

# Progressive Building Society Mortgage Products - 22 January 2026

Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee (Refer to Notes)	Product Features	HLC	Availability	Early Repayment Charge	
<b>First Time Buyer or Home Mover</b>													
2 Year Variable Discount	MDN2AN_60F	4.20%	SVR less 3.29%	6.90%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount	MDN2AN_75F	4.20%	SVR less 3.29%	6.90%		75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
<b>First Time Buyer or Home Mover</b>													
2 Year Variable Discount (GREEN MORTGAGE)	MDN2AW_60G	4.35%	SVR less 3.14%	6.87%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. <a href="#">EPC certificate A or B required.</a>	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount (GREEN MORTGAGE)	MDN2AW_75G	4.35%	SVR less 3.14%	6.87%		75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. <a href="#">EPC certificate A or B required.</a>	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
2 Year Variable Discount	MDN2AX_60	4.40%	SVR less 3.09%	6.88%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount	MDN2AX_75	4.40%	SVR less 3.09%	6.88%		75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
2 Year Variable Discount	MDN2AX_80	4.40%	SVR less 3.09%	6.88%	80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount	MDN2AX_85	4.40%	SVR less 3.09%	6.88%		85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
2 Year Variable Discount	MDN2AY_90	4.60%	SVR less 2.89%	6.92%	90%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount	MDN2W9_95	4.99%	SVR less 2.50%	7.00%		95%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
<b>First Time Buyer or Home Mover - Affordability Booster / Joint Mortgage Sole Proprietor (JMSp)</b>													
2 Year Variable Discount (Affordability Booster)	MDN2AP_60AB	4.90%	SVR less 2.59%	6.99%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Joint Mortgage Sole Proprietor (JMSp). Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount (Affordability Booster)	MDN2AP_75AB	4.90%	SVR less 2.59%	6.99%		75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Joint Mortgage Sole Proprietor (JMSp). Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
2 Year Variable Discount (Affordability Booster)	MDN2AP_80AB	4.90%	SVR less 2.59%	6.99%	80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Joint Mortgage Sole Proprietor (JMSp). Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of	
2 Year Variable Discount (Affordability Booster)	MDN2AP_85AB	4.90%	SVR less 2.59%	6.99%		85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Joint Mortgage Sole Proprietor (JMSp). Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 Base balance repaid in year 2 1% of
<b>First time buyer or home mover</b>													
2 Year Fixed Rate	MF2128_60	3.80%	Fixed	6.94%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base	
2 Year Fixed Rate	MF2128_75	3.80%	Fixed	6.94%		75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base
2 Year Fixed Rate	MF2128_80	3.80%	Fixed	6.94%	80%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base	
2 Year Fixed Rate	MF2128_85	3.80%	Fixed	6.94%		85%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base
2 Year Fixed Rate	MF2121_90	4.00%	Fixed	6.97%	90%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base	
2 Year Fixed Rate	MFX2E5_60	3.99%	Fixed	6.91%		60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base
2 Year Fixed Rate	MFX2E5_75	3.99%	Fixed	6.91%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base	
2 Year Fixed Rate	MFX2E5_80	3.99%	Fixed	6.91%		80%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base
2 Year Fixed Rate	MFX2E5_85	3.99%	Fixed	6.91%	85%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC.	No	FTB / STB	3% of balance repaid during the fixed rate period Base	



2 Year Fixed Rate	MFR2AT_60 (csh) & MFR2AU_60 (leg)	4.20%	Fixed	7.06%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2AT_75 (csh) & MFR2AU_75 (leg)	4.20%	Fixed	7.06%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2AP_80 (csh) & MFR2AQ_80 (leg)	4.25%	Fixed	7.07%	80%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2Z6_85 (csh) & MFR2Z7_85 (leg)	4.30%	Fixed	7.08%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFR2T2_90 (csh) & MFR2T3_90 (leg)	4.55%	Fixed	7.13%	90%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5K4_60 (csh) & MFR5K5_60 (leg)	4.10%	Fixed	5.84%	60%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5K4_75 (csh) & MFR5K5_75 (leg)	4.10%	Fixed	5.84%	75%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5K4_80 (csh) & MFR5K5_80 (leg)	4.10%	Fixed	5.84%	80%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5F4_85 (csh) & MFR5F5_85 (leg)	4.50%	Fixed	6.04%	85%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFR5E1_90 (csh) & MFR5E2_90 (leg)	4.85%	Fixed	6.22%	90%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only.	No	RMTG	3% of balance repaid during the fixed rate period
<b>Renovation Remortgage</b>												
2 Year Variable Discount (Renovation Remortgage)	MDNRRU_85	5.70%	SVR less 1.79%	7.14%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. £250 cashback. Up to 3 stages permitted. Can advance up to 75% while work in progress. Available for Repayment only.	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Fixed Rate (Renovation Remortgage)	MFRR2Y_85	5.45%	Fixed	7.11%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. £250 cashback. Up to 3 stages permitted. Can advance up to 75% while work in progress. Available for Repayment only.	No	RMTG	3% of balance repaid during the fixed rate period
<b>Self Build</b>												
3 Year Variable Self Build	MDN3G9_60SB	5.79%	SVR less 1.70%	7.15%	60%	£1,495	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Self Build	MDN3H1_80SB	6.29%	SVR less 1.20%	7.31%	80%	£1,495	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3

