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**NEW GBP17 MILLION OF FUNDING UNDER THE  
PRIVATE RENTED SECTOR GUARANTEE SCHEME**

***New loan to repeat borrower, Starlight Investments, to support the delivery  
of a new Build to Rent development in Maidenhead***

**United Kingdom, 1<sup>st</sup> May 2026** - Venn, a leading investment manager with a strong focus on European residential real estate, is pleased to announce the funding of a new loan totalling GBP17 million under the Private Rented Sector Guarantee Scheme ("PRSGS", "the Scheme"), which Venn manages on behalf of the UK Government.

The loan was funded by a retained sale under the Scheme's existing 2030 bond series. The sale of the bonds, which are guaranteed by the UK Government, achieved an attractive spread of less than 50 basis points over SONIA. Proceeds from the bond issuance are then on-lent directly to the borrower and this funding cost contributes to an all-in interest rate that provides the Build to Rent ("BTR") sector with cost-effective capital at scale, which meets borrowers' requirements in the current market.

This transaction follows on from the inaugural GBP182 million issuance in December 2025 following the Scheme reopening earlier in 2025. The floating rate issuance continues to offer attractive financing terms and complements the existing fixed rate loans the Scheme can offer from fixed rate bonds. Under the Scheme, Venn has approximately GBP1.70 billion of further lending capacity to support the sector.

The loan for GBP17 million was provided to Starlight Investments and will finance the first phase of The Waypoint, a leading BTR development in Maidenhead that reached practical completion in February 2026 and saw its first residents moving in during March.

The Waypoint represents an important addition to Maidenhead's modern rental housing supply. With the first phase of the development now complete, this milestone underscores the continued expansion of Starlight's UK residential platform and its commitment to delivering high-quality, professionally managed rental homes in key regional cities and London Commuter Belt markets experiencing housing undersupply.

For further information on the Scheme and how to apply, borrowers should contact [PRS@Venn-Partners.com](mailto:PRS@Venn-Partners.com)

***Alex Todd, Director at Venn, commented:*** "We are pleased to provide a second loan to Starlight under the Scheme, enabling the continued expansion of their UK Build to Rent portfolio. Strong investor demand for these bonds allows us to secure cost-effective funding to support the Build to Rent sector through the cycle and support the provision of much-needed new rental homes across the UK."

***Martin Liddell, Chief Financial Officer at Starlight Investments, commented:*** "Starlight Investments is pleased to have financed The Waypoint through the PRS Guarantee Scheme, and we appreciate Venn's effective execution in successfully bringing the loan to completion. This financing supports the delivery of a significant rental housing project in Maidenhead and reflects Starlight's continued focus on advancing high-quality residential development and much-needed new rental supply across the UK."

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**Further information:**

- [Private Rented Sector Housing Guarantee Scheme - GOV.UK](#) – Scheme Rules
- [£3 billion housebuilding schemes to unlock homes and boost growth - GOV.UK](#) – MHCLG Press Release

**NOTES TO EDITORS:****For more information contact:**

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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 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.

For more information, visit: [www.venn-partners.com](http://www.venn-partners.com)

**About Starlight Investments:**

Starlight Investments is a leading global real estate investment and asset management firm headquartered in Toronto, Ontario, Canada. A privately held owner, developer and asset manager of over 70,000 multi-residential suites and over 7 million square feet of commercial property space with CAD \$30 billion AUM, Starlight offers a range of investment vehicles across various real estate strategies. Starlight’s guiding mission is to balance its tenure with visionary curiosity to create positive impact for investors and communities alike. At Starlight, we invest with impact.

Learn more at: [www.starlightinvest.com](http://www.starlightinvest.com) or connect with us on [LinkedIn](#).

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