

QUARTERLY UPDATE

Q3 - three months to 31 March 2019

The PRS REIT plc is the UK's first listed REIT to focus on the Private Rented Sector ("PRS"). Launched in May 2017, the Company is creating a portfolio of newly-built, high-quality, professionally managed rental homes across the main conurbations of England, outside London.



Completed & contracted* development at 31 March 2019: c. £603m

Committed** development at 31 March 2019: c. £317m

Annualised rental income at 31 March 2019: c. £8.6m from 944 completed homes

Deployment equates to 5,600 new rental homes when built with an estimated rental value of £56m p.a.

Dividends paid to date in the financial year ending 31 June 2019: 2.0p per share (in respect of Q1 and Q2)

Equity raised to date: £500m

Debt secured to date: £200m

NAV at 31 December 2018: 96.3p p/s

Launch date: 31 May 2017

Year end: 30 June

Market capitalisation: £488.34m at 31 March 2019

Shares in issue: 495,277,294

Share price: 98.6p at 31 March 2019

Board of Directors:

Steve Smith, Chairman

Steffan Francis, Non-Executive Director

Roderick MacRae, Non-Executive Director

Investment adviser: Sigma PRS Management Ltd, a subsidiary of Sigma Capital Group plc

Registered address: 1 St Ann Street, Manchester, M2 7LR

Fund Structure: UK Real Estate Investment Trust

SEDOL: BF01NHS

ISIN: GB008F01NH51

Q3 2018-2019

Twenty-two months on from launch, as at 31 March 2019, 49 development sites were under construction in line with the PRS REIT's objective of creating a substantial, geographically diverse portfolio of high quality, new-build family rental homes:

- > initial target is c. 5,600 new rental homes
- > the estimated rental value ("ERV") of these homes is £56.0m p.a.
- > completed homes increased to 944 at 31 March 2019 (31 December 2018: 775 completed homes)
- > gross development cost ("GDC") of completed and contracted* development at 31 March 2019 together amounted to c. £603m (31 December 2018: c.£530m)

RENTAL INCOME

- > Annualised rental income at 31 December 2018 increased to c. £8.6m from 944 completed homes (31 December 2018: c. £7.0m from 775 completed homes)
- > Estimated rental value of both completed and contracted sites (c. 3,591 new homes) at 31 March 2019 was c. £37.3m p.a. (31 December 2018: £33.2m)

DEPLOYMENT OF FUNDING

- > In the third quarter, the PRS REIT entered into contracts to acquire six new sites, including two sites that will be developed by the Investment Adviser
- > The six sites are expected to provide a rental income of £4.2m per annum
- > Three sites are situated in the North West, two are in Suffolk and one is in Bedfordshire
- > Construction has commenced on four of the sites with one site having already produced its first homes
- > The two sites that will be developed by the Investment Adviser will be acquired by the Company once completed and fully let, at which point an independent valuation will be obtained prior to their purchase

DIVIDEND

- > The interim dividend for the third quarter will be announced at the end of April 2019
- > Dividends of 1.0p per share were declared for each of the first and second quarters of the current financial year, taking the total of dividends paid since the Company's inception to 7p per share

* Contracted refers to sites under construction (under a design & build contract) that have been purchased by the PRS REIT or by Sigma (with a forward purchase contract in place with the PRS REIT).

** Committed refers to development sites that have been approved or are under formal appraisal by the Investment Adviser, and where planning consent is being sought, and/or are in the process of being acquired.

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INVESTMENT OBJECTIVES

- > provide investors with an attractive level of income, and the prospect of income and capital growth
- > target* a stabilised covered dividend of 5.5p per share and total return of 10%+ on stabilisation (based on the issue price of 100p). The Company is targeting a total dividend of 5.0p per share each year until that point, expected in 2022

* There is no guarantee that these targets can or will be achieved and they should not be taken as indications of the Company's expected and actual returns.

ORDINARY DIVIDENDS PAID

Per Share

Period from IPO to 30 June 2018	5.0p
Q1 2019 (1 July to 30 Sept. 2018)	1.0p
Q2 2019 (1 Oct. to 31 Dec. 2018)	1.0p
Total from IPO to 31 December 2018	7.0p

MARKET OPPORTUNITY

Demand for rental homes in the UK is growing and, by 2020, c. 25% of all households are predicted to be living in PRS homes. Factors driving this demand include population growth, deposit affordability constraints, house price inflation and supply issues in the ailing traditional buy-to-let sector.

