Quarterly Investor Report: November 2025

Quarter ended 30 September 2025

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	Beds	Tenants	Contracted rent	Property Value
93	6,369	32	£62.3m	£948.3m



Overview		Key ratios & financials	
Launch date	March 2013*	Investment properties	£948.3 million
ISIN	GB00BJGTLF51	Drawn debt	£247.6 million
SEDOL	BJGTLF5	EPRA NTA	£729.9 million
Company name	Target Healthcare REIT plc	EPRA NTA per share	117.7 pence
Registered number	11990238	Quarterly total accounting return (including dividend)	3.9%
Expected quarterly dividend	Feb/May/Aug/Nov	Quarterly Group specific adjusted EPRA earnings per share	1.71 pence
Financial year end	30 June		
Currency	Sterling	Quarterly dividend per share	1.508 pence
Website	www.targethealthcarereit.co.uk	Dividend yield (03/11/2025)	6.4%
Ordinary share class as at	03/11/2025	Loan-to-Value ('LTV') **	26.1% (gross); 21.4% (net)
Shares in issue	620,237,346	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
Share price	93.9 pence		
Market capitalisation	£582.4 million		
Share price discount to EPRA NTA	20.2%	WAULT	25.7 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's strong results in the quarter demonstrate the attractiveness of our modern, purpose-built care home portfolio and the value delivered through the active management model. Contracts to sell nine care homes were exchanged in the quarter, a decision primarily driven by the desire to reduce our exposure to our largest tenant, whilst the value crystallised delivers an attractive return and a strong validation of our portfolio value.

Performance

The portfolio of 93 operational care homes let to 32 tenants was valued at £948.3 million at 30 September 2025, reflecting a like-for-like valuation increase of 1.9% for the quarter, primarily due to uplifts from continued rental growth and an increase in the value of the nine properties subject to the disposal, which completed subsequent to the quarter end.

Contracted rent increased by 1.8%, driven by a 0.8% like-for-like increase from inflation-linked, upwards-only annual rent reviews and asset management initiatives and a further 1.0% from the completion and leasing of the Group's remaining development site.

Asset Management and Investment Activity

Contracts exchanged for the disposal of nine properties for £85.9 million, representing a premium of 11.6% to their carrying value at the end of the previous quarter. At 30 September 2025, these properties have been recognised at the contracted sale price, net of disposal costs, resulting in an increase of 1.4 pence per share in the EPRA NTA. The transaction subsequently completed on 22 October 2025.

Further to this, the Group's remaining development asset reached practical completion and was leased on pre-agreed terms to an existing tenant adding £0.6 million of contractual rent. The Group successfully re-tenanted four assets from two tenants with no tenant incentives granted. These assets represented 4.6% of the total rent roll, which neither tenant had been paying in full. The re-tenanting of one asset, at an improved rental level, resulted in a valuation uplift of c.£0.3 million at 30 September 2025. As part of the re-tenanting of the other three homes, the Group secured a parent company guarantee from the previous tenant to support the collection of the outstanding rent arrears.

The Group also refinanced £130 million of bank loan facilities during the quarter. Interest costs are fixed on £200 million of debt until at least September 2030, at a weighted average cost of 3.89%.

Outlook

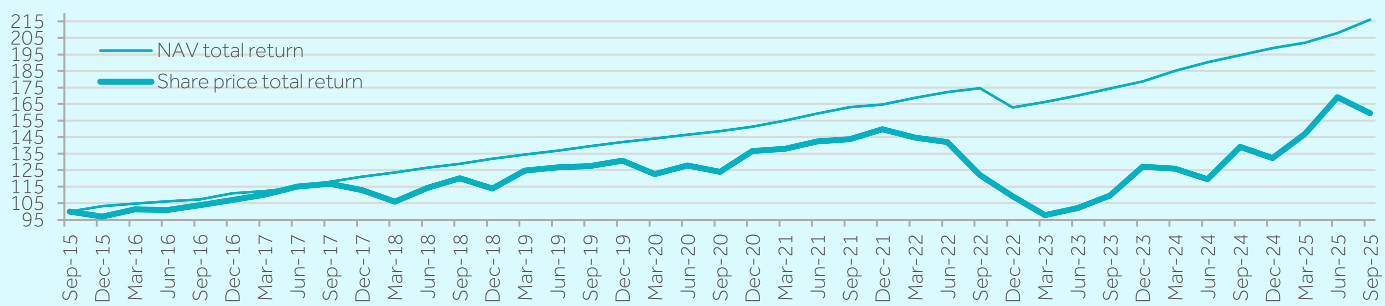
The Group has an attractive and growing pipeline, with a blended yield of c.6%, of modern, purpose-built assets across diverse geographies, with both existing and new operators, and remains confident in our ability to deploy the disposal proceeds in an accretive and efficient manner, further enhancing our best-in-class portfolio, with both standing and development assets.

