

Environmental and Social Review Summary (“ESRS”) Trinidad and Tobago Mortgage Bank Limited – TTMB Social Bond / 15131-01 – Trinidad and Tobago

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- 1. Scope of Environmental and Social Review.** The Environmental and Social (“E&S”) review of the proposed transaction was carried out remotely through desk research, conference calls with the risk management and finance teams and a portfolio review. Trinidad and Tobago Mortgage Bank Limited (“TTMB” or the “Bank”) is an existing client of IDB Invest.
- 2. Environmental and Social Categorization and Rationale.** The proposed transaction is classified as FI-3 per IIC’s Environmental and Social Sustainability Policy. The sub-loans granted by TTMB with IDB Invest’s financing will be focused on individual mortgages (up to approximately US\$200.000) for low to middle income households, as well as open market mortgages (up to approximately US\$295.000). The E&S risks related to this transaction are considered low. TTMB will not finance either Category A (high risk) subprojects as defined by IDB Invest or those involving activities included in IDB Invest’s Exclusion List.
- 3. Environmental and Social Risks and Impacts.** The E&S risks of this transaction are related to TTMB ability to assess and manage any risks associated to its lending activities. The potential risks associated with its lending activities may include inappropriate development locations, poor building design (including insufficient resilience to natural disasters), inadequate construction, and failure to comply with building regulations, among others. However, the E&S impacts and risks associated with the mortgage finance sector are generally low.
- 4. Mitigation Measures.** TTMB’s mortgage process ensures that all local regulatory approvals are in place prior to loan disbursement. TTMB has an Enterprise Risk Management (“ERM”) Policy and an ERM Committee, which oversees, among other responsibilities, the portfolio’s compliance with local E&S regulations. TTMB also has Human Resources (“HR”) policies that include an internal grievance mechanism and guidelines for non-discrimination and anti-harassment. Additionally, TTMB has recently developed an Environmental and Social Management System (“ESMS”), which is expected to start implementation in 2025 according to TTMB’s Strategic Plan. TTMB will be required to ensure that all mortgages supported by IDB Invest financing comply with the IDB Invest’s Exclusion List and applicable E&S local laws.
- 5. Environmental and Social Action Plan (“ESAP”).** N/A.
- 6. Contact Information** For project inquiries, including environmental and social questions related to an IDB Invest transaction please contact the client (see **Investment Summary** tab), or IDB Invest using the email divulgacionpublica@iadb.org. As a last resort, affected communities have access to the IDB Invest Independent Consultation and Investigation Mechanism by writing to mecanismo@iadb.org or MICI@iadb.org, or calling +1(202) 623-3952.