

Investor fact sheet as at 30 September 2023

We develop, invest in and manage a portfolio of health care centres across the UK.

Investment case

Assura is one of the UK's leading healthcare REITs, supporting healthcare infrastructure across the UK and Ireland. Our scalable platform and robust balance sheet enable us to deliver sustainable returns.

We're delivering our purpose to build better futures for people and places by deploying capital into schemes which deliver financially and make a difference to the environment and society.

We use our **extensive sector experience and creative skills** to meet the unrelenting, critical need for investment in fit-for-purpose, community health buildings.

We use the **power of design and innovation** to create outstanding buildings, ensuring we play our part in a sustainable future and supporting the NHS to meet its goal to be the first net zero carbon health service by 2045.

We have a **low risk, growing portfolio and scalable platform** that provides a recurring and predictable revenue stream.

We have a **strong balance sheet** that enables us to invest in our portfolio and provide a **sustainable, covered and progressive dividend policy**.

Primary care sector

The primary care sector faces growing demand for services (both population trends and moving health services out of hospitals into a community setting) and investment is needed to improve health care buildings.

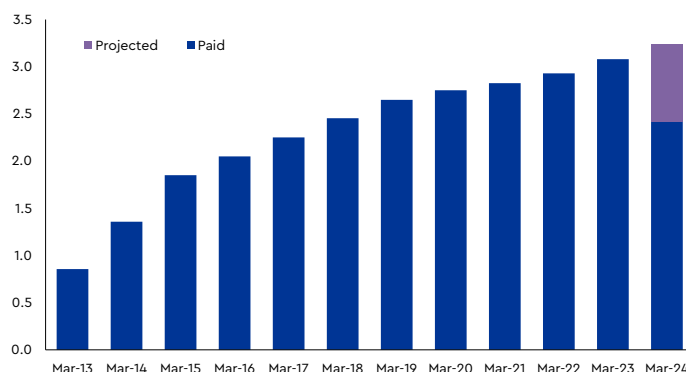
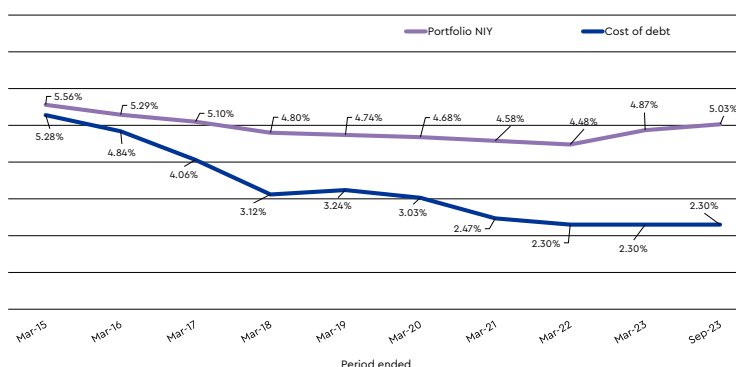
- c.9,000 medical centres in the UK, of which 30% considered not fit for purpose
- No. of people in the UK aged 85+ predicted to more than double by 2040
- £45 average cost to NHS of visit to GP, compared with £138 for visit to A&E

Current on-site developments



- Relatively stable portfolio valuation yield, 16bps movement in first half
- Benefit of growing scale seen in low cost of debt
- Debt fixed at average rate of 2.3% and 6.5 years maturity

- Income growth and scale benefits reflected in dividend payout
- Growing dividend for each of the last 10 years



Portfolio statistics

Portfolio analysis by region

	Number of properties	Total value £m	Total value %
South	248	985.2	37
North	187	898.5	34
Midlands	107	503.9	19
Scotland, Ireland & NI	26	145.7	5
Wales	44	130.4	5
	612	2,663.7	

Portfolio analysis by capital value

	Number of properties	Total value £m	Total value %
>£10m	51	842.8	32
£5-10m	107	725.5	27
£1-5m	413	1,065.7	40
<£1m	41	29.7	1
	612	2,663.7	

Rent roll by tenant type

	Rent roll £m	Value %
GPs	87.4	60
NHS Body	31.1	21
Pharmacy	11.4	8
Independent providers	8.7	6
Other	8.3	5
	146.9	

Remaining lease term

	Value £m	Value %
Up to 5 years	536.2	20
5-10 years	788.9	30
10-15 years	463.5	17
15+ years	875.1	33
	2,663.7	

Social impact and sustainability pledges



Ticker	AGR.LN	Market Capitalisation	£1,253.7m (30-Sep-23)
Year end	March	LEI	21380026T19N2Y52XF72
Divident payment dates	Jan, Apr, Jul, Oct	ISIN	GB00BVGBWW93
Number of shares	2,965,311,611 (30-Sep-23)	SEDOL	BVGBWW9

Board of Directors

Ed Smith- Non-Executive Chairman
Jonathan Murphy- CEO
Jayne Cottam- CFO
Sam Barrell- Non-Executive Director
Emma Cariaga- Non-Executive Director
Jonathan Davies- Non-Executive Director
Noel Gordon- Non-Executive Director
Louise Fowler- Non-Executive Director

Registered Address

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Joint Stockbrokers

Barclays Bank plc
Stifel Nicolaus Europe Ltd

Company Secretary

Orla Ball

Investor Relations

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<https://www.investormeetcompany.com/assura-plc/register-investor>

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