

# QUARTERLY UPDATE

Q2 FY 2025 – three months ended 31 December 2024



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.



## Q2 FY2025

### DELIVERY PROGRAMME

The delivery programme is nearing its end and in period, which included Christmas, a further 12 new homes were added to the portfolio, taking it to 5,437 completed homes at 31 December 2024, with a further 41 homes in delivery. These are expected to be completed by the end of June 2025.

The estimated rental value ("ERV") of the 5,437 completed homes is £68.6m p.a. (31 December 2023: 5,264 completed homes, with an ERV of £60.3m p.a.). The year-on-year rise in ERV reflects both the increase in completed homes and strong rental growth.

Once the 41 contracted homes are completed and let, the portfolio will comprise c.5,478 homes with an ERV of c.£69.0m p.a.

It should also be noted that, in the period, after considering net returns, the Board decided not to exercise the Company's option to acquire a previously contracted site. This has resulted in the total number of sites decreasing to 71 from 72, with a resultant effect on the number of completed and contracted homes and ERV.

### STRONG PORTFOLIO PERFORMANCE

- > Rent collection\*\* during Q2 FY25 was 99%.
- > Occupancy was 96%, with 5,232 homes

### STRONG ASSET PERFORMANCE cont.

occupied out of 5,437 completed homes at 31 December 2024. Including a further 35 homes reserved for applicants who had not yet moved in (but had passed referencing and paid rental deposits), occupancy would have been 97%.

- > Total arrears net of bad debt provision stood at £1.0m at 30 December 2024 (31 December 2023: £1.0m).
- > In the 12 months to 31 December 2024, the like-for-like blended rental growth on stabilised sites was 11%.
- > Affordability remains very strong, with average rent as a proportion of gross household income at c.23%. This is well within Home England's guidance limit of 35%.

### ENERGY EFFICIENT HOMES

- > EPC rating: c.87% of homes are rated 'A' or 'B'; the balance of homes are rated 'C'.

### Q2 DIVIDEND

- > The interim dividend for Q2 FY25 is expected to be declared in early February 2025.
- > Note: The like-for-like blended rental growth is the annual rental growth on sites where all units have been completed and either all, or nearly all, have been let.

<b>Completed homes:</b> 5,437 at 31 December 2024 with ERV of £68.6m p.a.
<b>Rent collected in Q2 FY25 was 99% of rent invoiced over the same period</b>
<b>Equity raised to date:</b> £555.6m
<b>Debt facilities (investment and development):</b> £460m <i>Gearing restricted to maximum 45% of gross asset value</i>
<b>NAV at 30 June 2024:</b> 133.2p per share
<b>Launch date:</b> 31 May 2017
<b>Year end:</b> 30 June
<b>Market capitalisation:</b> c.£590m (31 Dec 2024)
<b>Shares in issue:</b> 549,251,458
<b>Share price:</b> 107.6p (31 Dec 2024)
<b>Board of Directors (at 31 December 2024):</b>
Geeta Nanda, Non-executive Chairwoman
Karima Fahmy, Non-executive Director
Steffan Francis, Non-executive Director
Roderick MacRae, Non-executive Director
Christopher Mills, Non-executive Director
Robert Naylor, Non-executive Director
<b>Investment adviser:</b> Sigma PRS Management Ltd, a subsidiary of Sigma Capital Group
<b>Registered address:</b> 1 St Ann Street, Manchester, M2 7LR
<b>Fund Structure:</b> UK Real Estate Investment Trust
<b>SEDOL:</b> BF01NH5
<b>ISIN:</b> GB008F01NH51

	At 31 Dec 2024	At 30 Sept 2024	At 31 Dec 2023
<b>Completed homes</b>			
Number of completed homes	5,437	5,425	5,264
Estimated rental value ("ERV") per annum	£68.6m	£67.5m	£60.3m
<b>Contracted homes</b>			
Number of contracted homes	41	151	312
ERV per annum	£0.4	£1.6m	£3.1m
<b>Completed and contracted sites*</b>			
ERV per annum of completed and contracted homes	71 £69.0m	72 £69.1m	72 £63.4m
<b>Like-for-like rental growth on stabilised sites in the preceding 12 months</b>	11%	12%	11%
	Q2 FY24	Q1 FY24	Q2 FY23
<b>Rent collected in period**</b>	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

# QUARTERLY UPDATE

Q1 – three months ended 30 September 2024

The PRS REIT plc

## INVESTMENT OBJECTIVES

- > The PRS REIT aims to provide investors with an attractive level of income and the prospect of income and capital growth.
- > The Company targeted, and paid, total dividends amounting to 4.0p per share in the financial year ended 30 June 2024.

