

Results Of Open Offer, Placing And Subscription

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Impact Healthcare REIT PLC
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Impact Healthcare REIT plc

(the "Company")

Results of the Open Offer, Initial Placing, Offer for Subscription and Intermediaries Offer

Further to the Company's announcements on 27 January 2022, the Board of Directors (the "Board") of Impact Healthcare REIT plc (ticker: IHR), the real estate investment trust which provides investors with exposure to a diversified portfolio of UK healthcare real estate assets, in particular care homes, announces that its Initial Issue has raised gross proceeds of £40.0 million through the issue of 35,087,720 new ordinary shares at a price of 114 pence per share.

Application has been made for the New Ordinary Shares to be admitted to the premium segment of the Official List of the Financial Conduct Authority and to trading on the London Stock Exchange's main market for listed securities ("Admission"). It is expected that Admission will take effect, and dealings in the New Ordinary Shares will commence, at 8.00 a.m. (London time) on 21 February 2022.

Rupert Barclay, Chairman of Impact Healthcare REIT plc said:

"On behalf of the Board, I would like to thank our new and existing shareholders for their support in this fundraise. The proceeds raised will assist us in funding in short order a significant proportion of our near-term attractive investment pipeline of standing assets, forward fundings, and asset management capex commitments, which we expect to deliver further attractive inflation-protected income and capital growth for our shareholders.

Our portfolio and sector remain well positioned, with supportive longer-term structural trends including an ageing population and a shortage of the good quality care homes that we invest in, with our tenants continuing to report improved trading conditions. In addition, our tenants and wider sector have an established history of being able to withstand inflationary pressures, whilst our long inflation-linked leases with high calibre tenants provide us with further confidence for the future."

Immediately following Admission, the Company will have 385,731,908 ordinary shares in issue and therefore the total voting rights in the Company will be 385,731,908. This figure may be used by shareholders as the denominator for the calculations by which they may determine whether or not they are required to notify their interest in, or a change to their interest in, the share capital of the Company under the FCA's Disclosure Guidance and Transparency Rules.

Terms not otherwise defined in this announcement have the meanings given to them in the prospectus published by the Company on 27 January 2022 (the "Prospectus").

FOR FURTHER INFORMATION, PLEASE CONTACT

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