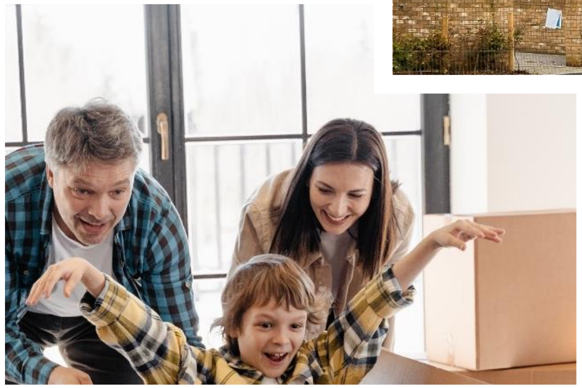
Since 1857
Gresham House
Specialist asset management

Residential Secure Income plc (ReSI plc)



Aiming to generate secure inflation-linked returns while accelerating the development of socially and economically beneficial new housing

FY 2022 Results presentation

December 2022

For professional investors only. Capital at risk.

IMPORTANT LEGAL NOTICE

THIS PRESENTATION IS NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, IN WHOLE OR IN PART DIRECTLY OR INDIRECTLY, BY ANY MEANS OR MEDIA TO US PERSONS IN OR INTO, THE UNITED STATES, AUSTRALIA, SOUTH AFRICA, CANADA OR JAPAN OR ANY OTHER JURISDICTION WHERE TO DO SO MIGHT CONSTITUTE A VIOLATION OF THE RELEVANT LAWS OR REGULATIONS OF SUCH JURISDICTION.

Shares in Residential Secure Income plc (**ReSI plc** or the **Fund**) may not be offered or sold in the United States, Australia, South Africa, Canada or Japan or to, or for the account or benefit of, any national, resident or citizen of the United States, Australia, Canada, Japan or South Africa. There will be no offer of shares in the Fund in the United States, Australia, Canada, South Africa or Japan or any other jurisdiction where to do so might constitute a violation of the relevant laws or regulations of such jurisdiction. This Presentation has been issued in accordance with Section 21 of the Financial Services and Markets Act 2000 by ReSI Capital Management Limited (the **Fund Manager**). ReSI Capital Management Limited, whose registered address is 5 New Street Square, London, England, EC4A 3TW, is authorised and regulated by the Financial Conduct Authority (FCA).

This Presentation is directed only at: (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005; or (ii) high net worth bodies corporate, unincorporated associations and partnerships and trustees of high value trusts as described in Article 49(2) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 and persons who receive this Presentation who do not fall within (i) or (ii) above should not rely on or act upon this Presentation. The information and opinions contained in this Presentation are provided as at the date of this Presentation (unless otherwise marked) and are subject to verification, change, material updating and revision and no representation or warranty, express or implied, is or will be made in relation to the accuracy or completeness of the information contained herein and no responsibility, obligation or liability or duty (whether direct or indirect, in contract, tort or otherwise) is or will be accepted by the Fund, the Fund Manager or any of their affiliates or by any of their respective officers, employees or agents in relation to it. Certain of the industry and market data contained in this document comes from third party sources. Third party industry publications, studies and surveys generally state that the data contained therein have been obtained from sources believed to be reliable, but that there is no guarantee of the accuracy or completeness of such data.

The information contained herein is being furnished to you solely for the purpose of giving you a preliminary indication of the strategy and structure of Residential Secure Income plc and is not to be used for any other purpose or made available to anyone not directly concerned with your evaluation of the possibility of requesting further information regarding an investment in the Fund. The summary of the structure and other information for the Fund mentioned in this Presentation is not and does not purport to be complete and is subject to change. This Presentation should not be taken as an inducement to engage in any investment activity and is for the purpose of providing information about the Fund. By being in receipt of this Presentation, you will be deemed to have (a) agreed to all of the following restrictions and made the following undertakings, and (b) acknowledged that you understand the legal and regulatory sanctions attached to the misuse, disclosure or improper circulation of this document.

