

21st December 2017

CIVITAS SOCIAL HOUSING PLC
("Civitas" or the "Company")

£3.9 million Acquisition of a Specialist Supported Living Portfolio

The Board of Civitas Social Housing PLC is pleased to announce the Company has completed the purchase of a specialist supported living portfolio for a total consideration of £3.9 million, comprising the freehold interest in 7 properties, with 21 tenancies. The properties are immediately income generating with an initial net yield in line with the Company's expectations and both were sourced off-market by Civitas Housing Advisors Limited, the Company's Investment Manager.

The properties are all situated within the East Midlands. The properties are suitable for use as a specialist supported living home for tenants with mental health issues and/or learning disabilities, and there is a care provider in place for the properties.

The properties are subject to 25-year leases with a specialist Housing Association – Trinity Housing Association ("Trinity") – focused around specialist supported living, with rents established by the relevant local authority and adjusted annually in line with CPI over the full period. Trinity is a Registered Provider, regulated by the Homes and Communities Agency and a counterparty to leases within the Company's previous portfolios.

The investments were funded from the Company's cash resources through the recently issued C-Share. In due course, it is intended that leverage will be applied in accordance with the Company's stated policy and it is expected that this will further enhance the yield achieved from this investment.

Civitas targets the objective of delivering sustainable returns to its shareholders by making socially relevant investments within the regulated social housing sector in England and Wales.

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Notes:

Civitas Social Housing PLC is the first Real Estate Investment Trust offering pure play exposure to social housing in England and Wales. The Company is managed by Civitas Housing Advisors Limited. The Company is listed on the premium listing segment of the Official List of the Financial Conduct Authority and was admitted to trading on the main market for listed securities of the London Stock Exchange in November 2016.