

VENN PARTNERS (“VENN”) – 2025 Highlights

United Kingdom, 19th December 2025: As 2025 draws to a close, Venn, part of ESR Group and a leading investment manager with a strong focus on European residential real estate, is proud to share a few milestones that shaped Venn’s year in the UK market.

- **Affordable Homes Guarantee Scheme (AHGS):** We arranged 16 new loan facilities totalling £1.4bn, with £1.2bn funded during the year. Cumulatively, £3bn of facilities have now been agreed under the scheme, deploying half of its £6bn capacity. This is expected to support up to 14,400 new affordable homes, with more than 10,000 already on site and 4,700 completed by the end of September. The scheme is also enabling around £600m of investment in improvement and decarbonisation works.
[2025-12-05-AHGS-Extension.pdf](#) #affordablehousing #socialhousing
- **Private Rented Sector Government Guarantee Scheme (PRSGS):** In December, we issued a new bond financing under the reopened £3.5bn PRSGS, to fund two new loans totalling £182m from a new £250m 5-year floating rate bond. It’s the first issuance since the scheme reopened in March and brings total lending under the PRSGS to more than £1.75bn. The new floating rate funding reflects feedback from the Build to Rent sector and complements the fixed rate funding already available to borrowers. Around £1.75bn of lending capacity remains to support further growth.
[2025-12-16-Starlight-HP.pdf](#) #buildtorent #privaterent
- **Sharia-Compliant Home Ownership (Meridian-1):** We successfully completed the first series in this strategy that invests in Sharia-compliant ‘mortgages’ newly originated by our operating partner StrideUp, by deploying over £200m of capital in the year and co-arranging the RMBS transaction which refinanced the total portfolio of £300m. With an average home-finance size of £260,000, the deal supports more than 1,100 households. The structure of the RMBS transaction was itself a market-first by a non-bank, and which we hope will unlock greater amounts of funding to this important but under-served market.
[2025-11-04-Meridian.pdf](#) #ShariaCompliant #RMBS #Securitisation

Across all three areas, the common thread is to deliver institutional capital at scale into the increasingly large gaps that exist in the residential sector between marketplace demand and the supply of bank credit.

Thank you to each of our partners, investors and colleagues for their support and contributions throughout the year. We look forward to building on this momentum in 2026 

NOTES TO EDITORS:

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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 GBP10 billion. With offices in the UK 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. ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through its fully integrated real asset fund management and development platform, it strives to create value and growth opportunities for its global portfolio of investors. Visit www.venn-partners.com and www.esr.com for more information.