This Presentation does not constitute or form part of any offer or invitation to sell, or any solicitation of any offer to purchase or subscribe for any shares or any other securities nor shall it (or any part of it) or the fact of its distribution, form the basis of, or be relied on in connection with, any contract. The distribution of this Presentation and other information in connection with the Fund in certain jurisdictions may be restricted by law and persons into whose possession any document or other information referred to herein comes should inform themselves about, and observe, any such restrictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

This Presentation is not intended to provide, and should not be construed as or relied upon for legal, tax, financial, business, regulatory or investment advice, nor does it contain a recommendation regarding the purchase of any Shares. The merits or suitability of any securities must be independently determined by the recipient on the basis of its own investigation and evaluation of the proposed Company. Any such determination should involve, among other things, an assessment of the legal, tax, accounting, regulatory, financial, credit and other related aspects of the securities. Potential investors are advised to seek expert advice before making any investment decision.

No liability whatsoever (whether in negligence or otherwise) arising directly or indirectly from the use of this Presentation is accepted and no representation, warranty or undertaking, express or implied, is or will be made by the Fund Manager, the Fund or any of their respective directors, officers, employees, advisers, representatives or other agents (Agents) for any information or any of the opinions contained herein or for any errors, omissions or misstatements. None of the Agents makes or has been authorised to make any representation or warranties (express or implied) in relation to the Fund or as to the truth, accuracy or completeness of this Presentation, or any other written or oral statement provided. In particular, no representation or warranty is given as to the achievement or reasonableness of, and no reliance should be placed on any projections, targets, estimates or forecasts contained in this Presentation and nothing in this Presentation is or should be relied on as a promise or representation as to the future.

This Presentation is strictly private and confidential, may not be distributed to the press or any other person, may not be copied, re-produced, discussed, published, quoted or referenced to, in any form, in whole or in part, for any purpose whatsoever, without the prior written consent of the Fund Manager and in particular, may not be distributed to any U.S. person or to any U.S. address. Any distribution or reproduction of this Presentation in whole or in part is unauthorised. Failure to comply with this restriction may constitute a violation of applicable securities laws. ReSI Capital Management Limited is a wholly owned subsidiary of TradeRisks Limited. TradeRisks Limited was acquired by Gresham House plc in March 2020 and is authorised and regulated by the FCA and SEC (since 2001 and 2002 respectively).

Please contact a member of the Gresham House team if you wish to discuss your investment or provide feedback on this presentation. Gresham House is committed to meeting the needs and expectations of all stakeholders and welcomes any suggestions to improve its service delivery. www.greshamhouse.com

RISK WARNINGS

Since 1857
Gresham House
Specialist asset management

Important information

You should not rely on any information or opinions contained in this presentation in making an investment or other decision but should obtain appropriate and specific professional advice of your own.

Nothing contained in this presentation constitutes or should be construed to constitute investment, legal, tax or other advice. The information supplied is not and in no way should be construed to constitute a recommendation with respect to the purchase or sale of any investment.

The Ordinary Shares are only suitable for investors who understand the potential risk of capital loss and that there may be limited liquidity in the underlying investments of the Company, for whom an investment in Ordinary Shares is part of a diversified investment programme and who fully understand and are willing to assume the risks involved in such an investment.

Whilst the contents of this presentation are provided in good faith for information purposes only, no representation or warranty, express or implied is given by Gresham House Asset Management Limited or by any of its directors, members, or employees as to its accuracy or completeness or that it is up to date, and it should not be relied on as such.

No advice on the investment merits of acquiring or disposing of particular investments nor an invitation, recommendation or inducement to engage in investment activity is offered by Gresham House.

For a full list of risks, please read the Prospectus and KIID by visiting:
greshamhouse.com/real-assets/real-estate-investment/residential-secure-income-plc

Past performance is not necessarily a guide to future performance.

Capital at risk.

Please seek independent advice before investing.

PRESENTATION TEAM

Since 1857
Gresham House
Specialist asset management

Rupert Robinson

Managing Director,
Gresham House

Ben Fry

Lead Fund Manager

Brandon Holloway

Deputy Fund Manager

HIGHLIGHTS

FY 2022 HIGHLIGHTS

+18%
Adjusted earnings growth per share

+4.5%
Like-for-like rent growth[1]

+3.2% to 5.16p
FY22 dividend growth[2]

97% (100% Q4)
Dividend coverage[3]

£31mn
Shared ownership acquisitions, fully committing £15mn February equity raise

22 years / 90%
Average debt maturity / fixed or hedged debt[4]

Past performance is not necessarily a guide to future performance. Capital at risk.

