

NOTICE OF HALF YEAR RESULTS

Released : 20/08/2021 07:00

RNS Number : 2202J
Impact Healthcare REIT PLC
20 August 2021

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

NOTICE OF HALF YEAR RESULTS

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, will announce its half year results for the six months ended 30 June 2021 on Wednesday, 8 September 2021.

A Company presentation for investors and analysts will take place at 9.00am (UK) on the day via a webcast and conference call.

To access the live webcast, please register in advance here:

<https://www.investis-live.com/impact-reit/60f954b62527a916007d20cf/ea44>

To access the live conference call, please contact Maitland/AMO at:

impacthealth-maitland@maitland.co.uk or by telephone on +44 (0) 20 7379 5151.

The recording of the webcast presentation and slides will also be available later in the day via the Company website:

<https://www.impactreit.uk/investors/reporting-centre/presentations/>

FOR FURTHER INFORMATION, PLEASE CONTACT:

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The Company's LEI is 213800AX3FHMPJL4IJ53.

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

NOTES:

Impact Healthcare REIT plc acquires, renovates, extends and redevelops high quality healthcare real estate assets in the UK and lets these assets on long-term full repairing and insuring leases to high-quality established healthcare operators which offer good quality care, under leases which provide the Company with attractive levels of rent cover.

The Company aims to provide shareholders with an attractive sustainable return, principally in the form of quarterly income distributions and with the potential for capital and income growth, through exposure to a diversified and resilient portfolio of UK healthcare real estate assets, in particular care homes for the elderly.

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 FY 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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