

QUARTERLY UPDATE

Q1 – three months ended 30 September 2022

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: 4,856 at 30 September 2022 with ERV of £49.4m p.a.

Rent collected in Q1 2023 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 2022: 116.4p per share

Launch date: 31 May 2017

Year end: 30 June

Market capitalisation: c. £515m (30 Sep 2022)

Shares in issue: 549,251,458

Share price: 93.8p at 30 Sep 2022

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

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

Fund Structure: UK Real Estate Investment Trust

SEDOL: BF01NHS

ISIN: GB008F01NH51

Q1 2023

70 new rental homes were added to the Company's portfolio in the first quarter of the new financial year ending 30 June 2023.

This took the number of completed homes in the portfolio to 4,856 at 30 September 2022 (30 September 2021: 4,291).

The estimated rental value ("ERV") of the 4,856 completed homes is £49.4m p.a (30 September 2021: £41.1m p.a. on 4,291 completed homes).

A further 670 homes, with an ERV of £7.3m p.a., were contracted* at 30 September 2022, and are at varying stages of the construction process. Four development sites have been acquired, located across the Midlands adding a further c. £590,000 to the annualised ERV once let.

ASSET PERFORMANCE

> Asset performance remains strong.

> Rent collection** was 99%.

> Occupancy was 98%, with 4,774 homes occupied out of 4,856 completed homes at 30 September 2022. A further 45 homes were reserved for applicants who had passed referencing and paid rental deposits.

ASSET PERFORMANCE

> Total arrears remained modest at £0.6m at 30 September 2022 despite the growth of the portfolio (30 September 2021: £0.4m).

> In the twelve months to 30 September 2022, like-for-like rental growth on stabilised sites was 5.1%.

> This reflects a blended rate of c. 10% on re-lets to new tenants and c.4% on renewals to existing tenants.

ENERGY EFFICIENCY

> All homes are energy efficient. Approximately 86% have an EPC rating of 'A' or 'B', with the remainder rated 'C'.

> According to an independent survey, the annual running costs of homes are 74% cheaper than homes built between 1900-1929 and 25% cheaper to run than homes built in 2010.

DIVIDEND

> A dividend of 4.0p per share is targeted for FY 2023 (FY 2022: 4p per share)

	At 30 Sep 2022	At 30 Jun 2022	At 30 Sep 2021
Completed homes			
Number of completed homes	4,856	4,786	4,291
Estimated rental value ("ERV") per annum	£49.4m	£47.8m	£41.1m
Contracted homes			
Number of contracted homes	670	693	764
ERV per annum	£7.3m	£7.2m	£7.0m
Completed and contracted sites			
ERV per annum of completed and contracted homes	£56.7m	£55.0m	£48.1m
Like-for-like rental growth on stabilised sites in the preceding 12 months	5.0%	5.1%	n/a
	Q1 2023	Q4 2022	Q1 2021
Rent collected in period	99%	100%	99%

* 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).

** Rent collection is defined as rent collected in the period relative to rent invoiced in the same period

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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 total dividend of 4.0p per share for the financial year ended 30 June 2023.

