

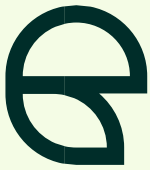
Product Information for Distributors

Product Name

Affordable Local Homes Mortgage

Date Information Sheet Produced

June 2026



This summary document fulfils our responsibilities under PRIN 2A.4.15R and PRIN 2A.3.12 R (2).

It's designed to support you to comply with your responsibilities under PRIN 2A.3.16 R and PRIN 2A.4.16 R. You're ultimately responsible for meeting your obligations under 'The Consumer Duty'.

This information is for professional intermediary use only.

We've assessed that for the target market our Affordable Local Homes Mortgage product:

- Our product range continues to meet the needs, characteristics, and objectives of customers in the identified target market.
- The intended distribution strategy remains appropriate for the target market.
- Our assessment concluded that the Product continues to deliver fair value for customers in the target market for the Product.

Product Characteristics & Benefits

We've designed the products to meet the needs of the target group. The product features and criteria are designed to support these needs.

- The product features and availability are accessible to both mortgage intermediaries and customers who apply direct to Ecology. This provides choice to the customer in the way they may wish to apply for the mortgage.
- The product is available on discounted market sale properties where a minimum EPC of C is evidenced supported by an acceptable build warranty if built in the last 10 years. The product supports non-standard construction properties.
- Repayment basis mortgage with no upfront application fees payable.
- There is a full-term mortgage discount for the duration of the mortgage held with Ecology. This gives customers lower repayments and interest charges on the mortgage.
- The product has flexible features through overpayment, underpayment or payment holiday allowances (subject to eligibility). This provides the customer with payment flexibility based on any short or medium-term changes to circumstances.
- Full product details are on our website: www.ecology.co.uk/mortgages/residential-mortgages.



The product is suitable for customers who:

- Are looking to apply through a mortgage broker or direct to Ecology
- Are looking to purchase or remortgage a discounted market sale home
- Are looking for a variable rate
- Require a repayment mortgage
- Require a mortgage for a property that will achieve a minimum EPC rating of C
- Require a mortgage within the UK for up to £750,000
- Require unlimited overpayment allowance and no early repayment charges.
- Require a mortgage term of up to 35 years



The product is unsuitable for customers who:

- Are looking for a fixed rate
- Require a mortgage for a property that will achieve an EPC rating below C
- Require a mortgage within the UK more than £750,000
- Require unlimited overpayment allowance and no early repayment charges
- Require an interest only mortgage
- Require a mortgage term beyond 35 years
- Has significantly impaired credit rating
- Are not looking to purchase or remortgage a discounted market sale home

Target Market & Customers with Characteristics of Vulnerability

We've designed this product for the following target markets:

First-time buyers

FTBs are less likely to have a comprehensive understanding of mortgages or the mortgage market. Therefore, they may require additional advice and support to ensure they understand the information being presented to them and the implications of the arrangement they are entering into to reduce the risk of harm occurring.

Home movers or re-mortgagors

Home Movers will have varying degrees of understanding of mortgages or the mortgage market. Therefore, some may require additional advice and support to ensure they understand the information being presented to them and the implications of the arrangement they are entering into to reduce the risk of harm occurring.

Downsizers or retirees

Customers looking to borrow in, or into, retirement are more likely to face significant changes in their income and affordability during the term of the mortgage. They may need advice and support to ensure they understand how such changes might impact on them.

We considered the needs, characteristics, and objectives of customers with characteristics of vulnerability at all stages of the design process for this Product to ensure the Product meets their needs.

We have also tested the Product to assess whether it will meet the identified needs, characteristics, and objectives of the target market, including customers in the target market who have characteristics of vulnerability. We have in place a framework to achieve good outcomes for vulnerable customers, which includes:

- Education and training for our staff to ensure they have the appropriate skills and experience to recognise and respond to the needs of vulnerable customers.
- Suitable customer service provision and communications.
- Flexible policies, where appropriate, to support vulnerable members.
- Monitoring to ensure we continue to meet and respond to the needs of customers with characteristics of vulnerability.

Intermediaries should continue to comply with your obligations to ensure that you treat customers in vulnerable circumstances fairly. Please contact our product team on products@ecology.co.uk if you need any further information about how we support the needs of all our customers in relation to the product.

Our Assessment of Value

We've developed a comprehensive and robust assessment process. This process evaluates several aspects of our business to determine the value of our mortgage product. We use this analysis to find out whether the Product delivers fair value for customers.

Our fair value assessment has considered the:

- Characteristics of the product to include its purpose, design aspects, utility, limitations and who it may influence.
- Price paid by the customer and the costs associated with manufacturing the product.
- Expected positive environmental or social outcomes of the product.
- Characteristics of the customer base and target market to include vulnerability and different pricing between customer audiences.
- Expected costs of distribution across all distribution channels.
- The quality of the service the customer receives for the product.

Ecology Building Society
Ellis House, 7 Belton Road, Silsden
Keighley, West Yorkshire, BD20 0EE

ecology.co.uk
01535 650 770
mortgages@ecology.co.uk



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