

**NEW GBP60 MILLION OF FUNDING UNDER THE
AFFORDABLE HOMES GUARANTEE SCHEME**

New loans made to 54North Homes and Connexus to support the development of new affordable homes and the delivery of improvement works to existing homes

United Kingdom, 9th January 2025 – 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 two new loans totalling GBP60 million under the Affordable Homes Guarantee Scheme (“AHGS”, “the Scheme”), which Venn manages on behalf of the UK Government.

The loans were funded in mid-December by the issuance of further bonds under the Scheme’s existing 2053 bond series. The sale of the bonds, which are guaranteed by the UK Government, achieved an attractive all-in rate of under 5.15%.

A new loan of GBP20 million to 54North Homes Limited, who are an independent subsidiary of Karbon Group Limited will support the development of around 100 new affordable homes in Yorkshire, with a majority for social rent, as well as facilitate GBP10 million investment into 54 North’s existing homes, helping advance improvement works and decarbonisation.

A new loan of GBP40 million to Connexus Homes Limited will support the development of over 200 new homes for Affordable Rent, Social Rent and Shared Ownership in Shropshire and Herefordshire and facilitate decarbonisation and improvement works of up to GBP20 million across Connexus’ existing homes.

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 welcome both 54North and Connexus to the Affordable Homes Guarantee Scheme as part of this transaction.

“Given the increasing Gilt rates over the last two months, this outcome demonstrates the continued attractiveness of funding under the Scheme, even at longer tenors, to support the sector’s affordable development pipelines and investment programmes.”

Mark Pearson, Managing Director at 54North, commented: “We’re pleased to be benefiting from the Affordable Homes Guarantee Scheme which will enable us to provide more good quality affordable housing across Yorkshire.

“We have an ambitious growth programme and the loan will provide us with a welcome boost to develop a wide range of homes, that will meet customer needs and strengthen local communities.”

Kate Smith, CEO at Connexus, commented: “Improving the supply of new affordable homes in rural areas is a key priority for Connexus, so I’m delighted we’ve been able to secure this funding through the Affordable Homes Guarantee Scheme.

“Our existing customers will also benefit significantly too, with GBP20 million dedicated to retrofit and refurbishment work. This will be focused on improving the energy efficiency of homes through the use of renewables and other green technologies.”

Further information:

- [Affordable Homes Guarantee Scheme 2020 - GOV.UK \(www.gov.uk\)](#) – Scheme FAQs
- [£3 billion affordable housing boost to deliver 20,000 new homes - GOV.UK \(www.gov.uk\)](#) – 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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