Source: ReSI plc annual results 30 September 2022

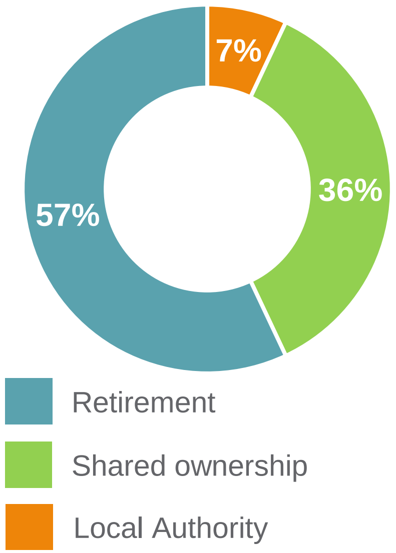
1. Like-for-like rent growth reflects the gross rental income in a period as a result of rent increases, tenant renewals or a change in tenants, and excludes the impact of acquisitions, disposals and changes resulting from refurbishments.
2. FY 2022 dividend represents a 3.2% year-over-year increase and 4.7% yield on EPRA NTA. There can be no assurance that future dividend targets will be met.
3. Dividend coverage based on Adjusted EPRA earnings.
4. 41% hedged and 49% fixed.

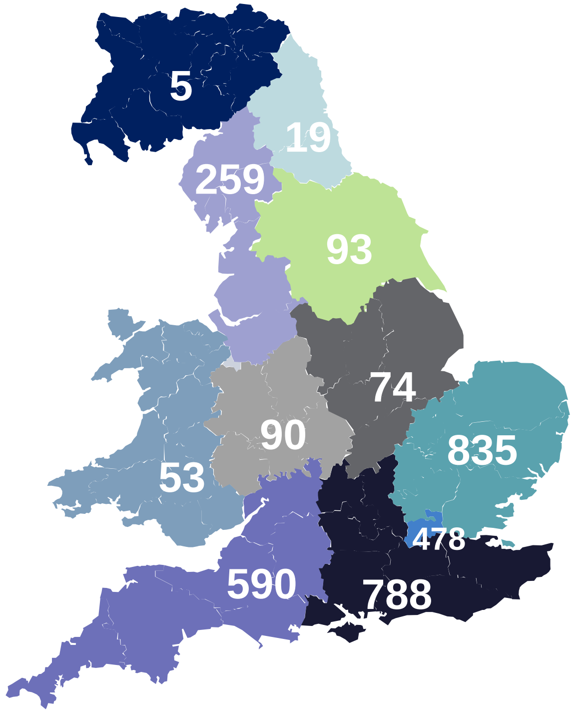
A DIVERSIFIED UK HOUSING PORTFOLIO

Gresham House
Since 1857
Specialist asset management

UK REIT focused on two resilient sectors of affordable housing[1]

3,284 homes[2]
£383mn valuation[2]
106.1p EPRA NTA[3]





Diversified by tenure and location

97% inflation-linked income[4]

Retirement
Annual RPI (6% cap)

