

Quarterly Investor Report:

May 2026

Quarter ended 31 March 2026

Target Healthcare REIT plc and its subsidiaries ('the Group') is a leading investor in modern purpose-built UK care homes with en suite wet-rooms. The Group's purpose is to provide investors with an attractive quarterly dividend, generated from a portfolio diversified by tenant, geography and end-user payment profile, through responsible investment.

Group at a glance



Properties
86



Beds
5,885



Tenants
31



Contracted rent
£60.1m



Property Value
£903.2m



Overview

Launch date	March 2013*
ISIN	GB00BJGTLF51
SEDOL	BJGTLF5
Company name	Target Healthcare REIT plc
Registered number	11990238
Expected quarterly dividend	Feb/May/Aug/Nov
Financial year end	30 June
Currency	Sterling
Website	www.targethealthcarereit.co.uk
Ordinary share class as at	05/05/2026
Shares in issue	620,237,346
Share price	104.6 pence
Market capitalisation	£648.8 million
Share price discount to EPRA NTA	13.3%

Key ratios & financials

Investment properties	£903.2 million
Drawn debt	£203.5 million
EPRA NTA	£748.1 million
EPRA NTA per share	120.6 pence
Quarterly NAV total return (including dividend)	2.3%
Quarterly Group specific adjusted EPRA earnings per share	1.60 pence
Quarterly dividend per share	1.508 pence
Dividend yield (05/05/2026)	5.8%
Loan-to-Value ('LTV')**	22.5% (gross); 15.2% (net)
Management fee rate	1.05% up to £500m NAV 0.95% of £500m - £750m NAV 0.85% of £750m - £1,000m NAV 0.75% of £1,000m - £1,500m NAV 0.65% of £1,500m + NAV
WAULT	26.1 years

* Originally launched as Target Healthcare REIT Limited (Jersey registered: 112287)

** Gross LTV calculated as total gross debt as a proportion of gross property value. Net LTV calculated as total gross debt less cash, as a proportion of gross property value

Recent news

The Group continued to deliver EPRA NTA and earnings growth driven by contractual, inflation-linked, annual rent increases and value enhancing asset management activity. The Group has built an attractive pipeline, in excess of the capital available, of high-quality investment opportunities, with further acquisitions expected to be committed prior to the June 2026 year end.

Performance

The portfolio value increased by 0.8% on a like-for-like basis, with an additional 0.2% from rentalisation of capital expenditure. The like-for-like increase was comprised of inflation-linked rent reviews (+0.8%), the re-tenanting of a property (+0.1%) and a marginal softening in the portfolio's net initial yield (-0.1%).

Contracted rent increased by 0.9% over the quarter on a like-for-like basis, with increases from inflation-linked upwards-only rent reviews (+0.8%) and from re-tenanting activities (+0.1%). The rentalisation of capital expenditure added another 0.1% to contracted rent.

Asset Management and Investment Activity

During the quarter, the Group successfully re-tenanted one asset, representing 0.9% of the total rent roll, to an existing tenant of the Group. This delivered a valuation uplift, from a combination of increased rent and yield shift, which more than offset the rental incentive provided. A capital expenditure facility of £1.6 million was granted to the tenant to fund further improvements to the real estate which, if utilised, will be rentalised at a similar investment yield.

The Group's continued investment in PV panels, with the corresponding increase in rents that this generates, is now supported by a full year of energy usage data demonstrating it to be an attractive investment. This quarter, the Group's total capital expenditure was c.£1.2 million, across seven properties, in relation to recent real estate improvements, with a resulting blended investment yield in excess of the portfolio net initial yield of 6.2%.

Following the quarter end, the Group disposed of one home which was responsible for c.1% of uncollected rent in the quarter and it is expected the portfolio will return to full rent collection in the quarter to 30 June 2026.

Outlook

The Group remains focused on executing on its pipeline of opportunities to re-deploy the remaining c.£40m of disposal proceeds from the sub portfolio sale late last October. The Group has agreed terms and is in legal for purchases at a value in excess of those disposal proceeds and expect these proceeds to have been materially committed by the end of the Group's financial year with an indicative blended net initial yield in excess of 6%.

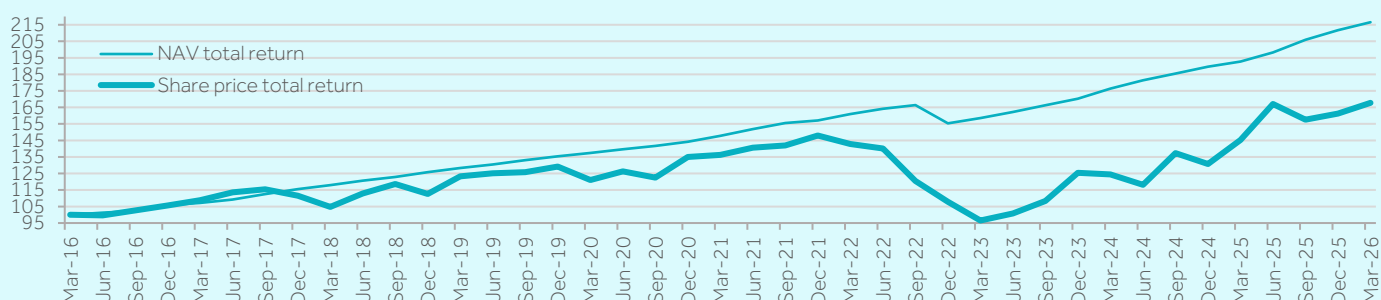


Summary balance sheet

£m	Mar-26	Dec-25
Property portfolio*	903.2	894.6
Cash	66.1	67.2
Net current assets/(liabilities)	(17.7)	(17.6)
Loans	(203.5)	(203.5)
Net assets	748.1	740.7
EPRA NTA per share (pence)	120.6	119.4

