

Impact Healthcare REIT plc

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

UPDATE ON PIPELINE ACQUISITIONS AND FUNDRAISING

On 24 October 2018, the Board of Impact Healthcare REIT plc (ticker: IHR) announced that it was in advanced negotiations to acquire an identified pipeline of attractive investment opportunities including a portfolio of UK care homes with over 2,500 beds (the "**Target Portfolio**").

Further to this announcement, the Company has decided not to exchange contracts on the acquisition of the Target Portfolio during 2018 and, therefore, will not proceed with an equity fundraising prior to the year-end.

The Company remains in discussions with the vendors of the Target Portfolio and of other attractive investment opportunities and expects to raise equity capital in 2019. These potential investments are in line with the Company's investment criteria and return profile and are expected to deliver further value for its shareholders. The Company and its Investment Adviser will continue to exercise robust capital discipline to deliver value at the point of acquisition or investment.

The Company will make further announcements in due course.

FOR FURTHER INFORMATION PLEASE CONTACT:

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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 is a real estate investment trust ("**REIT**") which aims to provide shareholders with an attractive return, principally in the form of quarterly income distributions and with the potential for capital and income growth, through exposure to a diversified portfolio of healthcare real estate opportunities, in particular residential care homes. The Group's investment policy is to acquire, renovate, extend and redevelop high quality healthcare real estate assets in the UK and lease those assets primarily to healthcare operators providing residential healthcare services under full repairing and insuring leases.

The Group has declared or paid six quarterly dividends of 6.0 pence per share since IPO on 7 March 2017, which equates to a yield of 6 per cent. per annum on the IPO Issue Price.

The Group's ordinary shares were admitted to trading on the main market of the London Stock Exchange, Specialist Fund Segment, on 7 March 2017.