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25 April 2024

Impact Healthcare REIT plc

("Impact" or the "Company" or, together with its subsidiaries, the "Group")

DIVIDEND DECLARATION

The Board has today declared the Company's first interim dividend for the year ending 31 December 2024 of 1.7375 pence per ordinary share, payable on 17th May 2024 to shareholders on the register on 3rd May 2024. The ex-dividend date will be 2nd May 2024. This dividend will be paid as a Property Income Distribution ("PID").

This is in line with the Company's target annual dividend for the year to 31 December 2024 of 6.95 pence per share⁽¹⁾, a 0.18 pence increase from the prior year, and the Company's dividend policy, which seeks to maintain a progressive dividend that is covered by its adjusted earnings.

The Company expects to report the Group's NAV for the quarter to 31 March 2024 in May 2024 following the Group's Board meeting for the quarter.

Notes:

- (1) 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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The Company's LEI is 213800AX3FHPMJL4IJ53.

Further information on Impact Healthcare REIT 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

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⁽¹⁾, 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 were admitted to trading on the main market of the London Stock Exchange, premium segment, on 8 February 2019. The Company is a constituent of the FTSE EPRA/NAREIT index.

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