#### Product Notes

The above terms apply to all applications received from **22 January 2026**, which meet the Society's current lending criteria

**The Standard Variable Rate (SVR); 7.49% from 1st September 2025. The SVR will decrease to 7.24% from 1st February 2026.**

Minimum advance £30,000 - Maximum advance £2,000,000 / Minimum purchase price £75,000

Max Advance on loans 0.01% to 80% LTV: £2m / Max Advance on loans 80.01% to 85% LTV: £800k / Max Advance on loans 85.01% to 90% LTV: £750k / Max Advance on loans 90.01% to 95% LTV: £400k

Product features: No extended tie in / Ability to make overpayments by making Capital Repayments. Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500)

Income Multiples (indicative only and subject to an affordability assessment). **Up to 80% LTV: Single X 5.00 Joint X 5.00 / Up to 85%: Single X 4.75 Joint X 4.75 / Up to 90% LTV: Single X 4.50 Joint X 4.50 / Up to 95% LTV: Single X 3.90 Joint X 3.90**

Maximum LTV 90% for Local Authority / Ex Local Authority properties / Maximum advance on Apartments restricted to 80% LTV

Valuation Fee Scale: **£0.00 - £300,000: Fee £245 £300,001 - £500,000: Fee £395 £500,001 + Fee £495**

Valuation Fee; Free Valuation products - one free standard valuation per applicant(s)

**Green Mortgage; Copy of property EPC required, must be rated A or B and issued within last 10 years. Also available for new build.**

Affordability Booster - Applications must be submitted using a paper application. Maximum of 4 applicants across a minimum of 2 households (including the main applicant), must be the applicants's main residence.

Affordability Booster - Property must not be occupied by the person assisting with the affordability. The main applicant cannot already own a property, if they do, this must be sold before completion.

Affordability Booster - Benefits cannot be accepted as a means to support the loan (excluding child benefit.)

Holiday Homes - All new and existing customers can avail of the above House Purchase products up to a max LTV of 80% to purchase a holiday home. Interest only is allowed subject to an acceptable repayment strategy. Products are for house purchase only.

Holiday Homes - A fee of £495 is applicable for new customers (can be added to loan). This charge will not apply to existing borrowers.

Selected Remortgages products available on Interest Only - see individual products.

Remortgage - Free Standard Legal Fees when Society's nominated solicitor is used or £500 cashback if using own solicitor / Cashback (£500) will be issued to bank account one month after completion

Renovation Remortgage - this is our new Structural Home Improvement Remortgage product range - available for customers looking to remortgage and carry out structural home improvements at the same time.

Renovation Remortgage - Maximum LTV 85% - can advance up to 75% LTV while work is in progress. Up to 3 stage advances permitted. A final inspection is required.

Renovation Remortgage - £250 cashback payable 1 month after completion. Available for Repayment mortgages.

Arrangement Fees on loans up to 90% can be paid with application or can be added / Arrangement Fees on loans 90.01% to 95% to be paid with application.

Availability; FTB = First Time Buyer / STB = Second Time Buyer / RMTG = Remortgage

Interest Only lending Maximum LTV 75% / Redemption Fees of £170 are applicable to all new mortgages

Please note that expired Offers may be extended once, provided required documentation/information is obtained. Offers cannot be extended more than once.

All Mortgages payments are to be paid by Direct Debit from a UK Bank Account. Completion of the Mortgage will not take place until a completed Direct Debit Instruction has been received by the Society.

