMI Total Activity Index
sa, >50 = growth since previous month



Sources: AIB, S&P Global PMI.
Data were collected 12-27 November 2025.

Comment

Commenting on the survey results, John Fahey, AIB Senior Economist, said:

"The AIB Irish Construction PMI survey for November points to a renewed loss of momentum in building activity levels midway through the fourth quarter. The headline index printed at 46.7 in November, compared to 48.1 in October, suggesting a faster pace of contraction last month. The index has now been below the key breakeven level of 50 for seven consecutive months."

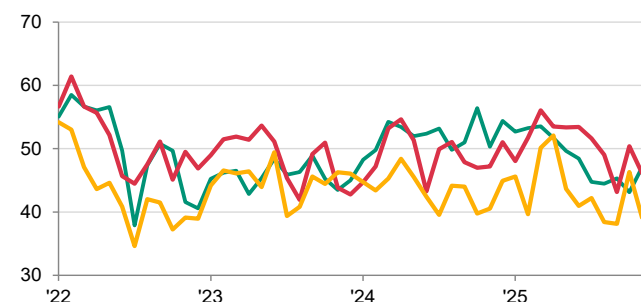
The sectoral breakdown showed that the weakness in activity levels in November was broad-based across the three sub-sectors. Commercial construction fell back into contractionary territory in November, having seen a modest pace of expansion in October. The downturn in residential building persisted, with activity levels declining for the seventh successive month. However, the pace of contraction eased in November. Civil engineering also posted a seventh straight month of contraction, with the pace of decline worsening, resulting in it being the weakest performing sub-sector."

Some of the other main underlying sub-indices from the November survey provided some mixed news. New orders, which is viewed as a leading indicator, contracted for the fourth month in-a-row, with the pace of decline also accelerating. However, there was some encouraging news in terms of staffing levels. Despite falling building activity, the sector saw an expansion in employment, following declines in the previous two months. Construction firms also retained a positive outlook on the prospect of increased activity levels over the coming 12 months, albeit the degree of optimism did ease marginally compared to October."

over the past year-and-a-half. A number of firms reported that they were waiting for stock to become available at suppliers.

Finally, construction firms experienced a build-up of inflationary pressures. The pace of increase in input costs quickened for the second month running to the fastest since March. Panellists reported that their suppliers had upped their charges during the month.

■ Housing Activity Index	47.0
■ Commercial Activity Index	46.1
■ Civil Engineering Activity Index	39.1
sa, >50 = growth since previous month	Nov '25



Sources: AIB, S&P Global PMI.

Survey methodology

The AIB Ireland Construction PMI® is compiled by S&P Global from responses to questionnaires sent to a panel of around 150 construction companies. The panel is stratified by company workforce size, based on contributions to GDP.

Survey responses are collected in the second half of each month and indicate the direction of change compared to the previous month. A diffusion index is calculated for each survey variable. The index is the sum of the percentage of 'higher' responses and half the percentage of 'unchanged' responses. The indices vary between 0 and 100, with a reading above 50 indicating an overall increase compared to the previous month, and below 50 an overall decrease. The indices are then seasonally adjusted.

The headline figure is the Total Activity Index. This is a diffusion index that tracks changes in the total volume of construction activity compared with one month previously. The Total Activity Index is comparable to the Manufacturing Output Index and Services Business Activity Index. It may be referred to as the 'Construction PMI' but is not comparable with the headline manufacturing PMI figure.

Underlying survey data are not revised after publication, but seasonal adjustment factors may be revised from time to time as appropriate which will affect the seasonally adjusted data series.

For further information on the PMI survey methodology, please contact economics@spglobal.com.

Disclaimer

This publication is issued by Allied Irish Banks, p.l.c. ("AIB") and is for general information purposes only. This publication should not be considered as an offer or solicitation to sell, buy or subscribe to any financial instruments or product, securities or any derivative instrument (together, "instruments"), or any other rights pertaining thereto. AIB does not express any opinion as to the present or future value or price of any instruments referred to in this publication.

