

1st May 2018

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

£4.3 million acquisition of two specialist supported living properties

The Board of Civitas Social Housing PLC is pleased to announce that the Company has completed the purchase of two specialist supported living properties for a total consideration of £4,316,000, with 27 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 situated in Yorkshire and North West England and have been adapted for use as specialist supported living for tenants with learning disabilities and mental health needs. There is a care provider in place at both properties.

The properties are each subject to a 25-year lease with specialist housing association Encircle Housing Limited ("Encircle"), with rents adjusted annually in line with CPI over the full period. Encircle is regulated by the Regulator of Social Housing and are counterparty to leases within the Company's existing portfolio.

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

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.