The Society only lends on properties in Northern Ireland

Terms & Conditions detailed on our website: [www.theprogressive.com](http://www.theprogressive.com)

# Progressive Building Society Other Products - 22 January 2026

Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee (Refer to Notes)	Product Features	HLC	Availability	Early Repayment Charge
<b>Northern Ireland Co-Ownership Scheme</b>												
Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDNNE6_95	5.25%	SVR less 2.24%	7.06%	95%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDNNE4_100	5.30%	SVR less 2.19%	7.07%	100%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
<b>Northern Ireland Co-Ownership Scheme</b>												
Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFC051_95	5.05%	Fixed	7.10%	95%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFC050_100	5.10%	Fixed	7.11%	100%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFC033_95	4.55%	Fixed	6.52%	95%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFC034_100	4.60%	Fixed	6.54%	100%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
<b>Foreign Currency Northern Ireland Co-Ownership Scheme</b>												
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDFCND_95	5.25%	SVR less 2.24%	7.06%	95%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Variable Discount	MDFCNB_100	5.30%	SVR less 2.19%	7.07%	100%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
<b>Foreign Currency Northern Ireland Co-Ownership Scheme</b>												
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFFCNL_95	5.05%	Fixed	7.10%	95%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency Northern Ireland Co-Ownership Scheme 2 Year Fixed Rate	MFFCNK_100	5.10%	Fixed	7.11%	100%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFFCN2_95	4.55%	Fixed	6.52%	95%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	95% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
Foreign Currency Northern Ireland Co-Ownership Scheme 5 Year Fixed Rate	MFFCN3_100	4.60%	Fixed	6.54%	100%	£0	5 years	Free Valuation. £100 Reinspection Fee for new build.	100% Equity Purchase. Mortgage balance can be reduced by up to 10% without ERC. No Mortgage Indemnity. Reinspection fee to be paid upfront (cannot be added to loan).	No	FTB / STB	3% of balance repaid during the fixed rate period
<b>Foreign Currency (house purchase)</b>												
Foreign Currency 2 Year Variable Discount	MDFCP1_60F	4.20%	SVR less 3.29%	6.90%	60%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCP1_75F	4.20%	SVR less 3.29%	6.90%	75%	£995	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
<b>Foreign Currency (house purchase)</b>												
Foreign Currency 2 Year Variable Discount	MDFCQ1_60	4.40%	SVR less 3.09%	6.88%	60%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCQ1_75	4.40%	SVR less 3.09%	6.88%	75%	£0	2 years	Free Valuation. £100 Reinspection Fee for new build.	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	2% of balance repaid in year 1 1% of balance repaid in year 2



Foreign Currency 2 Year Variable Discount	MDFCK4_80 (csh) & MDFCK5_80 (leg)	4.69%	SVR less 2.80%	6.91%	80%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFC89_85 (csh) & MDFC90_85 (leg)	4.74%	SVR less 2.75%	6.92%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2
Foreign Currency 2 Year Variable Discount	MDFCQ3_90 (csh) & MDFCQ4_90 (leg)	4.99%	SVR less 2.50%	6.98%	90%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	2% of balance repaid in year 1 1% of balance repaid in year 2

#### Foreign Currency (remortgage)

Foreign Currency 2 Year Fixed Rate	MFFCP1_60 (csh) & MFFCP2_60 (leg)	4.20%	Fixed	7.06%	60%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCP1_75 (csh) & MFFCP2_75 (leg)	4.20%	Fixed	7.06%	75%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCP3_80 (csh) & MFFCP4_80 (leg)	4.25%	Fixed	7.07%	80%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCP5_85 (csh) & MFFCP6_85 (leg)	4.30%	Fixed	7.08%	85%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 2 Year Fixed Rate	MFFCK6_90 (csh) & MFFCK7_90 (leg)	4.55%	Fixed	7.13%	90%	£0	2 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period

#### Foreign Currency (remortgage)

Foreign Currency 5 Year Fixed Rate	MFFC7Q_60 (csh) & MFFC7R_60 (leg)	4.10%	Fixed	5.84%	60%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC7Q_75 (csh) & MFFC7R_75 (leg)	4.10%	Fixed	5.84%	75%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC7Q_80 (csh) & MFFC7R_80 (leg)	4.10%	Fixed	5.84%	80%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC7M_85 (csh) & MFFC7N_85 (leg)	4.50%	Fixed	6.04%	85%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period
Foreign Currency 5 Year Fixed Rate	MFFC5J_90 (csh) & MFFC5K_90 (leg)	4.85%	Fixed	6.22%	90%	£0	5 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. Free Standard Legal Fees or £500 cashback. Available for Repayment mortgages only	No	RMTG	3% of balance repaid during the fixed rate period

#### Foreign Currency (self build)

Foreign Currency 3 Year Self Build	MDF334_60SB	5.79%	SVR less 1.70%	7.15%	60%	£1,495	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	No	FTB / STB	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
Foreign Currency 3 Year Self Build	MDF335_80SB	6.29%	SVR less 1.20%	7.31%	80%	£1,495	3 years	Free Valuation	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial product period.	No	FTB / STB	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3

