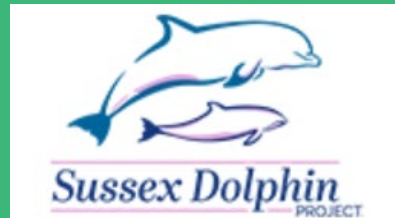


A year in review

Venn ESG Initiatives 2025

Organisations we supported



Carbon
Neutral
Organisation

SMART
WORKS



2025 saw the firm undertake the following ESG related initiatives



Together with the wider ESR Group, we celebrated International Women's Day on 8th March #accelerateaction. We hosted a series of events aimed at celebrating the importance of women's health and wellbeing (with a restorative yoga session), women in sport (with an inspiring talk from a record-breaking female adventurer) and women in business (with cakes provided by a successful female entrepreneur). We also supported Smartworks, a charity focused on encouraging and supporting disadvantaged women seeking to return to work, through their Step-Up to Smartworks event, whereby a number of team members each walked 10,000 steps a day for the entire month of March.



This year we partnered with the Soup Kitchen, London. This is an excellent charity, offering warm food and vital support to the homeless, elderly, isolated and vulnerable people of London. As part of this partnership, Venn sends two staff members each month to volunteer for a day, helping to prepare nutritious meals, serve teas and coffees, and offer compassionate support to those in need.



Throughout the year our employees volunteered at events arranged through our membership with the Academy of Real Assets - an organisation which supports young people from less privileged backgrounds interested in a career in real estate. Partnering with schools, youth organisations and philanthropic groups, the Academy delivers a programme of workshops, site visits and work experience opportunities for young people, aimed at increasing socioeconomic diversity in real estate and real assets. This is our third year partnering with the Academy and two of our employees are member of the Academy's Youth Board.



We are committed to being carbon neutral by seeking to reduce and then offset our carbon emissions. We received our Carbon Neutral certification for 2024 from Carbon Footprint (details of which are published on CaDI) and were delighted that our corporate level emissions were reduced by nearly 60% from the previous year. We offset these emissions by purchasing verified carbon credits to support an energy efficient cook stove implantation initiative in India (supporting SDG's 3 (Good Health/Wellbeing) 5 (Gender Equality) & 13 (Environment)). Venn is also a signatory to the British Property Federation's Net Zero Pledge.



13 team members gave their time to assist Thames 21 with its conservation and litter clean up, near Battersea Bridge. Our enthusiastic team cleared over 26 bags of litter, including hundreds of wipes, pieces of plastic, clothing items and even a pair of false teeth.



October saw Luke Venables, the firm's CFO/ COO successfully complete his 22-mile open water swim across the English Channel to France. Swimming the English Channel is considered one of the most gruelling endurance challenges in the world. Luke completed his swim in 14 hours and 45 minutes, raising over £15,000 for the Sussex Dolphin Project.



To mark World Mental Health Day, employees were reminded of the current benefits that can be accessed to assist with wellbeing and mental health issues. Employees were also encouraged to take time out of their day to focus on their own wellbeing and were invited to attend a Taylor Swift themed spinning class!



15 team members tied up their running laces for the Landaid 5K, 10k and 10 mile run in Queen Elizabeth Park, raising much needed funds for young people across the UK, who are experiencing homelessness.



The ESR Group unveiled its ESG Report for 2024, which included details of Venn's volunteering efforts and also a case study on the Affordable Housing Grants Scheme.



A team of 10 attended the annual Marie Curie Brain Quiz night; raising vital funds to support this charity, which helps families with end-of-life care and support.



Our recent donation of decommissioned IT equipment to the Turing Trust arrived safely in Malawi. Thanks to the Turing Trust, over 7,800 computers will now be installed in schools across Malawi, empowering thousands of students to enhance their education and future careers. We look forward to continuing our support with further future donations.



Venn, as part of the ESR Group, received a 4* rating in the UN PRI's report for fixed income, private debt. This was the firm's second year of formal reporting, and we are all pleased with our rating and look forward to implementing, where appropriate, the report's recommendations. Relevant employees received training on the firm's new Responsible Investment policy. ESG objectives remain in place for all Venn staff, and form part of the overall objectives set for the coming year as part of the annual performance review process.

The following year-end achievements reinforced Venn's position as a specialist investment manager in the residential sector, with a strong focus on strategies which deliver a social or environmental impact:



We arranged 16 new loan facilities totalling £1.4bn, with £1.2bn funded during the year, under the Affordable Homes Guarantee Scheme (AHGS). 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.



In December, we issued a new bond financing under the reopened £3.5bn Private Rented Sector Government Guarantee Scheme (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.



We successfully completed the first series in the Sharia-Compliant Home Ownership 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.



