

# What is sustainable lending?

## Videos

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Nick Russell our sales director breaks it down in 40 seconds for you. TAB is leading the way with products designed to encourage sustainable outcomes. TAB's new commercial mortgage offering goes beyond EPC ratings and provides discounted exit fees for borrowers who meet positive ESG benchmarks.

At the end of the loan term, borrowers are rewarded with reduced exit fees if they can demonstrate sustainability improvements. This is an example of how lenders can shift green financing from a niche product to a core part of their lending strategy.

If you have any questions please get in contact with our sales team [here](#).

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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