

— TRANSPARENT & REGULATED CROWDFUNDING

Build your portfolio with property- backed opportunities

Invest from **€500** in secured Irish property loans, with
a target return of **up to 8%** per annum.

🛡️ First-charge security

📈 Up to 8% target return

👥 7,200+ lenders

www.propertybridges.com

Investing through crowdfunding involves risk, including the possible loss of some or all of the capital invested. Investments are illiquid, not guaranteed, and not covered by any deposit guarantee or investor compensation scheme. Before investing, read the KIIIS, Terms & Conditions and Risk Warnings on www.propertybridges.com. Bridge Peer Financial Ltd t/a Property Bridges is authorised and regulated by the Central Bank of Ireland under Regulation (EU) 2020/1503.

Connecting investors with property-backed lending

Crowdfunding opens up alternative investment opportunities that were once difficult to access.

It lowers barriers to entry and allows more investors to diversify their portfolios. With over **7,200 lenders**, Property Bridges is a leading provider of property-backed investment opportunities in Ireland and is authorised by the Central Bank of Ireland to provide crowdfunding services.



— OUR INVESTMENT PRODUCT



Security

All loans are secured by a **first legal charge** over property. Security is intended to mitigate risk and may assist in recovering invested capital in the event of borrower default – but it does not guarantee repayment of capital or the payment of returns.



Returns

Target return of **up to 8% per annum**. Choose from a range of quality property development and bridging projects across Ireland and Portugal. Returns are not guaranteed.



Diversify

Invest from **€500 up to €100,000** per offering – meaning you can easily diversify across a number of projects and spread your exposure.



Investment Type

We offer lenders the opportunity to invest in quality property development and bridging projects across Ireland. Please refer to the **KIIS** at www.propertybridges.com.

Check out our current opportunities →

— OUR PREVIOUS PROJECTS

Developments we've funded

A selection of recently completed developments — funded by our community and repaid in full.

✓ Fully Repaid · Jun 2026



Roscrea
CO. TIPPERARY

The development of 15 residential units at Glencarrick, Roscrea.

7.5%	15	15 mo
INVESTOR RETURN	UNITS	TERM

✓ Fully Repaid · Sep 2025



Clane
CO. KILDARE

The construction of 5 detached houses in Co. Kildare.

7.5%	5	24 mo
INVESTOR RETURN	UNITS	TERM

✓ Fully Repaid · Dec 2025



Mullingar
CO. WESTMEATH

The construction of 24 houses and apartments.

8%	24	18 mo
INVESTOR RETURN	UNITS	TERM

Indicative examples only. Returns and terms vary and are not guaranteed. Review the KIIIS for each project — accessible via a direct link — before investing. Past performance is not indicative of future results.

— OUR TRACK RECORD

Trusted by thousands of investors

7,200+

LENDERS

€146M+

FUNDED TO DATE

Up to
8%

TARGET RETURN P.A.

A simple and regulated investment process

Get set up in minutes and start investing in property-backed loans across Ireland.

1

Sign up

Register at www.propertybridges.com by completing the form with your personal details.

2

Get verified

Complete the quick verification process by uploading a clear, valid copy of your ID and proof of address.

3

Deposit

Once verified, access your personal IBAN in the dashboard or wallet section by selecting the “Top Up” option. Use it to transfer funds from your bank account to your Property Bridges account.

4

Invest

Explore the active offerings and choose the opportunity that aligns with your goals — set up **Auto-Invest** to have your funds allocated automatically as new offerings go live, or invest manually.

**Investing involves risk. Investments are illiquid and depend on borrower performance.*



Trusted by our community



Excellent 4.5/5 on Trustpilot

[View on Trustpilot →](#)



Excellent investment platform

I have been investing with Property Bridges for over 3 years and have never had an issue. They keep me well informed of the projects I've invested in, and the return is very competitive compared to bank deposit rates. I had one investment that didn't go as planned — they kept me informed every step and achieved 85 cent in the euro on the failed loan. The interest earned on other projects has well surpassed that single loss. Withdrawing funds is very easy. I'd recommend investing with Property Bridges.

Verified investor · July 13, 2022



Solid diversification option

Have been an investor for a few years now: no issues whatsoever, made good returns so far, and no trouble getting money transferred back to my personal account. Good and transparent communications — a very good diversification option, especially in the current macroeconomic environment. The due diligence and documentation provided are solid enough to make a decision even without deep industry knowledge.

Verified investor · February 04, 2022



Excellent company to deal with

I've been investing with Property Bridges these past few years. They are transparent, easily accessible and great communicators. I've never had an issue — they are just professionals. The interest rate they pay to lenders is significantly competitive compared to other institutions, more so in times of high inflation. I'm very pleased with my returns. In a nutshell, highly commendable.

John B. · September 10, 2023



Great platform

Great platform. Diligent, clear and profitable.

Verified investor · December 1, 2025



Great returns on investments

Great returns on investments. Easy to navigate site. Auto-invest option so handy — it does all the work for you. Team always there to support if needed.

Verified investor · December 19, 2025



A big fan

I've been a fan of investing in Property Bridges since the very first opportunity presented itself. I feel very secure in my investments. Repayments of interest and capital are made in a timely manner. They offer a professional service, communications are open and frequent, and the management is very accessible.

Verified investor · March 02, 2023



Highly recommended

Great to deal with and the website is very easy to use. Good return on the investments over the past 3 years.

Verified investor · June 10, 2024

Opinions are personal and may not reflect all investors. Returns and capital are not guaranteed. Past performance is not indicative of future results.

— LET'S TALK

Ready to put your capital to work?

Join a community of 7,200+ investors in less than two minutes.

 Regulated by the Central Bank of Ireland

Start investing →

Talk to our team



PHONE

+353 (0)1 549 4546



EMAIL

team@propertybridges.com



OFFICE

3rd Floor, 22 Fitzwilliam Street Upper,
Dublin D02 WR82, Ireland

Warning. Investing through crowdfunding involves risk, including the possible loss of some or all of your capital. Investments are illiquid, and past performance does not guarantee future results. Before investing, please read the KIIIS for each project. Investments are not covered by the Deposit Guarantee Scheme or the Investor Compensation Scheme.