



KKR and Apache Capital form £1.7bn strategic partnership to deliver next phase of build-to-rent multifamily housing pipeline with Moda Living

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- KKR and Apache Capital to invest £610m in purpose-built apartments designed for rent in core cities across the UK
- The collaboration will deliver over 4,000 high quality rental homes as part of a £1.7bn development pipeline
- Properties will be developed and operated by Moda Living

London, 22 November, 2021 -- KKR, a leading global investment firm, and Apache Capital, a leading investment manager focused on UK residential real estate, announced that KKR and Apache Capital have established a joint venture to create a UK build-to-rent ('BTR') multifamily housing investment platform.

KKR and Apache Capital will invest £610m to fund the delivery of BTR projects in core cities across the UK that will be developed and operated by Moda Living ('Moda'), with sites already identified in Birmingham, Brighton and Hove, and London.

The developments will deliver over 4,000 apartments that are purpose-built and designed for rent as part of a £1.7bn development pipeline. The homes will be built to the latest design specifications, with high levels of on-site amenities and service provision for residents.

Rosa Brand, Director at KKR, said: "We are excited to work alongside Apache Capital, and Moda Living, both highly experienced strategic partners with excellent track records, over the long term, to deliver a best in class portfolio in the build-to-rent residential sector, which remains a thematic priority for KKR".

John Dunkerley, CEO and co-founder of Apache Capital said: "Our strategic partnership with KKR demonstrates the growing maturity of the UK build-to-rent sector, which continues to attract global institutional capital thanks to its favourable demand-supply dynamics and defensive, counter-cyclical characteristics.

"This collaboration is consistent with our strategy of creating a premium product marked by high levels of service and amenity provision and we look forward to seeing the projects completed."

Tony Brooks, Managing Director at Moda Living, said: "With the backing of Apache Capital and KKR we will deliver the next generation of build-to-rent neighbourhoods that will set new standards for style and service while meeting the growing demand for high quality rental housing that is responsive to modern lifestyles".

The joint venture between Apache Capital and KKR follows the success of Apache Capital and Moda's second operational multifamily BTR scheme, Moda, The Lexington, in Liverpool, where 60 percent of apartments are already leased two months after launch. Moda's flagship scheme, Moda, Angel Gardens, in Manchester, is fully stabilised, having set new sector benchmarks for rents achieved.

KKR's investment was made via KKR Real Estate Europe Partners Europe II, a US\$2.2 billion fund dedicated to value add and opportunistic real estate investments in Western Europe.

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About KKR

KKR is a leading global investment firm that offers alternative asset management and capital markets and insurance solutions. KKR aims to generate attractive investment returns by following a patient and disciplined investment approach, employing world-class people and supporting growth in its portfolio companies and communities. KKR sponsors investment funds that invest in private equity, credit and real assets and has strategic partners that manage hedge funds. KKR's insurance subsidiaries offer retirement, life and reinsurance products under the management of The Global Atlantic Financial Group. References to KKR's investments may include the activities of its sponsored funds and insurance subsidiaries. For additional information about KKR & Co. Inc. (NYSE: KKR), please visit KKR's website at www.kkr.com and on Twitter @KKR_Co.

About Apache Capital

Apache Capital is an investment manager focused on residential real estate for rent with a proven track record of creating value through funding, developing and operating its assets under management.

Apache Capital aims to raise the standard of living for all generations across the UK, building a portfolio of digitally-enabled, consumer-focused brands that deliver for investors and create a more thoughtfully designed, more convenient and aspirational lifestyle for customers.

Investing for the long-term, Apache Capital's philosophy has been to focus on demographically and structurally supported asset classes and the company is behind sector-shaping investments across purpose-built student accommodation, senior living, multi-family and single-family housing.

Apache Capital. Invest in Living. Website: www.apachecapital.co.uk

About Moda Living

Moda Living is the UK's leading developer and operator of rental communities. Founded in 2014, the business has built a UK-wide pipeline of more than 18,400 homes with a combined GDV in excess of £6 billion. Moda operates a family of living sector platforms with leading global institutional investment partners. Moda's vertically integrated model designs, builds and operates next generation spaces to live, work and play. Moda continues to push the boundaries of style, service and innovation to craft considered, diverse residential communities providing different products at different price points for different lifestyle requirements. Moda's core brand foundations focus on outstanding customer service, integrated technology and health and wellbeing to provide an optimum rental experience and a better quality of life.

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