
**NEW GBP50 MILLION LOAN UNDER THE
AFFORDABLE HOMES GUARANTEE SCHEME**

A new loan to Accent Housing Limited will support the development of new affordable homes

United Kingdom, 26th January 2026 – 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 loan facility totalling GBP50 million to Accent Housing Limited (“Accent”) under the Affordable Homes Guarantee Scheme (“AHGS”, “the Scheme”), which Venn manages on behalf of the UK Government.

The loan was funded by the issuance of further bonds under the Scheme’s existing 2036 bond series. The sale of the bonds, which are guaranteed by the UK Government, achieved an attractive all-in rate comfortably inside 4.85%.

The facility is provided to Accent who own and manage around 22,000 homes for rent and shared ownership across the country, with homes in the East, South, Yorkshire, North East and North West. The GBP50 million facility will enable the delivery of around 200 new homes, forming part of Accent’s wider programme to deliver 1,144 new affordable homes across the country.

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 medium and 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

Vicky To, Vice President at Venn, commented: “We are delighted to close this transaction with Accent and to support the delivery of much-needed new affordable homes. This represents our first issuance of the year and underscores the Scheme’s ability to provide borrowers with ready and reliable access to the capital markets. The pricing achieved once again demonstrates the tangible value the Affordable Homes Guarantee Scheme brings to the sector.”

Kirsty Spark, Chief Financial Officer at Accent, commented: “Accent are delighted to have secured this funding with Venn. Accent continues to maintain a strong development pipeline and these funds will further support our delivery plans, helping to provide quality homes for the future whilst driving significant value for money through the attractive rate achieved. We thank all those involved in delivering the transaction.”

Further information:

- [Affordable Homes Guarantee Scheme 2020 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/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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Accent Housing

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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 ("the Group"), Asia-Pacific's leading New Economy real asset owner and manager. With ESR's core focus in logistics real estate, data centres, and infrastructure, it powers the 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. ESR offers its customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. ESR's purpose, Space and Investment Solutions for a Sustainable Future, drives it to manage sustainably and impactfully for the communities it serves to thrive for generations to come.

Visit www.venn-partners.com | www.esr.com for more information.

About Accent Housing:

We provide homes and services to around 42,000 customers in more than 20,700 homes across the north, east and south of England.

We believe that everybody has the right to a safe, sustainable and affordable home. This has been our belief since we formed in 1966.

Visit www.accenthousing.org for more information.