

DIVIDEND DECLARATION

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Impact Healthcare REIT PLC
12 August 2020

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Impact Healthcare REIT plc
("Impact" or the "Company" or, together with its subsidiaries, the "Group")

DIVIDEND DECLARATION

The Board of Directors of Impact Healthcare REIT plc (ticker: IHR), the real estate investment trust which gives investors exposure to a diversified portfolio of UK healthcare real estate assets, in particular care homes, today declares the Company's second-quarter interim dividend of 1.5725 pence per ordinary share.

This dividend is for the period from 1 April 2020 to 30 June 2020 and is payable on 4 September 2020 to shareholders on the register on 21 August 2020. The ex-dividend date will be 20 August 2020. This dividend will be a property income distribution dividend ("PID").

This dividend is in line with the aggregate total dividend target of 6.29 pence per share¹ for the year ending 31 December 2020, which was reaffirmed by the Board on 10 July 2020 as a result of the Group's 100% collection of rent for the year to date.

Notes

¹ This is a target only and not a profit forecast. There can be no assurance that the target will be met and it should not be taken as an indicator of the Company's expected or actual results.

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The Company's LEI is 213800AX3FHPMJL4IJ53.

Further information on Impact Healthcare REIT is available at www.impactreit.uk.

NOTES:

Impact Healthcare REIT plc is a real estate investment trust ("REIT") which aims to provide shareholders with an attractive return, principally in the form of quarterly income distributions and with the potential for capital and income growth, through exposure to a diversified portfolio of UK healthcare real estate opportunities, in particular care homes for the elderly. The Group's investment policy is to acquire, renovate, extend and redevelop high quality healthcare real estate assets in the UK and lease those assets primarily to healthcare operators providing residential healthcare services under full repairing and insuring leases.

The Company has a progressive dividend policy with a target to grow its annual aggregate dividend in line with the inflation-linked rental uplifts received by the Group under the terms of the rent review provisions contained in the Group's leases in the prior financial year.

The Group's Ordinary Shares were admitted to trading on the main market of the London Stock Exchange, premium segment, on 8 February 2019. The Company is a constituent of the FTSE EPRA/NAREIT index.

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