



**Civitas Social Housing PLC** ("CSH" or the "Company") is a market leading REIT investing in social housing and healthcare related sectors across the UK with the dual objective of achieving positive financial returns and large scale measurable social impact.

#### ORDINARY SHARE INFORMATION

IPO	18 November 2016
Listing	LSE Main Market Premium Listing
Index Inclusion	FTSE All Share
Ticker	CSH
ISIN	GB00BD8HBD32
SEDOL	BD8HBD3

#### ORDINARY SHARE CLASS

Shares in Issue (excluding Treasury)	621,646,380
Share Price (31/12/2020)	104.8
Market Cap (31/12/2020)	£651.5m
IFRS NAV/Share (pence)	108.17
Portfolio NAV/Share (pence)	118.45

#### DIVIDENDS

1 <sup>st</sup> Dividend (30 June 2020)	1.35p
2 <sup>nd</sup> Dividend (30 Sept 2020)	1.35p
3 <sup>rd</sup> Dividend (31 Dec 2020)	1.35p

#### BOARD OF DIRECTORS

Michael Wrobel (Chairman)  
Peter Baxter  
Caroline Gulliver  
Alastair Moss  
Alison Hadden

#### KEY DATES

Interim	30 September
Full year	31 March

Civitas Social Housing PLC  
Beaufort House, 51 new North Road, Exeter,  
EX4 4EP



## Civitas Social Housing PLC

Q3 FACTSHEET 31 DECEMBER 2020

### INVESTMENT OBJECTIVES AND STRATEGY

- A large diversified portfolio of built, principally freehold care-based social properties across the UK
- Acquiring new build properties at completion without forward finance or development risk
- Progressive, stable income from the receipt of rents with the potential for capital uplift
- Distribute more than 90% of property rental profits in the form of a quarterly dividend paid from lease income
- Long-term lease agreements signed with housing associations, local authorities and in due course, the NHS and charities
- CSH leases supported by long-term care provider agreements
- Low correlation against residential real estate, commercial real estate and the general economy
- Promoting tenant's wellbeing, enhancing housing quality and delivering an increase in the stock of high-quality housing and healthcare facilities

### KEY STATISTICS AS AT 31 DECEMBER 2020<sup>1</sup>



**619**  
Properties



**£803**  
Invested



**4,295**  
Tenancies



**16**  
Approved  
Providers



**118**  
Care  
Providers



**164**  
Local  
Authorities

### DIVIDEND DECLARATION

The Board has declared a third quarterly dividend for the period from 1 October 2020 to 31 December 2020 of 1.35p per Ordinary Share as part of the target of 5.4p per Ordinary Share for the year to 31 March 2021.

The dividend will be paid on or around 1 March 2021 to holders on the register as at 12 February 2021 (the record date) with the corresponding ex-dividend date being 11 February 2021. The

dividend will be paid as a REIT property income distribution ("PID").

The target dividend of 5.4p per Ordinary Share for the year to 31 March 2021 reflects both the strong underlying cash generation that the Company continues to achieve and the Board's view, at the present time, of the Company's prospects in the current financial year<sup>2</sup>.

<sup>1</sup> Including completed properties only, excluding purchase costs

<sup>2</sup> This is a target and not a formal dividend forecast or a profit forecast



**INVESTMENT ADVISOR**

Civitas Investment Management Limited  
13 Berkeley Street, London W1J 8DU  
Telephone: 0203 058 4840

**Contacts**

**Paul Bridge**  
paul.bridge@civitasim.com

**Andrew Dawber**  
andrew.dawber@civitasim.com

**ADMINISTRATOR & COMPANY SECRETARY**

Link Company Matters Limited

**DEPOSITARY**

INDOS Financial Limited

**LEGAL ADVISORS**

Cadwalader, Wickersham & Taft LLP

**AUDITOR**

PricewaterhouseCoopers LLP

**PROPERTY VALUATION AGENT**

Jones Lang LaSalle LLP

**AIFM**

G10 Capital Limited

**PUBLIC RELATIONS**

Buchanan

**REGISTRAR**

Link Market Services

**DISCLAIMER** Approved for issue in accordance with section 21 of the Financial Services and Markets Act 2000 by Civitas Investment Management Limited.. This document is not and should not be construed as an offer to sell or the solicitation of an offer to purchase or subscribe for any investment. The document is intended for information purposes only and does not constitute investment advice. It is important to remember that past performance is not a guide to future performance. Furthermore, the value of any investment or the income deriving from them may go down as well as up and you may not get back the full amount invested. If you are in any doubt about the contents of this document or the investment to which it relates you should consult a person that specialises and is authorised by the FCA to advise on this type

# Civitas Social Housing PLC

Q3 FACTSHEET 31 DECEMBER 2020

## ESG – AUTHENTIC IMPACT INVESTOR

CSH continues to focus on the incorporation of ESG principles within its investment strategy with a particular attention to expanding and developing its action plan to enhance the environmental footprint of the portfolio.

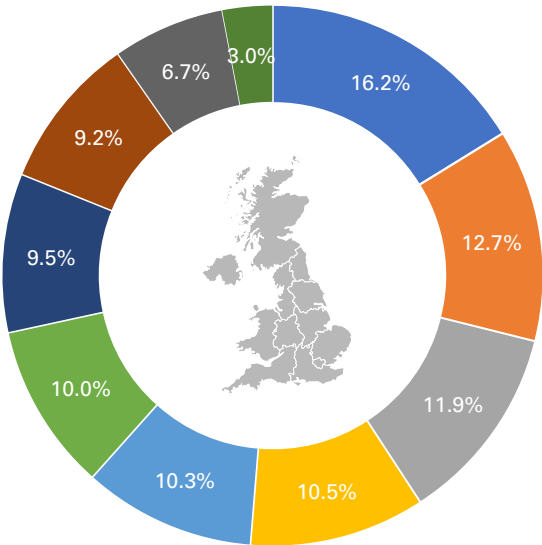
In this regard the Company is pleased to note that it has now instigated several pilot projects to achieve significant energy efficiency improvements within its buildings, including installing solar photovoltaics and air source heat pumps to reduce carbon emissions. This is part of a broader engagement with potential ‘turnkey’ partners to deliver portfolio wide energy

improvement solutions including retrofit, energy use reductions and enabling technology.

These initiatives are by nature long-term and will depend to a degree upon Government support as part of the broader ambition for the sector to decarbonise. That should not however restrict the Company’s ambition to play a leading role and to develop positive environmental initiatives. In this regard the Company is pleased to have achieved an above average ESG rating as measured by theGRESB Public Disclosure Assessment 2020 that evaluates the level of ESG disclosure for property companies and REITs.

## GEOGRAPHIC DIVERSITY<sup>1</sup>

- South West
- London
- West Midlands
- South East
- Yorkshire
- North West
- Wales
- East Midlands
- North East
- East of England



Region	Properties	Tenancies	% of Investment Value
South West	120	759	16.2%
London	26	338	12.7%
West Midlands	101	502	11.9%
South East	64	415	10.5%
Yorkshire	49	422	10.3%
North West	100	594	10.0%
Wales	17	307	9.5%
East Midlands	58	374	9.2%
North East	64	462	6.7%
East of England	20	122	3.0%
Total	619	4,295	100%

<sup>1</sup>Completed properties only, as at 31 December 2020

