

Press release: TAB achieves over £500m of lending

News

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- TAB has completed £510 million in loans since 2018, with a record high of 135 active loans
- Over the past 2.5 years, TAB completed £380 million in loans, offering bridging, refurbishment, and commercial mortgages to its customers
- TAB continues to grow its business after securing a £300 million private securitisation facility with NatWest and Atalaya Capital Management

TAB, the real estate finance and investment house has completed over £510 million in loans since its inception in 2018. Currently, TAB's loan book supports 135 highly diversified active loans, the highest level ever recorded for the firm.

Over the past two and a half years, TAB has lent £380m offering customers financing throughout the whole life cycle of a loan. TAB offers bridging, refurbishment and commercial mortgage loans as part of its services.

Duncan Kreeger, CEO and founder of TAB commented: “TAB had an ambitious goal to reach £500m in loans by 2024, and we are delighted to announce that we have achieved this goal while dialling down risk and improving our cost of funding passed onto our valued customers.

“Our team is committed to delivering customer-focused, tailored finance solutions with the highest quality and assurance. Through our hard work and strong relationships with our brokers, TAB can expand its lending presence beyond London to encompass the South East of England, the Midlands, Scotland, and Wales.

“As we move into the latter part of 2024, political stability and the expectation that interest rates may fall means that there are exciting times ahead for the UK property finance sector. We remain dedicated to maintaining our standards and will continue to set further goals; the next being a £700m loan book by 2025.”

TAB offers a range of products:

- TAB Mortgage: offering loans ranging from £100,000 to £2.5 million, with three to ten years terms and an LTV ratio of up to 70%.
- TAB Bridge: provides first and second-charge residential and commercial loans ranging from £100,000 to £7.5 million+, with one to 24-month terms and a loan-to-value (LTV) of up to 75%.
- TAB Refurbishment: a product for light to medium refurbishment projects from £100,000. Day one LTV of up to 70% and a loan to gross development value (LTGDV) ratio of up to 65%.
- TAB Development: operates similarly to TAB Refurbishment but is where there are larger development projects. A loan with a day-one LTV of up to 70% and an LTGDV ratio of up to 65%, TAB can lend up to 100% of development costs.

TAB continues to grow its business after completing a £300 million private securitisation facility with NatWest and Atalaya Capital Management in 2023 to support TAB's lending products.

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Notes to editors

TAB is a whole life cycle, real estate finance and investment platform, established in 2018 to cater to property projects that were not aligned with the stringent criteria of traditional lenders. Recognising the need for a lender well-versed in bridging loans and experienced in efficient risk management, TAB designed a lending model that embraces flexibility and considers borrowers' unique requirements. With a dedicated and experienced team comprising seasoned professionals, including in-house legal experts, quality underwriters, and skilled salespeople, TAB has successfully written over £500m in loans within four years and is set to have a loan book of over £700m in 2025.

TAB has now expanded. and its extensive lending experience, diverse funding sources, and nationwide reach enables it to offer competitive finance solutions as well as a growing range of other investment opportunities. TAB prioritises trust, transparency, personalisation, efficiency, and innovation to deliver outstanding service to clients.

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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