



Civitas Social Housing PLC (“CSH” or the “Company”) is a market leading REIT investing in social housing and healthcare related sectors across the UK with the dual objective of achieving responsible financial returns and large scale measurable social impact.

ORDINARY SHARE INFORMATION

IPO	18 November 2016
Listing	LSE Main Market Premium Listing
Index Inclusion	FTSE All Share
Ticker	CSH
ISIN	GB00BD8HBD32
SEDOL	BD8HBD3

ORDINARY SHARE CLASS (as at 30/09/2022)

Shares in Issue	606,386,380
Share Price (pence)	65.4
Market Cap (million)	£397
IFRS NAV/Share (pence)	114.84

DIVIDENDS

4 th Dividend (31 Mar 2022)	1.3875p
1 st Dividend (30 June 2022)	1.425p
2 nd Dividend (30 Sept 2022)	1.425p

BOARD OF DIRECTORS

Michael Wrobel (Chairman)
Peter Baxter
Caroline Gulliver
Alastair Moss
Alison Hadden

KEY DATES

Full year	31 March
Interim	30 September

Civitas Social Housing PLC
Beaufort House, 51 new North Road, Exeter,
EX4 4EP

CREATING VALUE BY ENHANCING LIVES

Social Homes For Life

Civitas Social Housing PLC

Q2 FACTSHEET 30 SEPTEMBER 2022

INVESTMENT OBJECTIVES AND STRATEGY

- A large diversified portfolio of built, principally freehold care-based social properties across the UK
- Acquiring new build properties at completion without forward finance or development risk
- Progressive, stable income from the receipt of rents with the potential for capital uplift
- Distribute more than 90% of property rental profits in the form of a quarterly dividend paid from lease income
- Long-term lease agreements signed with housing associations and charities and in due course, the NHS.
- CSH leases supported by long-term care provider agreements
- Low correlation against residential real estate, commercial real estate and the general economy
- Promoting tenant's wellbeing, enhancing housing quality and delivering an increase in the stock of high-quality housing and healthcare facilities

KEY STATISTICS AS AT 30 SEPTEMBER 2022¹



697
Properties



£835m
Invested



4,594
Tenancies



18
Approved
Providers



130
Care
Providers



178
Local
Authorities

DIVIDEND DECLARATION

The Board has today declared a second quarterly dividend for the period from 1 July 2022 to 30 September 2022 of 1.425p per Ordinary Share as part of the previously stated dividend target of at least 5.70p² per Ordinary Share for the year ended 31 March 2023.

The dividend will be paid on or around 9 December 2022, to holders on the register as at 18 November 2022 (the “record date”), with the corresponding

ex-dividend date being 17 November 2022. The dividend will be paid as a REIT property income distribution. The Company operates a Dividend Reinvestment Plan (“DRIP”), which is managed by its registrar, Link Group. For shareholders who wish to receive their dividend in the form of shares, the deadline to elect for the DRIP is 18 November 2022.

¹ Including completed properties only, excluding purchase costs

² This is a target and not a formal dividend forecast or a profit forecast



INVESTMENT ADVISOR

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ADMINISTRATOR & COMPANY SECRETARY

Link Company Matters Limited

DEPOSITARY

INDOS Financial Limited

LEGAL ADVISORS

Cadwalader, Wickersham & Taft LLP

AUDITOR

PricewaterhouseCoopers LLP

PROPERTY VALUATION AGENT

Jones Lang LaSalle LLP

AIFM

G10 Capital Limited

PUBLIC RELATIONS

Buchanan

REGISTRAR

Link Market Services

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Civitas Social Housing PLC

Q2 FACTSHEET 30 SEPTEMBER 2022

COMPANY UPDATE

The Company is pleased to announce an increased unaudited NAV per share of 114.84 pence, an uplift of 2.63% over the quarter, and a second quarterly dividend of 1.425 pence per share as targeted, consistent with the Board's previously announced increased target of a total dividend of at least 5.70 pence¹ per share for the year ended 31 March 2023. The NAV increase reflects the growth in rental income as a result of inflation indexation.

Rental income continues to benefit from positive inflation linkage. Leases that have indexed in the quarter have been billed fully in accordance with their contractual terms including all CPI related uplifts. Further details will be set out at the time of

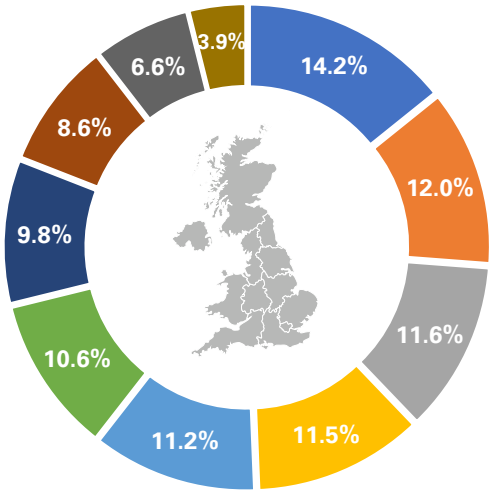
publication of the Company's half year results to 30 September 2022.

Positive progress has been made to hedge the Company's loan book against interest rate increases and a further announcement will be made at the time of the Company's interim results scheduled for early December.

Demand for care-based community housing remains high and is projected to increase further still by independent bodies. The Company is at the forefront of ensuring the sector maintains focus on quality, value for money and robust governance.

GEOGRAPHIC DIVERSITY²

- South West
- London
- South East
- West Midlands
- Wales
- Yorkshire and the Humber
- North West
- East Midlands
- North East
- East of England



Region	Properties	Tenancies	% of Investment Value
South West	120	759	14.2%
London	26	338	12.0%
South East	65	417	11.6%
West Midlands	101	502	11.5%
Wales	34	364	11.2%
Yorkshire and the Humber	96	610	10.6%
North West	101	607	9.8%
East Midlands	58	374	8.6%
North East	64	462	6.6%
East of England	32	161	3.9%
Total	697	4,594	100%

¹ This is a target and not a formal dividend forecast or a profit forecast

² As at 30 September 2022