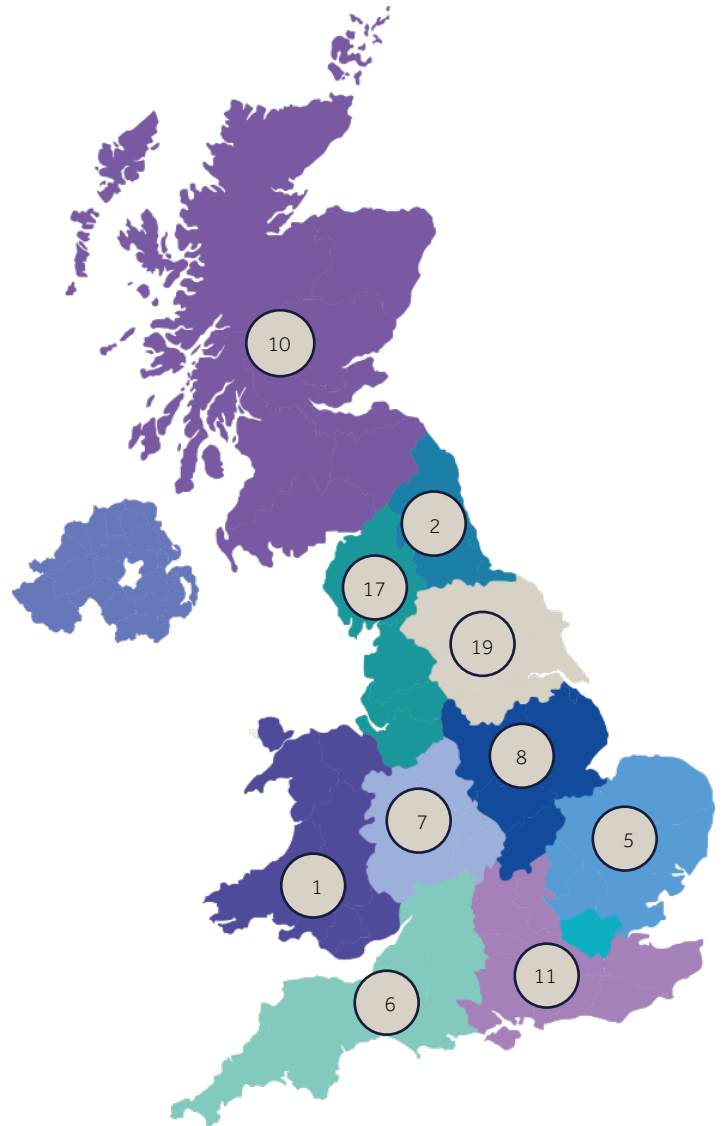
* Ignores the effect of fixed/guaranteed rent reviews. See note 9 to the Annual Report 2025 for full details.

Ten Year Performance – NAV and share price total return (rebased to 100 at March-2016)

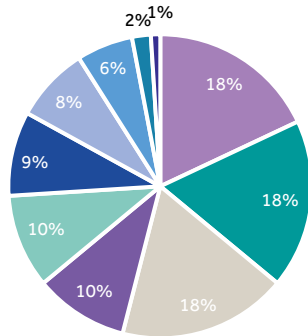




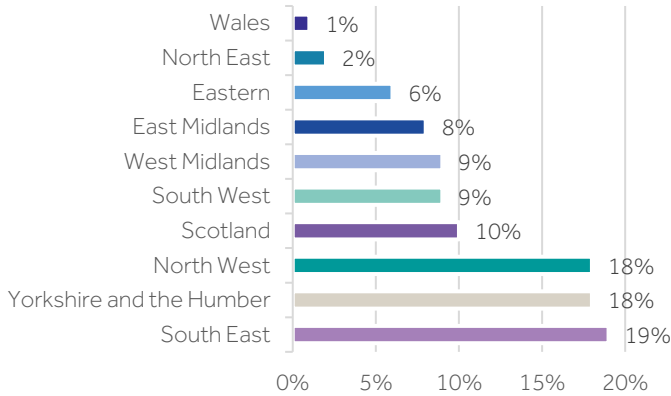
Number of properties by geographic region



Contracted rent by geographic region



Valuation by geographic region (including developments)



Directors

Alison Fyfe (Chair)
 Michael Brodtman
 Richard Cotton
 Vince Niblett
 Dr Amanda Thompsell

Investment Manager

Target Fund Managers Ltd.
 Kenneth MacKenzie MBE,
 James MacKenzie,
 Alastair Murray
 +44 (0) 1786 845 912
 targetfundmanagers.com

Advisers

Administrator
 Depository
 Brokers
 Legal
 Auditors

Target Fund Managers Ltd.
 IQ EQ Depository Company (UK) Ltd.
 Stifel Nicolaus Europe Ltd.
 Panmure Liberum Ltd.
 Dickson Minto LLP
 Ernst & Young LLP

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