Shared ownership
Uncapped 100+ year annual RPI +0.5%

Local Authority
60% linked to CPI

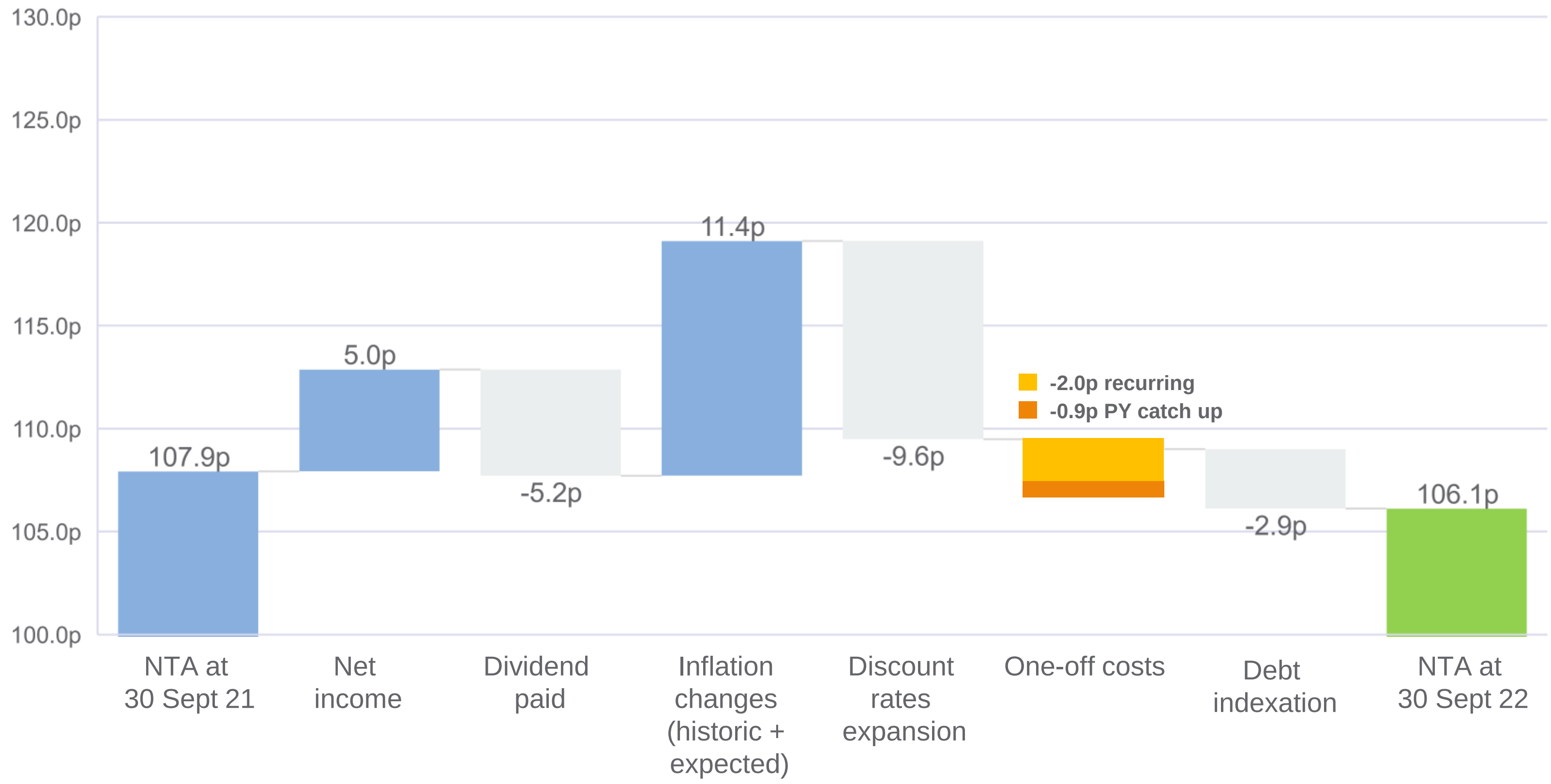
Past performance is not necessarily a guide to future performance. Capital at risk.

1. Based on 99% rental income stream
2. ReSI plc portfolio as at 30 September 2022, including post-period completed and committed acquisitions
3. Source: ReSI plc fact sheet as at 30 September 2022
4. Portfolio weighting of total based on valuation at 30 September 2022. ReSI plc's RPI inflation linkage lags real-time RPI by c.7 months, across the shared ownership and independent retirement living portfolios.

EUROPEAN REAL ESTATE ASSOCIATION NET TANGIBLE ASSETS (EPRA NTA)

Since 1857
Gresham House
Specialist asset management

FY 2021 - FY 2022 movement in NTA (pence per share)[1]



Source: Gresham House September 2022. European Public Real estate Association's Net Tangible Assets (EPRA NTA)
1. Dividends paid of 2.6p were declared prior to the February share issuance
2. Total recurring return excludes the impact of one-off costs and the one-time debt indexation catch-up adjustment (see slide 34 for additional information)
3. Like-for-like rent growth reflects the gross rental income in a period as a result of rent increases, tenant renewals or a change in tenants, and excludes the impact of acquisitions, disposals and changes resulting from refurbishments
4. Year on year increase in weighted average nominal discount rate to 7.3% (8.2% in retirement and 6.4% in shared ownership)

FY 2022 total return: 3.4p (4.6p total recurring return)[2]

- £8.9mn/5.0p per share net income
  - 97% dividend cover for the year
- 1.8p per share valuation gain (0.6% like-for-like valuation increase)
  - driven by 4.5% like-for-like rent growth[3]
  - offset by 35bps[4] discount rate increase (40bps in retirement and 10bps in SO)
- 2.9p per share of debt indexation adjustments (2.0p current year, 0.9p prior-year catch up)[2]
- 0.5p of one-off costs related to debt and share issuance[2]

Past performance is not necessarily a guide to future performance. Capital at risk.

