

APPOINTMENT OF JOINT CORPORATE BROKER

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23 July 2021

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Impact Healthcare REIT plc

("Impact" or the "Company")

APPOINTMENT OF JOINT CORPORATE BROKER

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, announces the appointment, with immediate effect, of Jefferies International Limited as the Company's joint corporate broker and financial adviser, alongside existing corporate broker Winterflood Securities Limited.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Impact Health Partners LLP Via

Maitland/AMO

Mahesh Patel Andrew Cowley

Jefferies International Limited +44 20 7029 8000

Tom Yeadon tyeadon@jefferies.com
Neil Winward nwinward@jefferies.com
Francesco Namari fnamari@jefferies.com

Winterflood Securities Limited +44 20 3100 0000

Neil Langford neil.langford@winterflood.com
Joe Winkley joe.winkley@winterflood.com

Maitland/AMO (Communications +44 7747 113 930

adviser)

James Benjamin impacthealth-

maitland@maitland.co.uk

The Company's LEI is 213800AX3FHPMJL4IJ53.

Further information on Impact Healthcare REIT is available on the Company's website: 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.

On this basis, the target total dividend for the year ending 31 December 2021 is 6.41 pence per share*, a 1.91% increase over the 6.29 pence in dividends paid or declared per ordinary share for the year ended 31 December 2020.

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.

^{*} 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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