

Investor fact sheet as at 31 March 2024



assura

We develop, invest in and manage a portfolio of health care centres across the UK.

Investment case

Assura is the UK's leading specialist healthcare property investor and developer. Our scalable platform and robust balance sheet enable us to deliver sustainable returns.

We're delivering our purpose to build better futures for people and places by deploying capital into schemes which deliver financially and make a difference to the environment and society.

We use our **extensive sector experience and creative skills** to meet the unrelenting, critical need for investment in fit-for-purpose, community health buildings.

We use the **power of design and innovation** to create outstanding buildings, ensuring we play our part in a sustainable future and supporting the NHS to meet its goal to be the first net zero carbon health service by 2045.

We have a **low risk, growing portfolio and scalable platform** that provides a recurring and predictable revenue stream.

We have a **strong balance sheet** that enables us to invest in our portfolio and provide a **sustainable, covered and progressive dividend policy**.

614
properties

£2.7bn
portfolio value

Quarterly dividend
0.84p
per share

8.1%
Dividend yield
(based on share price of 41p at 30 April 2024)

£92m
Developments on site

Healthcare sector

The sector faces growing demand for services (both population trends and moving health services out of hospitals into a community setting) and investment is needed to improve healthcare buildings.

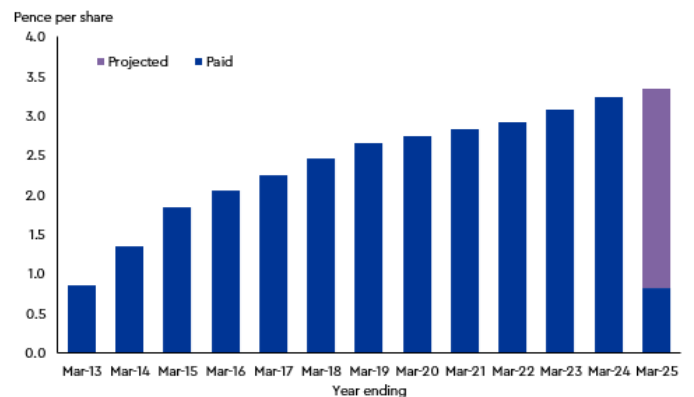
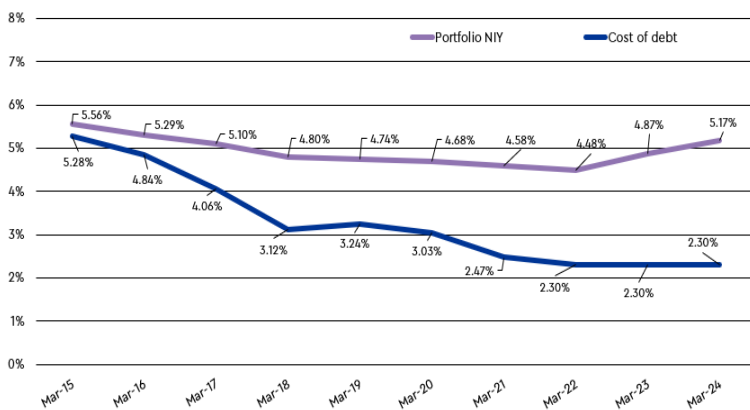
- c.9,000 medical centres in the UK, of which 30% considered not fit for purpose
- No. of people in the UK aged 85+ predicted to more than double by 2040
- £45 average cost to NHS of visit to GP, compared with up to £400 for visit to A&E

Current on-site developments



- Stable valuation – modest movement reflect security of underlying cash flow
- Benefit of growing scale seen in low cost of debt
- Debt fixed at average rate of 2.3% and 6 years maturity

- Income growth and scale benefits reflected in dividend payout
- Growing dividend for each of the last 10 years



Portfolio statistics

Portfolio analysis by region

	Number of properties	Total value £m	Total value %
South	249	1,000.8	38
North	187	882.7	33
Midlands	107	495.2	19
Scotland, Ireland & NI	27	144.7	5
Wales	44	128.7	5
	614	2,652.1	

Portfolio analysis by capital value

	Number of properties	Total value £m	Total value %
>£10m	51	831.9	32
£5-10m	106	719.5	27
£1-5m	415	1,069.0	40
<£1m	42	31.7	1
	614	2,652.1	

Rent roll by tenant type

	Rent roll £m	Value %
GPs	86.8	58
NHS Body	32.2	21
Pharmacy	11.7	8
Private providers	14.6	9
Other	5.3	4
	150.6	

Remaining lease term

	Value £m	Value %
Up to 5 years	617.0	23
5-10 years	716.1	27
10-15 years	480.0	18
15+ years	837.4	32
	2,650.5	

The Bigger Picture

Healthy Environment

We have a vision for sustainable healthcare spaces, reducing energy usage on our new build schemes and in our existing estate to benefit our customers.

TARGETS

55 kWh/m² portfolio EUI

100% net zero carbon developments

100% EPC B or better

Healthy Communities

We are committed to maximising our social impact in the communities surrounding our buildings.

TARGETS

£3.50 social value generated per £1 invested

>750 hours team volunteering hours per year

75% spend with suppliers signed up to our charter

Healthy Business

We engage and operate in a sound, ethical manner for the benefit of all our stakeholders.

TARGETS

>70% customer satisfaction survey

>75% employee engagement survey

>15% ethnically diverse workforce by 2030

Ticker	AGR.LN	Market Capitalisation	£1,263.2m (31-Mar-24)
Year end	March	LEI	21380026T19N2Y52XF72
Divident payment dates	Jan, Apr, Jul, Oct	ISIN	GB00BVGBWW93
Number of shares	2,984,790,496 (31-Mar-24)	SEDOL	BVGBWW9

Board of Directors

Ed Smith – Non-Executive Chair
Jonathan Murphy – CEO
Jayne Cottam – CFO
Sam Barrell – Non-Executive Director
Emma Cariaga – Non-Executive Director
Jonathan Davies – Non-Executive Director
Noel Gordon – Non-Executive Director
Louise Fowler – Non-Executive Director

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Stockbrokers

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HSBC Bank plc
Stifel Nicolaus Europe Ltd

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Orla Ball

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