FY 2022 FINANCIAL RESULTS

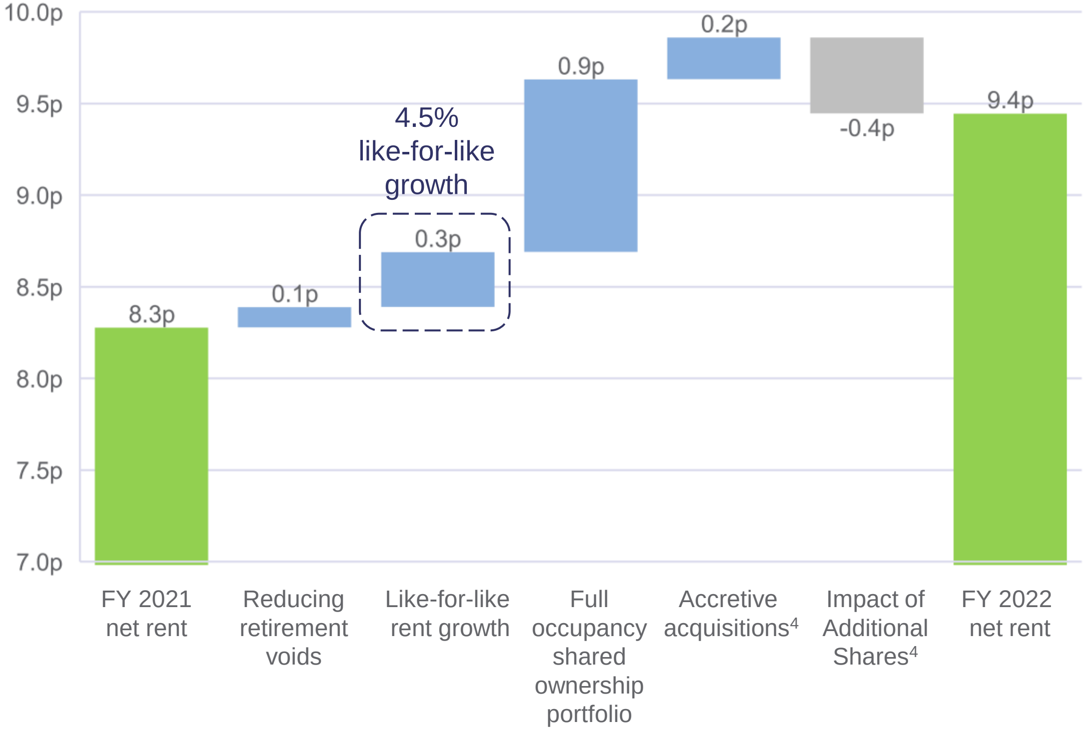
FY 2022 INCOME

Gresham House
Specialist asset management
Since 1857

Growing operating income reflects sales execution on FY 2021 shared ownership acquisitions

	FY 2022	FY 2021	Change
Net rental income[1]	9.4p	8.3p	14%
First tranche sales profits[2]	0.3p	0.6p	(52%)
Net finance costs[3]	(3.1)p	(3.0)p	4%
Management fees	(1.0)p	(1.1)p	(2%)
Overheads	(0.6)p	(0.6)p	2%
EPRA Adjusted earnings	**5.0p**	**4.2p**	18%
Adjusted EPS	**5.0p**	**4.2p**	18%
Dividend cover	**97%**	**84%**	16%

Net rental income (pence per share)



Past performance is not necessarily a guide to future performance. Capital at risk.

