

18 March 2023

Impact Healthcare REIT plc

(the "Company")

BOARD CHANGES

Impact Healthcare REIT plc (ticker: IHR), the real estate investment trust which gives investors exposure to a diversified portfolio of UK healthcare real estate assets, in particular care homes, is pleased to announce that Cedi Frederick will join the Board as an independent Non-Executive Director on 1 April 2024.

Over his 40-year career, Cedi has held a number of senior management, chief executive and board member positions in the healthcare and housing sectors across the public, private and not-for-profit arenas. He is currently Chair of NHS Kent and Medway, Chair of the Health and Europe Centre, Co-Chair of Inspire for Black Londoners, and Non-Executive Director of Sage Homes. Cedi is also owner and Managing Director of Article Consulting Ltd, which works with and supports the 'Leaders of Today and Tomorrow', and the CEO of a health tech start-up. Previously, Cedi was a Non-Executive Director of two specialist NHS Mental Health Trusts, Chair of an NHS Hospital Trust and Governor of Canterbury Christ Church University.

Cedi will also become a member of the Audit, Nomination, Remuneration and Management Engagement Committees on appointment.

Philip Hall has announced his intention to retire as a Non-Executive Director at the Company's AGM on 21 May 2024. Phil has been an invaluable colleague and Director since our IPO in 2017. The Board and Investment Manager would like to thank Philip for his great support and contribution to the Company over the last seven years.

Simon Laffin, Chair, commented:

"I am delighted to welcome Cedi Frederick to the Board. We have been looking to strengthen further the Board's experience in the broader healthcare arena, and Cedi's extensive career in this sector and his wider expertise equip him well to make a strong contribution to the Board. We very much look forward to working with him. I would like to add my personal thanks to Phil Hall, who has made a major contribution to the success of the Company over the last seven years."

In accordance with the Listing Rules, there are no further matters required to be disclosed pursuant to LR9.6.13R in respect of Cedi Frederick's appointment.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Impact Health Partners LLP		Via H/Advisors Maitland
Andrew Cowley		
David Yaldron		
Jefferies International Limited		020 7029 8000
Tom Yeadon	tyeadon@jefferies.com	
Neil Winward	nwinward@jefferies.com	
Ollie Nott	onott@jefferies.com	
Winterflood Securities Limited		020 3100 0000
Neil Langford	neil.langford@winterflood.com	
Joe Winkley	joe.winkley@winterflood.com	
H/Advisors Maitland (Communications advisor)	impacthealth-maitland@h-advisors.global	
James Benjamin		07747 113 930

Rachel Cohen	020 7379 5151
Billy Moran	020 7379 5151

The Company's LEI is 213800AX3FHPMJL4IJ53.

Further information on Impact Healthcare REIT plc is available at www.impactreit.uk.

NOTES:

Impact Healthcare REIT plc acquires, renovates, extends and redevelops high quality healthcare real estate assets in the UK and lets these assets on long-term full repairing and insuring leases to high-quality established healthcare operators which offer good quality care, under leases which provide the Company with attractive levels of rent cover.

The Company aims to provide shareholders with an attractive sustainable return, principally in the form of quarterly income distributions and with the potential for capital and income growth, through exposure to a diversified and resilient portfolio of UK healthcare real estate assets, in particular care homes for the elderly.

The Company's dividend policy is to maintain a progressive dividend that is covered by adjusted earnings.

On this basis, the target total dividend for the year ending 31 December 2024 is 6.95 pence per share^{*}, a 0.18 pence increase over the 6.77 pence in dividends paid or declared per ordinary share for the year ended 31 December 2023.

The Group's Ordinary Shares trade on the main market of the London Stock Exchange, premium segment. The Company is a constituent of the FTSE EPRA/NAREIT index.

^{*} This is a target only and not a profit forecast. There can be no assurance that the target will be met and it should not be taken as an indicator of the Company's expected or actual results.

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