Currently, the private rental market is typically privately managed and fragmented, with the market for new family houses (rather than flats) under-served.

The Company's high-quality, professionally managed homes at key economic hubs represents an attractive option for middle-income families.

Both local and central Government recognise that the build-to-rent sector can help to accelerate housing delivery as a whole.

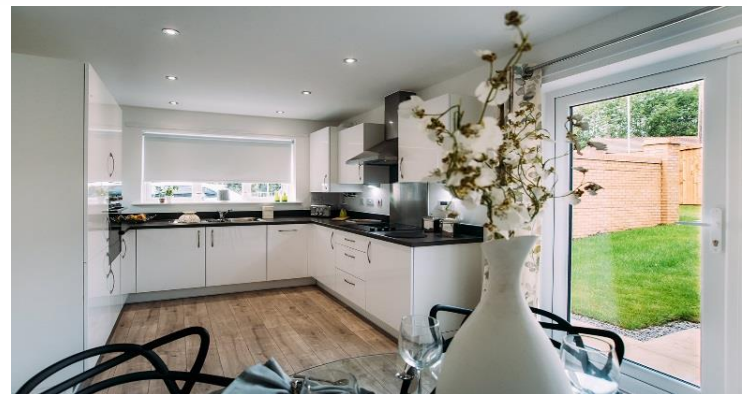
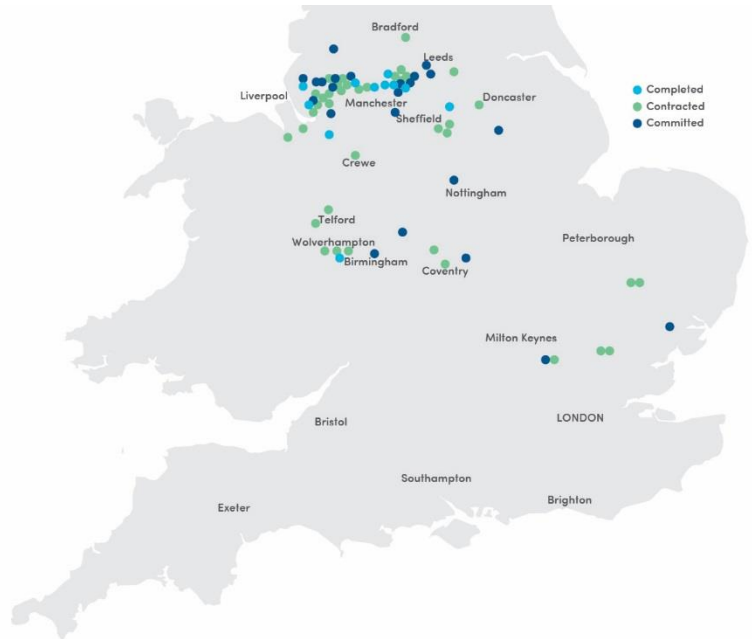
THE MODEL – A DE-RISKED APPROACH

- > exclusive access to Investment Adviser's proven PRS Delivery Platform
- > range of standard family house types
- > fixed price design and build contracts allow for build cost predictability
- > standardised specification – aids maintenance cost predictability
- > properties are located near employment centres, with good transport links and close to well-performing primary schools.

The construction of the majority of new homes will be funded by the Company

- > Investment Adviser procures planning, certificate of title, design & build contracts and underwrites pre-development costs

The Company will also acquire portfolios of newly-completed homes

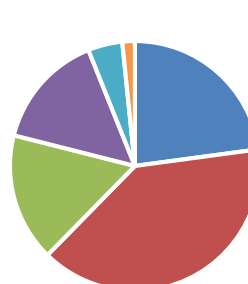


COMPLETED HOMES
944

HOMES IN PROCESS
3,007

ESTIMATED RENTAL VALUE OF
COMPLETED HOMES AND HOMES IN PROCESS
£37.3m

AGE GROUPS OF CUSTOMERS



CUSTOMER INCOME BANDS