ORDINARY DIVIDENDS PAID

Per Share

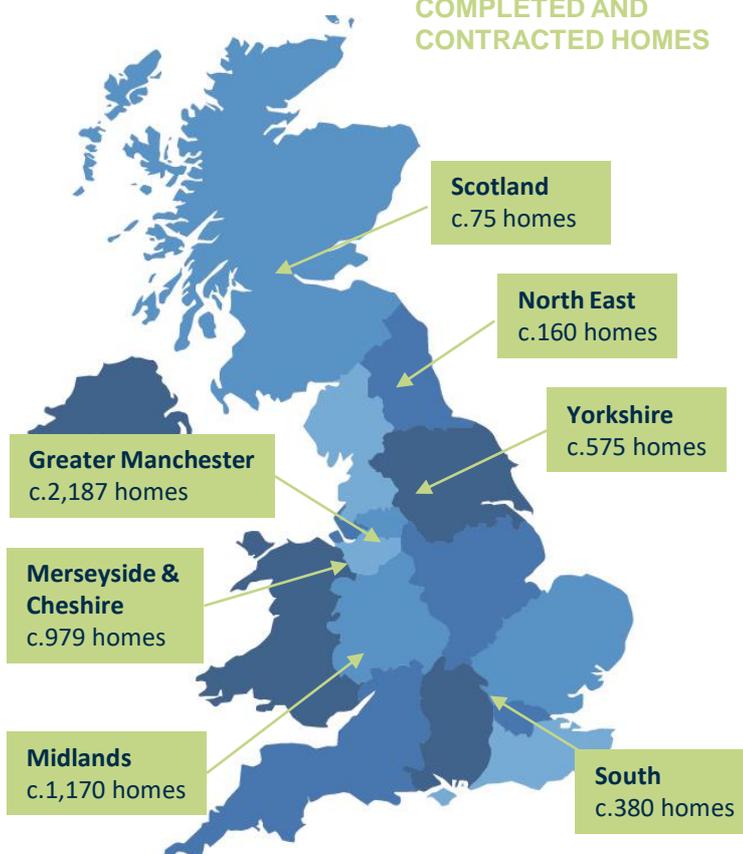
FY ended 30 June 2022	4.0p
FY ended 30 June 2021	4.0p
FY ended 30 June 2020	4.0p
Period from IPO to 30 June 2019	10.0p
Total since IPO	22.0p

MARKET OPPORTUNITY

The shortage of high-quality rental homes in the UK remains a structural feature of the marketplace. In addition, home ownership is becoming more unattainable for some in an environment of rising interest rates. Rising interest rates is likely to further fuel the mismatch between rental supply and market demand. In its September 2022 report on the lettings sector, Propertymark, the leading membership body for residential letting agents, stated that the number of new tenants registered on average per member branch had reached a new peak in August 2022, at 141. At the same time, the supply of available homes to rent had not risen in the last three months. Propertymark predicted that this would exert upward pressure on rent. For the month of August 2022, approximately 77% of its members reported a month-on-month rent price increase.

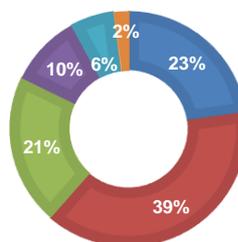
Against the increasing weight of demand, the Build-to-Rent ("BTR") sector remains a very small proportion of the wider private residential rental sector, at less than 2% in Q2 2022 according to Savills. The market opportunity for BTR remains significant.

COMPLETED AND CONTRACTED HOMES



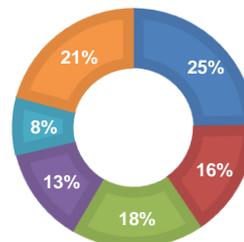
AGE PROFILE OF CUSTOMERS

- Under 25
- 26-35
- 36-45
- 46-55
- 56-65
- 65+



HOUSEHOLD INCOME BANDS (PER ANNUM)

- Under £25k
- £26k-£35k
- £36k-£45k
- £46k-£55k
- £56k-£65k
- £65k+



COMMUNITY ENGAGEMENT

- Our Investment Adviser launched a 'Simple Life Escape Rooms Roadshow' with 'Clever Cogz' in the quarter. The event will be taken to 12 schools across the UK this year.
- The 'Simple Life Summer Ice-cream Dash' took place across a number of our communities, with c.3,800 ice creams and 400 slushies enjoyed.
- Pizza events were organised at a number of our developments, and our Empyrean development in Salford held its Summer Event, which included ice cream, pizza, live music and entertainment.
- Our Investment Adviser continues to support a number of charities (local and national) either financially or practically, including the Big Help Project, Salford Loaves and Fishes, and Atherton and Leigh Foodbank.



Investment Adviser: Sigma PRS Management Ltd,
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Rob Sumner - rsumner@sigmacapital.co.uk

Depository: Crestbridge UK Limited
Legal Advisers: Dentons
Auditor: RSM
Financial Advisers: Singer Capital Markets
Company Secretary: Harway Advisory Limited

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