

QUARTERLY UPDATE

Q1 – three months to 30 September 2021

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: 4,291 at 30 September 2021 with ERV of £41.1m p.a.

Rent collected in the period was 99% of rent invoiced over the same period

Equity raised to date: £555.6m

Debt facilities (investment and development): £450m

Gearing restricted to maximum 45% of gross asset value

NAV at 30 June 2021: 99.0p

Launch date: 31 May 2017

Year end: 30 June

Market capitalisation: c. £549m (30 September 2021)

Shares in issue: 549,251,458

Share price: 100p at 30 September 2021

Board of Directors:

Steve Smith, Chairman

Steffan Francis, Non-executive Director

Roderick MacRae, Non-executive Director

Geeta Nanda, 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

Q1 2022

A further 307 new rental homes were added to the portfolio in Q1 2022 taking the Company's portfolio at 30 September 2021 to 4,291 completed homes. The estimated rental value ("ERV") of these homes when fully let is £41.1m p.a. (30 September 2020: 2,634 homes with ERV of £24.3m p.a.). At the end of the quarter, a further 764 homes were under way, at varying stages of construction.

In September, gross proceeds of £55.6m were raised via an equity placing. The net funds will be used to acquire five sites, expected to deliver c.500 new homes with an ERV of £4.8m p.a. Two of the five sites (229 homes, with ERV of £2.4m p.a.) have since been acquired.

Following the equity raise, the Company has increased its target to 5,700 homes with an ERV of c.£55m p.a. **.

The Company's 5,000th home expected to be completed in the middle of calendar 2022.

RENTAL INCOME

- > Rent collection remained strong. Rent collected in the period (relative to rent invoiced in the period) was 99%.
- > Total arrears continue to remain very low at £0.4m at 30 September 2021 despite the growth of the portfolio.
- > Demand for rental homes remains high, with 98% of 4,291 completed homes occupied at 30 September 2021, and a further 52 homes reserved for qualified applicants with rental deposits paid.

DIVIDEND

- > An interim dividend of 1.0p pence per ordinary share was paid on 3 September 2021. [Details of Q1 2022 dividend will be declared in due course.]
- > Following the equity placing, the current dividend is expected to be almost fully covered on a run-rate EPRA EPS basis by the financial year-end.

	At 30 September 2021	At 30 June 2021	At 30 September 2020
Completed Homes			
Number of completed homes	4,291	3,984	2,634
Estimated rental value ("ERV") per annum	£41.1m	£37.5m	£24.3m
Contracted Homes			
Number of contracted homes	764	1,096	2,369
ERV per annum	£7.0m	£10.8m	£23.3m
Completed and contracted sites			
ERV per annum of completed and contracted homes	£48.1m	£48.3m	£47.6m
Rent collected in period	Q1 2022	Q4 2021	Q1 2021
	99%	98%	100%

* Contracted sites refers to sites under construction (under a design & build contract) that have been purchased by the PRS REIT or the PRS REIT's Investment Adviser (forward sold to 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 ended 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	10.0p
FY ended 30 June 2020	4.0p
FY ended 30 June 2021	4.0p

MARKET OPPORTUNITY

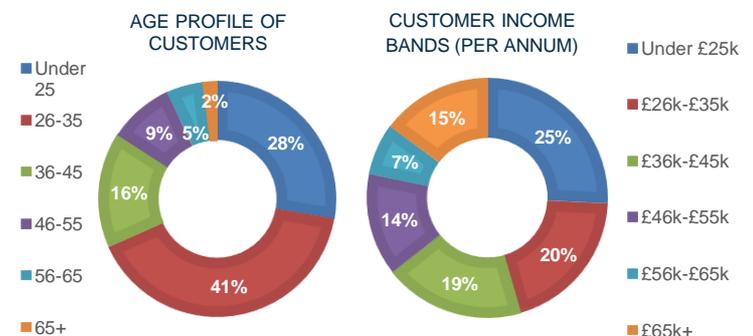
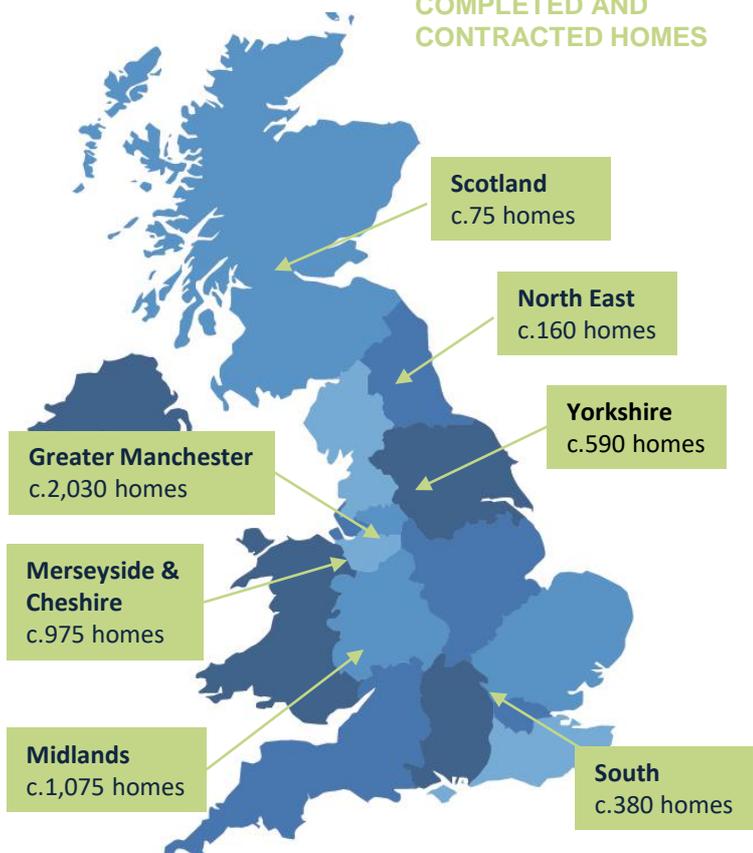
Demand for rental homes in the UK is growing and c. 25% of all households are now living in the rental sector. Factors driving this demand include population growth, deposit affordability constraints, house price inflation and supply issues in the ailing traditional buy-to-let sector.

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



COMMUNITY ENGAGEMENT

- To mark the completion of the REIT's 4,000th home, our Investment Adviser, Sigma, donated to three resident-chosen charities – Zoe's Place Baby Hospice in Middlesbrough, community theatre group Black Country Touring and the Leigh Deaf Children's Society with its 4k for 4k initiative
- Community events in the quarter included the summer ice cream dash and a 'Date Night' competition giving away free cinema tickets for one household from each site
- SaveMoneyCutCarbon memberships were given away to encourage sustainability
- Book boxes were installed across several developments, giving thousands of residents access to free books
- Our bespoke mobile app, which provides a convenient 'one-stop shop' for residents' needs, was launched in August



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