## ORDINARY DIVIDENDS PAID (Quarterly)

Per Share	Q1 FY ended 30 June 2025	1.0p
	FY ended 30 June 2024	4.0p
	FY ended 30 June 2023	4.0p
	FY ended 30 June 2022	4.0p
	Period from IPO to 30 June 2021	18.0p
<b>Total since IPO</b>		<b>31.0p</b>

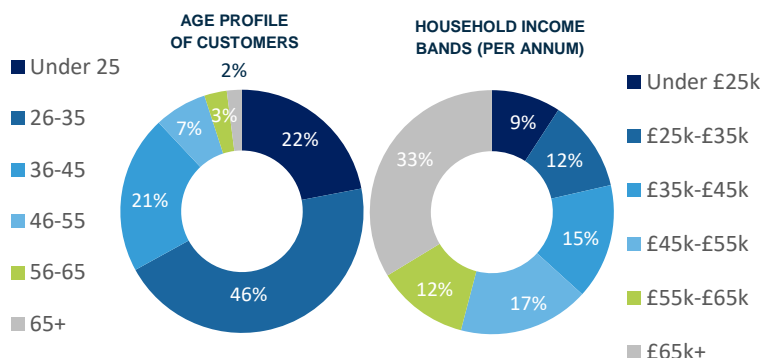
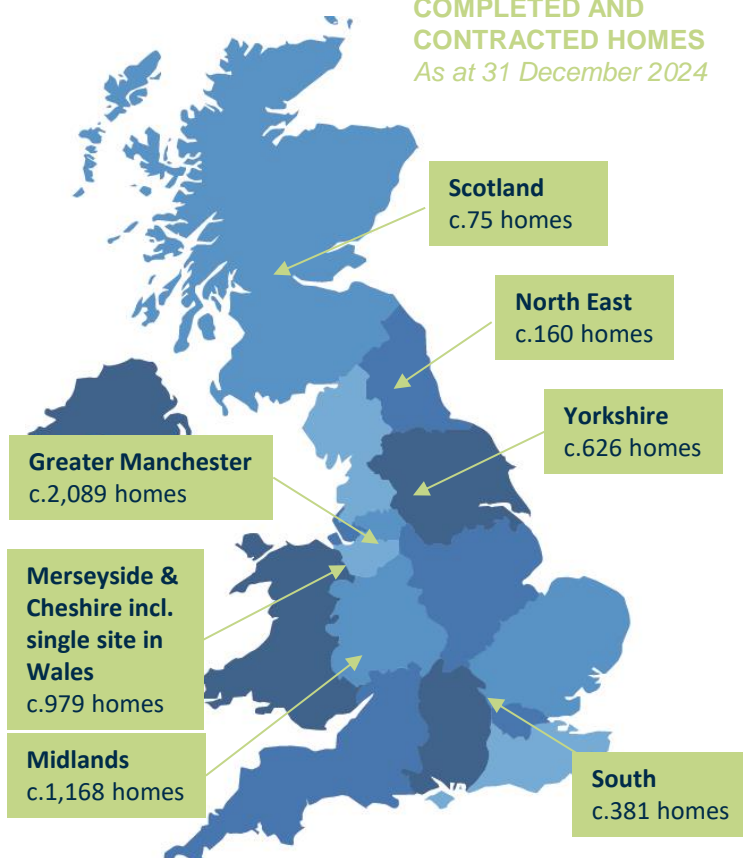
## MARKET OPPORTUNITY

The market opportunity in the UK remains significant, with continued strong rental growth in a market still characterised by a severe undersupply of high-quality rental homes. This was confirmed by Zoopla in its December market report.

The rental market in 2025 is expected to remain strong, with demand still outpacing supply. While a further improvement in the supply of rental homes is expected, supply is still below pre-pandemic levels. Rental growth is expected to be c.3% (Rightmove) to c.4% (Savills), with stronger growth in the North of England than in the South.

As in 2024, affordability will limit rental price growth. The government's Renters' Rights Bill, which is expected to become law in Spring 2025, will impact the rental market. This is both in terms of the Bill's potential to limit rental price increases and its potential to effect the supply of private rental homes. While the Bill aims to protect renters, the combination of increased costs for landlords (especially buy-to-let landlords), limitations on rent increases, and potential reduction in rental supply could lead to higher rental prices in 2025. However, the full impact will depend on how landlords, tenants, and the market as a whole adapt to these new regulations.

**COMPLETED AND CONTRACTED HOMES**  
As at 31 December 2024



## COMMUNITY ENGAGEMENT

- Families across all the Company's sites were thrilled by the arrival of Santa and his brass band of elves in the run up to Christmas.
- This year's '12 Days of Christmas' event, which is funded by the PRS REIT and Sigma, donated £1,000 to 12 charities nominated by residents.
- The Joshua Tree, a charity supporting children with cancer, held its carol concert at Chester Cathedral, which the Company and residents were delighted to support both financially and in other ways.
- Residents in the Midlands region enjoyed "Big Bakes", making their own gingerbread houses as part of The Big Birmingham Bake Event.
- The Company's partnership with the Speed of Sight charity enabled more people with visual impairments and disabilities to realise their dreams with life-changing driving experiences.



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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