

QUARTERLY UPDATE

Q2 – three months to 31 December 2020

The PRS REIT plc is the UK's first listed real estate investment trust 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 homes: 3,163 at 31 December 2020 with ERV of £29.4m p.a.

Annualised rental income: c.£28m at 31 December 2020 from 3,045 occupied homes

Q2 FY21 - rent collected as a percentage of rent due: 100%

Equity raised to date: £500m

Debt facilities (investment and development): £450m

NAV at 30 June 2020: 95.1p

Launch date: 31 May 2017

Year end: 30 June

Market capitalisation: £380m at 31 December 2020

Shares in issue: 495,277,294

Share price: 76.8p at 31 December 2020

Board of Directors:

Steve Smith, Chairman

Steffan Francis, Non-executive Director

Roderick MacRae, Non-executive Director

Jim Prower, 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

Q2 2021

The pace of delivery in the last six months has accelerated markedly, reflecting the number of sites under construction and advancing to maturity.

In the second quarter, 529 new homes were delivered, taking the portfolio at 31 December 2020 to 3,163 completed homes, with an estimated rental value ("ERV") of £29.4m p.a. Including the homes acquired from Blackrock in December, 1,081 homes were delivered in H1 2021, compared to 1,546 in FY2020.

1,963 homes with an ERV of £19.4m were under way at various stages of development at 31 December 2020.

Q2 saw the REIT fully deploy its £900m (gross) funding. This will deliver an total portfolio once fully optimised of c.5,200 homes with an ERV of c.£29.4m p.a.

Delivery of the 5,000th home is expected in late 2021/early 2022.

RENTAL INCOME

- > Rent collection in Q2 remained strong, with the amount of rent collected matching rent invoiced.
- > Total arrears at 31 December 2020 was £0.2m, representing less than 1% annualised ERV on completed units.
- > At 31 December 2020, 3,045 homes were occupied, with a further 55 qualified applicants due to take occupancy.

DIVIDEND

- > Details of Q2 2021 dividend will be declared in February 2021.
- > The Board continues to target a minimum total dividend of 4p for the year ending 30 June 2021**.
- > The Q1 2021 dividend of 1p per share was paid on 11 December 2020.

	At 31 Dec 2020	At 30 Sept 2020	At 31 Dec 2019
Completed Homes			
Total number of completed homes	3,163	2,634	1,617
Total rental income per annum	£29.4m	£24.3m	£14.9m
Contracted Homes			
Total number of contracted homes	1,963	2,369	3,328
Estimated rental value per annum	£19.4m	£23.3m	£32.7m
Completed and contracted sites	65	64	62
ERV per annum of completed and contracted homes	£48.8m	£47.6m	£47.6m
	Q2 2021	Q1 2021	Q2 2020
Rent collected as a percentage of rent due	100%	100%	100%

* Contracted sites 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).

** This is a target only and there can be no assurance that the target can or will be met and should not be taken as an indication of the Company's expected or actual future results. Accordingly, potential investors should not place any reliance on this target in deciding whether or not to invest in the Company or assume that the Company will make any distributions at all and should decide for themselves whether or not the target dividend yield is reasonable or achievable.

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INVESTMENT OBJECTIVES

- > Provide investors with an attractive level of income, and the prospect of income and capital growth
- > The Company is targeting a minimum total dividend of 4.0p per share for the financial year ending 30 June 2021

** 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 2019	14.0p
FY ended 30 June 2020	4.0p
Q1 2021 (1 June to 30 Sept 2020)	1.0p

MARKET OPPORTUNITY

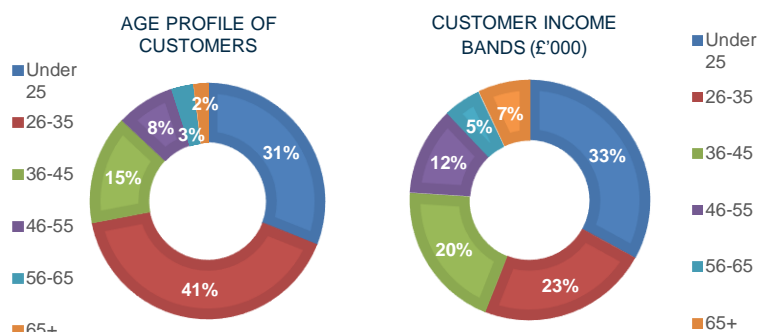
Demand for rental homes in the UK is growing and c. 25% of all households are now living in the rental sector. Factors driving this demand include population growth, deposit affordability constraints, house price inflation and supply issues in the ailing traditional buy-to-let sector.

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.

COMPLETED AND CONTRACTED HOMES



RESIDENT EVENTS

We have continued to organise social events for our residents, arranging a number of safe and fun activities, despite the restrictions imposed due to Coronavirus

November saw us carry out our Halloween competition and our Autumn date night competition in partnership with Just Eat, with one family from each of our sites winning a family dinner date on us.

December also saw the much-anticipated return of Santa Claus and his reindeer, who visited 31 of our sites over seven days to wish all of our residents a very merry Christmas.



Investment Adviser: Sigma PRS Management Ltd,
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Depository: Crestbridge UK Limited
Legal Advisers: Dentons
Auditor: RSM
Financial Advisers: Nplus1 Singer Advisory

Valuer: Savills PLC
Alternative Investment Fund Manager: G10 Capital
Financial Public Relations: KTZ Communications
Registrar: Link Asset Services
Debt advisor: JCRA