#### Product Notes

The above terms apply to all applications received from **22 January 2026**, which meet the Society's current lending criteria

**The Standard Variable Rate (SVR); 7.49% from 1st September 2025. The SVR will decrease to 7.24% from 1st February 2026.**

Minimum advance £30,000 - Maximum advance £2,000,000 / Minimum purchase price £75,000

Max Advance on loans 0.01% to 80% LTV: £2m / Max Advance on loans 80.01% to 85% LTV: £800k / Max Advance on loans 85.01% to 90% LTV: £750k / Max Advance on loans 90.01% to 95% LTV: £400k

Product features: No extended tie in / Ability to make overpayments by making Capital Repayments. Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500)

Income Multiples (indicative only and subject to an affordability assessment). **Up to 80% LTV: Single X 5.00 Joint X 5.00 / Up to 85%: Single X 4.75 Joint X 4.75 / Up to 90% LTV: Single X 4.50 Joint X 4.50 / Up to 95% LTV: Single X 3.90 Joint X 3.90**

Maximum LTV 90% for Local Authority / Ex Local Authority properties / Maximum advance on Apartments restricted to 80% LTV

Valuation Fee Scale: **£0.00 - £300,000: Fee £245 £300,001 - £500,000: Fee £395 £500,001 + Fee £495**

Valuation Fee; Free Valuation products - one free standard valuation per applicant(s)

Holiday Homes - All new and existing customers can avail of the above House Purchase products up to a max LTV of 80% to purchase a holiday home. Interest only is allowed subject to an acceptable repayment strategy. Products are for house purchase only.

Holiday Homes - A fee of £495 is applicable for new customers (can be added to loan). This charge will not apply to existing borrowers.

Selected Remortgages products available on Interest Only - see individual products.

Remortgage - Free Standard Legal Fees when Society's nominated solicitor is used or £500 cashback if using own solicitor / Cashback (£500) will be issued to bank account one month after completion

Arrangement Fees on loans up to 90% can be paid with application or can be added / Arrangement Fees on loans 90.01% to 95% to be paid with application.

Availability; FTB = First Time Buyer / STB = Second Time Buyer / RMTG = Remortgage

Interest Only lending Maximum LTV 75%. / Redemption Fees of £170 are applicable to all new mortgages

Foreign Currency definition; Available for borrowers whose income to pay the mortgage is earned in Euro or US Dollar or Assets for a repayment strategy is held in Euro or US Dollar.

Foreign Currency eligibility; The Society will accept one of the two foreign currencies per application (e.g. the Society will accept an application in Sterling and Euro, or Sterling and US Dollar, but cannot accept an application with both Euro and US Dollar). A foreign currency income or a foreign currency asset can be accepted, not both. Foreign Currency products cannot be processed online.

Please note that expired Offers may be extended once, provided required documentation/information is obtained. Offers cannot be extended more than once.

All Mortgages payments are to be paid by Direct Debit from a UK Bank Account. Completion of the Mortgage will not take place until a completed Direct Debit Instruction has been received by the Society.

The Society only lends on properties in Northern Ireland

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Terms & Conditions detailed on our website: [www.theprogressive.com](http://www.theprogressive.com)

# Progressive Building Society

# Existing Customer Mortgage Products - 22 January 2026

Product	Product Code	Rate	Rate Description	APRC	Max LTV	Arrangement Fee	End Date	Valuation Fee	Product Features	HLC	Availability	Early Repayment Charge
Variable Rate Mortgages for Existing Customer / Product Switch												
2 Year Variable Discount	MDR2W2_60	4.30%	SVR less 3.19%	6.88%	up to 60%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2Y4_75	4.50%	SVR less 2.99%	6.92%	up to 75%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2W5_80	4.69%	SVR less 2.80%	6.95%	up to 80%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2Y1_85	4.79%	SVR less 2.70%	6.98%	up to 85%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount	MDR2X5_90	4.90%	SVR less 2.59%	7.00%	up to 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	2% of balance repaid in year 1 1% of balance repaid in year 2
3 Year Variable Discount	MDR3P8_60	4.30%	SVR less 3.19%	6.17%	up to 60%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Discount	MDR3Q8_75	4.50%	SVR less 2.99%	6.26%	up to 75%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Discount	MDR3R4_80	4.79%	SVR less 2.70%	6.39%	up to 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
3 Year Variable Discount	MDR3R5	4.90%	SVR less 2.59%	6.43%	over 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3
Fixed Rate Mortgages for Existing Customer / Product Switch												
2 Year Fixed Rate	MFP2E8_60	4.10%	Fixed	6.91%	up to 60%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP214_75	4.30%	Fixed	6.94%	up to 75%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP205_80	4.40%	Fixed	6.96%	up to 80%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2E9_85	4.50%	Fixed	6.98%	up to 85%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2E7_90	4.60%	Fixed	7.00%	up to 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
2 Year Fixed Rate	MFP2C6	4.80%	Fixed	7.03%	over 90%	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3D6_60	4.20%	Fixed	6.19%	up to 60%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3E1_75	4.30%	Fixed	6.24%	up to 75%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3E2_80	4.40%	Fixed	6.28%	up to 80%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3E3_85	4.50%	Fixed	6.32%	up to 85%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
3 Year Fixed Rate	MFP3E4_90	4.60%	Fixed	6.36%	up to 90%	£0	3 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP592_60	4.16%	Fixed	5.92%	up to 60%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP593_75	4.21%	Fixed	5.95%	up to 75%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP542_80	4.40%	Fixed	6.04%	up to 80%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period
5 Year Fixed Rate	MFP543_85	4.50%	Fixed	6.09%	up to 85%	£0	5 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	3% of balance repaid during the fixed rate period

