

OCEAN HOUSING BORROWS £50M FROM M&G INVESTMENTS

- ***Cornish housing association in private placement deal***

4 November 2014

Ocean Housing Ltd ("Ocean"), the social and affordable housing business, has borrowed £50 million from M&G Investments ("M&G"), a leading international investment manager, in a long-term financing deal.

The 40-year private placement allows Ocean to fulfill its development ambitions to provide social and affordable housing in the long term. Ocean provides more than 4,200 homes throughout Cornwall.

Until 2007 housing associations generally relied on banks and The Housing Finance Corporation to meet their external funding requirements. In recent years non-bank lenders such as M&G are providing an increasing amount of longer-term finance as banks withdraw from this market.

David Renwick, Group Chief Executive, Ocean Housing Group Ltd, says: "We are delighted to have secured this funding from M&G. It will allow us to continue to invest in improving Cornwall's economy, creating jobs and training opportunities. Of equal importance will be the 500+ new affordable homes for rent and shared ownership and the contribution they will make in tackling the County's housing shortage."

Mark Davie, Head of Social Housing, M&G Investments, says: "Ocean plays a vital role in a region where there is both a severe shortage of housing and a growing population. Our pension fund clients continue to seek cash flows over the long-term which are secured against residential property. M&G has now invested over £5bn in UK social housing through property transactions, public bonds and private placements and we're keen to do more."

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Notes to Editors

A private placement is bespoke, privately arranged, financing.

About Ocean Housing Group

Ocean Housing Ltd is a community-based social business that provides homes and services to help local people build strong and united neighbourhoods.

It is a non-profit making organisation, which has charitable status. Ocean Housing Ltd was formed in February 2000 with the aim of improving homes and services for our tenants, creating new homes and supporting communities.

We have properties to rent and homes to part buy and part rent. We also have garages available for rent. We are continually trying to increase the number of homes available by building more properties across the county.



About M&G

M&G is an international active asset manager, investing on behalf of individuals and institutions for over 80 years. At 30 June 2014 the firm managed over £253 billion of assets through a wide range of investment strategies across equities, bonds, property and multi asset.

Headquartered in London, M&G employs over 1,500 people worldwide operating from offices across Europe and Asia.

M&G's history is a story of investment firsts, from the UK's first mutual fund in 1931 to the Inflation Linked Corporate Bond Fund in 2010. M&G is the investment arm of Prudential plc in the UK and Europe.

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