

**NEW GBP83.5 MILLION LOAN FUNDED UNDER THE
AFFORDABLE HOMES GUARANTEE SCHEME**

A new loan to Wythenshawe Community Housing Group will support the development of new affordable homes and delivery of improvement works to existing homes

United Kingdom, 4th December 2024 – Venn, part of ESR Group and a leading investment manager with a strong focus on European residential real estate, is pleased to announce the funding of a new GBP83.5 million loan to Wythenshawe Community Housing Group (“WCHG”) under the Affordable Homes Guarantee Scheme (“AHGS”, “the Scheme”), which Venn manages on behalf of the UK Government. This new loan will support the development of over 230 new homes for social rent, intermediate rent and shared ownership in Wythenshawe, as well as significant investment into WCHG’s existing homes.

The loan was funded from the issuance of GBP83.5 million of further bonds under the Scheme’s existing December 2033 bond. The sale of the bonds, which are guaranteed by the UK Government, achieved an attractive pricing of G+47 bps and all-in rate of 4.88%.

The GBP83.5 million loan to WCHG is allocated 50/50 between investment in new affordable homes and in existing homes. This will support the development of over 230 new affordable homes in the Wythenshawe area of Manchester, of which over 200 will be general needs rental accommodation with the majority for social rent. The new loan will also facilitate the delivery of GBP41.5 million of works to improve WCHG’s existing homes – including efforts to decarbonise and improvement works.

Loans under the Scheme are funded by a bond issuance programme which is backed by a guarantee from the UK Government, presenting a cost-effective source of mid- to long-term borrowing for the Social Housing sector as the lower pricing is passed on to borrowers.

For further information on the Scheme and how to apply, borrowers should contact AHGS@Venn-Partners.com

Oriane Auzanneau, Deputy Portfolio Manager for AHGS and Managing Director at Venn, commented: “We are delighted to have worked with the Wythenshawe team on this transaction which provides them with lower-cost funding to continue and invest in their local communities and deliver much needed new affordable homes, the majority of which will be for social rent, as well as improve existing homes.

“There has been considerable volatility in Gilt rates over the past few weeks, and the Scheme’s ability to continue to provide borrowers with ready access to the capital markets at all-in rates comfortably below 5% demonstrates the support and value which the Scheme brings to the Social Housing sector.”

Simon Morris, Executive Director of Finance at WCHG, commented: “We are pleased to successfully conclude this £83.5m of funding from the Affordable Homes Guarantee Scheme.

“Venn were very good to work with, not least in explaining and keeping us fully informed about the process, which was new to us, and ultimately helping deliver an excellent outcome for WCHG.”

Further information:

- [Affordable Homes Guarantee Scheme 2020 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/affordable-homes-guarantee-scheme-2020) – Scheme FAQs
- [£3 billion affordable housing boost to deliver 20,000 new homes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/3-billion-affordable-housing-boost-to-deliver-20000-new-homes) – MHCLG Press Release

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About Venn:

Venn (the trading name of Venn Partners LLP) (“the firm”) is an investment manager in European private real estate debt. Founded in 2009, the firm has assets under management and active mandates totalling over GBP12 billion. With offices in the UK, Spain and an affiliate office in the Netherlands, Venn comprises a team of experienced professionals that pull together credit origination, underwriting, liability structuring and risk management skills with a deep understanding of investor and borrower requirements.

Venn is part of the ESR Group (“the Group”), Asia-Pacific’s leading New Economy real asset manager and one of the largest listed real estate investment managers globally. Its fully integrated fund management and development platform extends across Australia/New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe and the United States, providing investors with a diverse range of real asset investment and development solutions across private and public investment vehicles. The Group’s focus on New Economy real assets offers customers modern solutions for logistics, data centres, life sciences, infrastructure, and renewables. Its purpose, Space and Investment Solutions for a Sustainable Future, drives it to manage sustainably and impactfully for the communities where it operates and the spaces it develops to thrive for generations to come. ESR Group is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK).

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