**Variable Rate Mortgages for Existing Customer / Buy to Let / NICO (not available online)**

2 Year Variable Discount (Buy to Let)	MDR2R8_BTL	5.99%	SVR less 1.50%	7.43%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Variable Discount (NICO)	MDR2X9_NICO	5.15%	SVR less 2.34%	7.26%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based on	2% of balance repaid in year 1 1% of balance repaid in year 2
2 Year Fixed Rate (NICO)	MFP267_NICO	5.15%	Fixed	7.31%	-	£0	2 years	n/a	Mortgage balance can be reduced by up to 10% without ERC.	n/a	Existing Customers	Based on	3% of balance repaid during the fixed rate period

**Variable Rate Mortgages for Existing Customer / Further Advance / Ported (not available online)**

5 Year Variable Rate	MDR5FM_90	5.24%	SVR less 2.25%	6.62%	up to 90%	£250	5 years	Free	Ability to switch to a new product when current deal on mortgage expires. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based on	None
2 Year Fixed Rate (Energy Efficient)	MFPFA0_90	0.00%	Fixed	6.11%	up to 90%	£250	2 years	Free	n/a	Existing Customers	Based on	None	
5 Year Variable Rate (Ported)	MDN5P2_95	5.24%	SVR less 2.25%	6.51%	up to 95%	£0	5 years	Free	Mortgage balance can be reduced by up to 10% without ERC during the first 3 years. The interest rate payable will not go below a floor of 2.00% during the initial discounted period.	n/a	Existing Customers	Based on	3% of balance repaid in year 1 2% of balance repaid in year 2 1% of balance repaid in year 3 No ERC in years 4 & 5

**Product Notes**

The above terms apply to all applications received from **22 January 2026**, which meet the Society's current lending criteria

**The Standard Variable Rate (SVR); 7.49% from 1st September 2025. The SVR will decrease to 7.24% from 1st February 2026.**

Further Advance - max 90% LTV% for home improvements / Max LTV% for debt consolidation or other reasons 75%. Further Advance rate will be renegotiated when current deal on mortgage expires (no ERC applies).

Energy Efficient Additional Borrowing - max 90% LTV% for energy efficient improvements

Energy Efficient Additional Borrowing - Can borrow between £3,000 & £15,000. Quotes/invoices/ completion certificates are required to evidence the carbon reduction spending. Borrowers must reside in property.

Energy Efficient Additional Borrowing - Only one application for energy efficient product up to £15k is permitted during the life of the mortgage/borrower can apply for a combination of the Further Advance and Energy Efficient products

Ported - Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500) during the first 3 years, can redeem mortgage/overpay more than 10% of the mortgage balance during the final 2 years. You can renegotiate the entire balance of the mortgage(all parts) on expiry of the product on part one(penalty free). If you do not apply for a product switch, the mortgage product and the early repayment charge on part 2 of your mortgage will continue to apply as outlined above.

Holiday Homes - Existing customers who have a full deal on their residential mortgage can also have a full deal on their holiday home. Existing borrowers coming to the end of their holiday home deal can avail of a full product from the products switch rates above.

Capital Repayments up to 10% of mortgage balance permitted without Early Repayment Charge (ERC) per annum. (Minimum - £500). Interest Only lending Maximum LTV 75%.

Please note that expired Offers may be extended once, provided required documentation/information is obtained. Offers cannot be extended more than once.

Terms & Conditions detailed on our website: [www.theprogressive.com](http://www.theprogressive.com)