

£25 MILLION EXTENSION OF REVOLVING CREDIT FACILITY

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Impact Healthcare REIT PLC
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02 November 2022

Impact Healthcare REIT plc

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

£25 MILLION EXTENSION OF REVOLVING CREDIT FACILITY WITH HSBC

CANCELLATION OF £15 MILLION REVOLVING CREDIT FACILITY WITH METRO

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, is pleased to announce that the Group has secured an extension of £25 million to its existing revolving credit facility ("RCF") with HSBC UK Bank Plc ("**HSBC facility extension**"). The HSBC facility extension is on the same terms as the existing RCF and takes the total facility with HSBC to £75 million. The Group simultaneously cancelled the £15 million RCF element of its available facility with Metro Bank PLC ("**Metro**").

The HSBC facility extension was secured using assets released from the Metro security pool. Overall, this increases the Group's headroom by £10 million, provides available debt with improved covenants and at a margin of 200 bps, which is 65 bps lower than the Metro facility. This reduces the Group's exposure to debt expiring within the next 12 months to £15 million, being the remaining Metro term loan, which can be repaid from available headroom across the Group's remaining RCF facilities. The RCF facility with HSBC has a term to April 2025.

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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 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 Company is targeting a dividend for the year to 31 December 2022 to increase by 2.0% to 6.54 pence per share¹.

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.

Neither the content of the Company's website, nor the content on any website accessible from hyperlinks on its website for any other website, is incorporated into, or forms part of, this announcement nor, unless previously published by means of a recognised information service, should any such content be relied upon in reaching a decision as to whether or not to acquire, continue to hold, or dispose of, securities in the Company.

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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