Summary balance sheet

£m	Sep-25	Jun-25
Property portfolio*	948.3	929.9
Cash	44.4	39.7
Net current assets/(liabilities)	(15.2)	(15.7)
Loans	(247.6)	(242.0)
Net assets	**729.9**	**711.9**
EPRA NTA per share (pence)	117.7	114.8

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

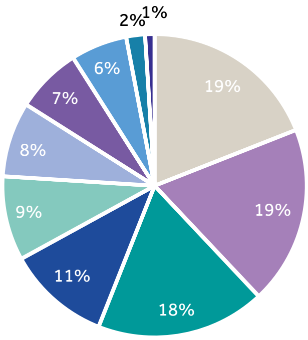
Ten Year Performance – NAV and share price total return (rebased to 100 at September 2015)



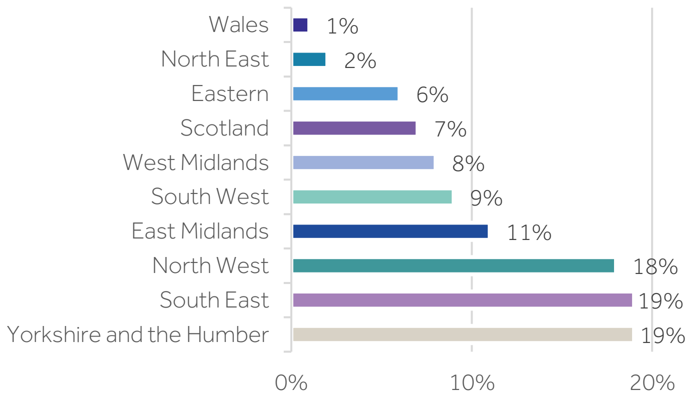
Portfolio summary at 30 September 2025

Scotland
North West
Wales
West Midlands
South West
North East
Yorkshire & The Humber
East Midlands
East of England
South East

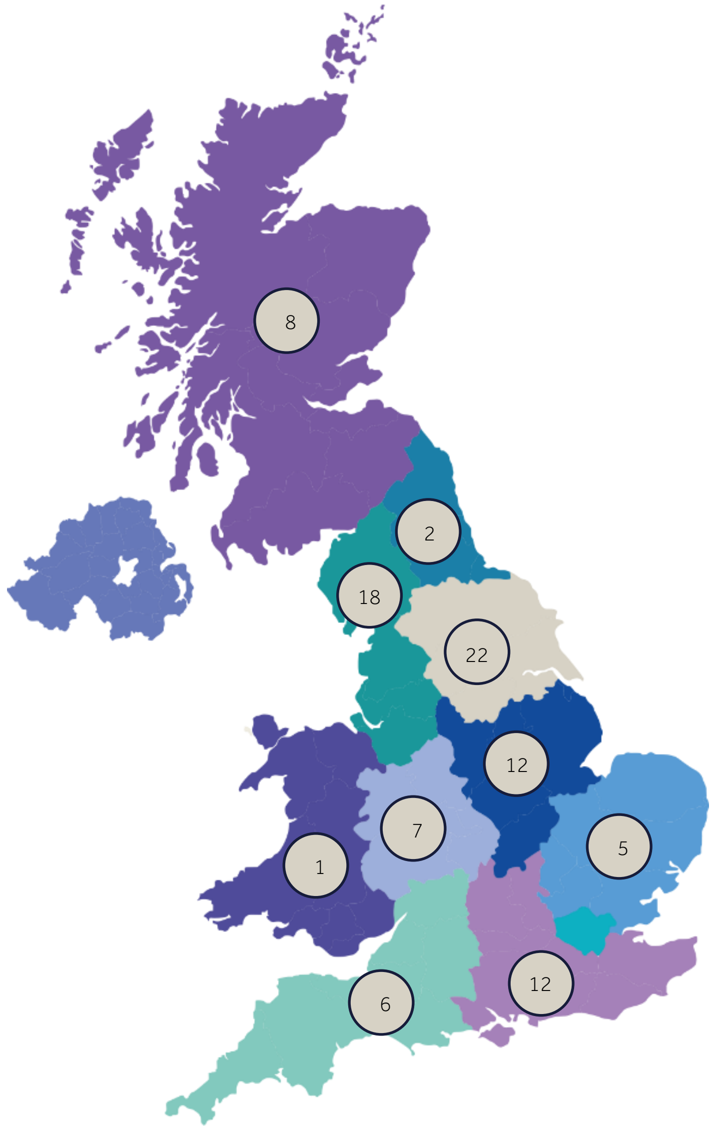
Contracted rent by geographic region



Valuation by geographic region (including developments)



Number of properties by geographic region



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