

## Why HOME REIT plc?

### Strategy

- Home REIT plc is dedicated to **fighting homelessness** through funding the acquisition and creation of new accommodation for the homeless
- Defensive and robust real estate strategy focussed on generating a secure, **inflation protected income** for investors, backed by government funding, whilst making a positive social impact

### Return Profile\*

- Targeting minimum **5.5%+ pa dividend (paid quarterly)** and **7.5%+ pa total net return**
- Dividend is expected to grow in line with inflation and will not be exposed to open market rent reviews
- Income will be funded through the provision of housing benefit paid directly to the housing association/registered charity tenants from central government via the relevant local authority
- Assets will be let on long-term, **index-linked**, fully repairing and insuring leases (typically 20 to 30 years in duration) – to break the cycle of homelessness seen in short term accommodation
- Targeting assets that are well located in town/cities with **multiple alternative uses**

*\*The return profile is a target only and is not a profit forecast. The target returns are based on various assumptions that may not materialise. There can be no assurance that the strategy will succeed and that the target returns will be achieved*

320,000+ people sleeping rough, in homeless shelters or other temporary housing in Great Britain

In England, a household became homeless every **4 minutes** between 2018-2019

**£1bn** annual local authority expenditure housing homeless people in temporary accommodation in England

**111%** increase in local authority expenditure on housing people in B&Bs over last 5 years

Facts and figures	
Initial Fundraising target	£250 million
Issue price	100p per share
Initial NAV	98p per share
Gearing	Maximum of 35% at drawdown
Exchange	Premium Segment, Main Market, London Stock Exchange
Indicative timetable	
Prospectus published	22 <sup>nd</sup> September 2020
Intermediaries offer opens	22 <sup>nd</sup> September 2020
Intermediaries offer closes	6 <sup>th</sup> October 2020
Publication of results	8 <sup>th</sup> October 2020
Admission and commencement of dealing	12 <sup>th</sup> October 2020

### Important information

This is a financial promotion and is not intended to be investment advice. This factsheet has been approved by Alvarium Fund Managers (UK) Limited, which is authorised and regulated by the Financial Conduct Authority (FCA) (FCA number 751355), solely for the purposes of section 21(2)(b) of the Financial Services and Markets Act 2000 (as amended). Home REIT plc operates under the Companies Act 2006 and is not regulated as a collective investment scheme by the FCA. Your capital is at risk with this investment. The value of shares and the income from them is not guaranteed and the share price can fall as well as rise due to stock market movements. When you sell your investment you may get back less than you originally invested. The price of shares in Home REIT plc is determined by market supply and demand and may be different to the net asset value of Home REIT plc. Past performance is not a reliable indicator of future results. Forecasts are not a reliable indicator of future performance. Investments in Home REIT plc are subject to risks associated with investments in the UK property market. The purpose of this document is to provide summary information regarding Home REIT plc. You should read the prospectus before investing, especially the risk factors set out therein. For more information, go to [www.homereituk.com](http://www.homereituk.com). Issued by Alvarium Home REIT Advisors Limited (registered office: 10 Old Burlington Street, London, W1S 3AG, UK; FCA number 934528. We do not give investment advice so you need to decide if an investment is suitable for you. If you are unsure whether to invest, you should consult a financial adviser. The information in this document is valid as at 22 September 2020.

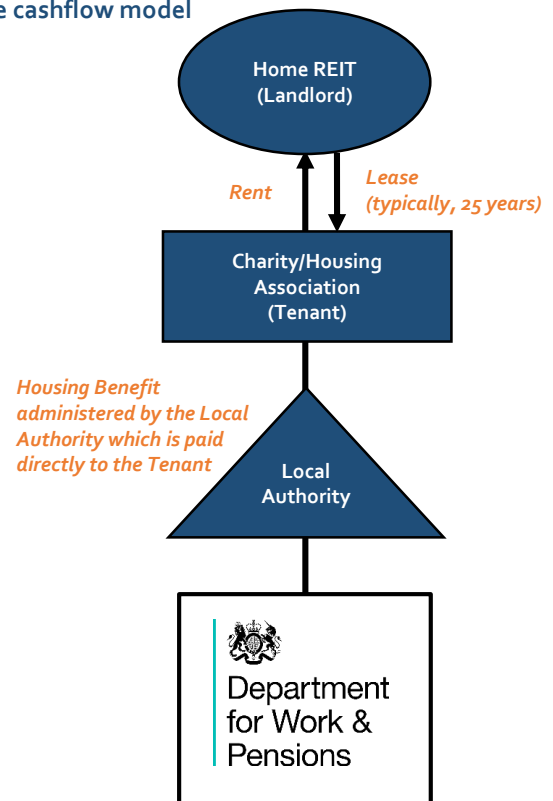
### Overview

- Home REIT plc is a closed-ended listed UK REIT targeting inflation-protected income and capital returns underpinned by secure, UK real estate assets let or pre-let to housing associations and registered charities
- Home REIT plc draws on the extensive expertise of the Investment Adviser's personnel, who have successfully managed a £430 million social impact fund specialising in this strategy over the last two years

### Investment Adviser

- Alvarium Home REIT Advisors Limited has been appointed as the Investment Adviser
- The Investment Adviser is a wholly-owned subsidiary of Alvarium Investments Limited (formerly LJ Partnership)
- Alvarium Investments was established in 2009 and has grown to become a substantial, international multi-family office and asset manager, managing US\$15 billion of assets, including US\$10 billion of real estate assets, for families, private individuals and institutions

### Simple cashflow model



Fees	
	0.85% of NAV up to and including £500 million
	0.75% pa of NAV above £500 million up to and including £750 million
	0.65% pa of NAV above £750 million
	No performance fee