

**ARA VENN LAUNCHES NEW BOND SERIES UNDER THE GBP3 BILLION
AFFORDABLE HOMES GUARANTEE SCHEME**

Loans funded by the bond will support the delivery of new affordable homes in England

United Kingdom, 11 May 2022 - ARA Venn, a leading investment manager with a strong focus on European residential real estate, is pleased to announce the issuance of a new bond by Saltaire Finance plc, the funding vehicle for the Affordable Homes Guarantee Scheme ("AHGS"), which ARA Venn manages for the UK Government. Of the GBP100 million 30-year bonds issued, GBP55 million will be funded immediately at close and on-lent to Nottingham Community Housing Association ("NCHA") to support the development of new affordable homes. The remainder of the bond issuance will be retained to fund other successful loan applications currently being processed. The bond starts the second series under the AHGS and matures in May 2052.

The bond issuance, which is guaranteed by the UK Government, was successfully completed in a challenging capital market and economic backdrop and its competitive pricing highlights the benefits of using Government-guaranteed schemes, having been issued at Gilts plus 63bps with a coupon of 2.711%. This attractive cost of borrowing is passed on directly to borrowers. Buyers of the bonds, which carry the UK Government's credit rating, are institutional investors who are attracted to their long-term nature and the premium over Gilts.

Saltaire Finance plc intends to continue issuing bonds regularly and has established its own European Medium-Term Notes (EMTN) programme for this purpose. AHGS targets to provide GBP3 billion of loans to Private Registered Providers, and the affordable housing sector has shown a strong interest in loans from the scheme. AHGS is open to new applications until April 2024 (but funding can occur after that date).

Oriane Auzanneau, Deputy Portfolio Manager for AHGS and Director at ARA Venn, commented: "We are delighted to be able to support Nottingham Community Housing Association's affordable housing development programme with a loan which will support the development of over 450 much needed affordable homes in the local communities it serves. The successful completion of the bond at a competitive price in a volatile and generally challenging market backdrop, shows the strength of the Government-guaranteed programme, allowing borrowers to secure lower cost of funds for the long run."

Naomi Dobraszczyc, Director of Finance & Resources at Nottingham Community Housing Association, commented: "At NCHA, we're developing 2,100 new homes across the East Midlands over the next five years. Our new funding from the Affordable Homes Guarantee Scheme provides outstanding value for money in support of these plans. Value for money is one of our corporate priorities at NCHA as we look to maximise our social impact and invest resources in our environmental aims. We are committed to supporting better lives for our customers and freedom from fuel poverty."

Steve Bullock, Assistant Director, Housing Guarantees, Homes England, commented: "The capital markets have been particularly volatile in recent weeks, so we are delighted to have successfully launched the second series of AHGS bonds to support Nottingham Community Housing Association's continued investment in the development of new affordable homes."

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NOTES TO EDITORS:

For more information contact:

ARA Venn Corporate Development

Catherine Riley

Catherine.Riley@ara-venn.com

T +44 207 073 9350

About ARA Venn:

ARA Venn (the trading name of Venn Partners LLP) (“the firm”) is an investment manager in European private real estate debt. The firm specialises in creating investment products that provide investors with access to compelling risk-adjusted returns, whilst satisfying borrower demand for competitive, efficient and transparent loan product. ARA Venn serves the investment needs of a diverse range of government entities, leading global institutions and private investors.

Founded in 2009, the firm has AUM and active mandates totalling €11.7 billion. With offices in the UK, Spain and an affiliate office in the Netherlands, ARA 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.

ARA Venn is the credit subsidiary of ARA Asset Management Limited (“ARA”), which is part of the ESR Group (the “Group”), APAC’s largest real asset manager powered by the New Economy and the third largest listed real estate investment manager globally. With over US\$140.2 billion in total assets under management (AUM), the Group’s fully integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand and Southeast Asia, representing over 95% of GDP in APAC, and also includes an expanding presence in Europe and the U.S. It provides a diverse range of real asset investment solutions and New Economy real estate development opportunities across its private funds business, which allow capital partners and customers to capitalise on the most significant secular trends in APAC. ESR is the largest sponsor and manager of REITs in APAC with a total AUM of US\$45 billion. Its purpose – Space and Investment Solutions for a Sustainable Future – drives it to manage sustainably and impactfully and it considers the environment and the communities in which it operates as key stakeholders of its business. Listed on the Main Board of The Stock Exchange of Hong Kong, ESR is a constituent of the FTSE Global Equity Index Series (Large Cap), Hang Seng Composite Index and MSCI Hong Kong Index.

More information is available at www.ara-group.com, www.esr.com.