The information provided in this publication is believed to be valid and accurate on the date it is first published but AIB, along with its directors, officers, or employees, does not accept any liability for any loss arising from the use of the information. The information contained therein, including any expressions of opinion, has been obtained from, or is based on, or compiled from, sources believed to be reliable but its accuracy or completeness is not guaranteed and is subject to change without notice.

Any decision made by a party shall be on the basis of its own research and shall not be influenced or based on any view expressed by AIB in this publication or otherwise. This publication does not address all risks. This publication does not constitute investment advice or a recommendation and has been prepared without regard to individual financial circumstances, objectives or particular needs of recipients. Readers should seek their own financial, tax, legal, regulatory and other advice regarding the appropriateness or otherwise of investing in any investments and/or pursuing any investment strategies. Past performance is not a reliable guide to future performance. To the extent that this publication is deemed to contain any forecasts as to the performance of any instruments, forecasts are not a reliable indicator of future performance.

This publication is not to be reproduced in whole or in part without the prior express written consent of AIB. Allied Irish Banks, p.l.c. is regulated by the Central Bank of Ireland.

The intellectual property rights to the data provided herein are owned by or licensed to S&P Global and/or its affiliates. Any unauthorised use, including but not limited to copying, distributing, transmitting or otherwise of any data appearing is not permitted without S&P Global's prior consent. S&P Global shall not have any liability, duty or obligation for or relating to the content or information ("Data") contained herein, any errors, inaccuracies, omissions or delays in the Data, or for any actions taken in reliance thereon. In no event shall S&P Global be liable for any special, incidental, or consequential damages, arising out of the use of the Data. Purchasing Managers' Index™ and PMI® are either registered trade marks of S&P Global Inc or licensed to S&P Global Inc and/or its affiliates.

This Content was published by S&P Global Market Intelligence and not by S&P Global Ratings, which is a separately managed division of S&P Global. Reproduction of any information, data or material, including ratings ("Content") in any form is prohibited except with the prior written permission of the relevant party. Such party, its affiliates and suppliers ("Content Providers") do not guarantee the accuracy, adequacy, completeness, timeliness or availability of any Content and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such Content. In no event shall Content Providers be liable for any damages, costs, expenses, legal fees, or losses (including lost income or lost profit and opportunity costs) in connection with any use of the Content.

Contact

John Fahey
AIB Senior Economist
T: +353 (0)1 6417520
john.j.fahey@aib.ie
AIBeconomics.Unit@aib.ie
www.aibeconomics.com

Paddy McDonnell
AIB Press Office
T: +353-87-739-0743
paddy.x.mcdonnell@aib.ie

Louise Kelly
AIB Press Office
T: +353-87-216-1545
louise.Y.kelly@aib.ie

Andrew Harker
Economics Director
S&P Global Market Intelligence
T: +44-1491-461-016
andrew.harker@spglobal.com

Hannah Brook
EMEA Communications Manager
S&P Global Market Intelligence
T: +44-7483-439-812
hannah.brook@spglobal.com
press.mi@spglobal.com

If you prefer not to receive news releases from S&P Global, please email press.mi@spglobal.com. To read our privacy policy, click [here](#).

About AIB

AIB is a financial services group operating predominantly in the Republic of Ireland and the UK. We provide a comprehensive range of services to personal, business and corporate customers in our target markets and have leading market shares in banking products in the Republic of Ireland.

About S&P Global

S&P Global (NYSE: SPGI) S&P Global provides essential intelligence. We enable governments, businesses and individuals with the right data, expertise and connected technology so that they can make decisions with conviction. From helping our customers assess new investments to guiding them through ESG and energy transition across supply chains, we unlock new opportunities, solve challenges and accelerate progress for the world.

We are widely sought after by many of the world's leading organizations to provide credit ratings, benchmarks, analytics and workflow solutions in the global capital, commodity and automotive markets. With every one of our offerings, we help the world's leading organizations plan for tomorrow, today. www.spglobal.com.

About PMI

Purchasing Managers' Index™ (PMI®) surveys are now available for over 40 countries and also for key regions including the eurozone. They are the most closely watched business surveys in the world, favoured by central banks, financial markets and business decision makers for their ability to provide up-to-date, accurate and often unique monthly indicators of economic trends. www.spglobal.com/marketintelligence/en/mi/products/pmi