Source: ReSI plc Interim Results 31 March 2022

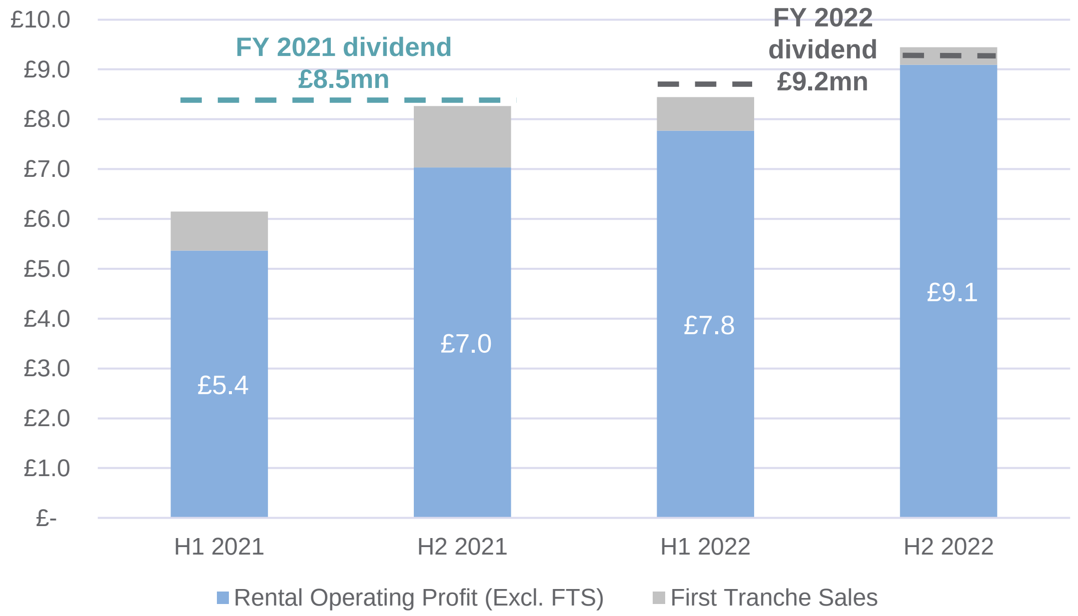
1. Net rental income represents gross rental income after deducting property operating expenses, including ground rent paid
2. First tranche sales profits will generate future shared ownership rental income
3. Net finance costs are presented excluding ground rent expense, which are finance costs under IFRS but have been included in net rental income
4. ReSI raised c.£15mn of equity (c.13.8mn shares) in February to fund acquisitions throughout H2 2022 which are anticipated to be accretive on a fully annualised basis.

GROWING & HIGHER QUALITY[1] INCOME STREAM

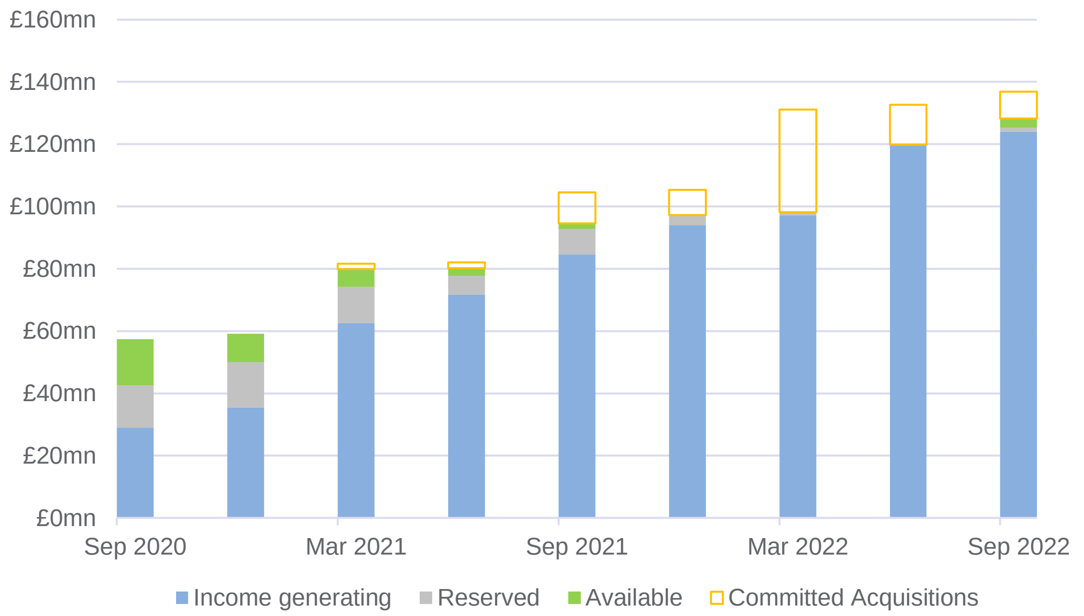
Gresham House
Since 1857
Specialist asset management

Reflecting sustained investment and leasing activity throughout FY 2022, rental operating profit[1] grew c.36% year-over-year

Annualised rental operating profit & first tranche sales (£mn)[2]



Successfully delivering shared ownership homes, with like-for-like portfolio fully occupied[3]



Accretive shared ownership acquisitions fuelling stable cash flow growth and sustained dividend coverage

Past performance is not necessarily a guide to future performance. Capital at risk.

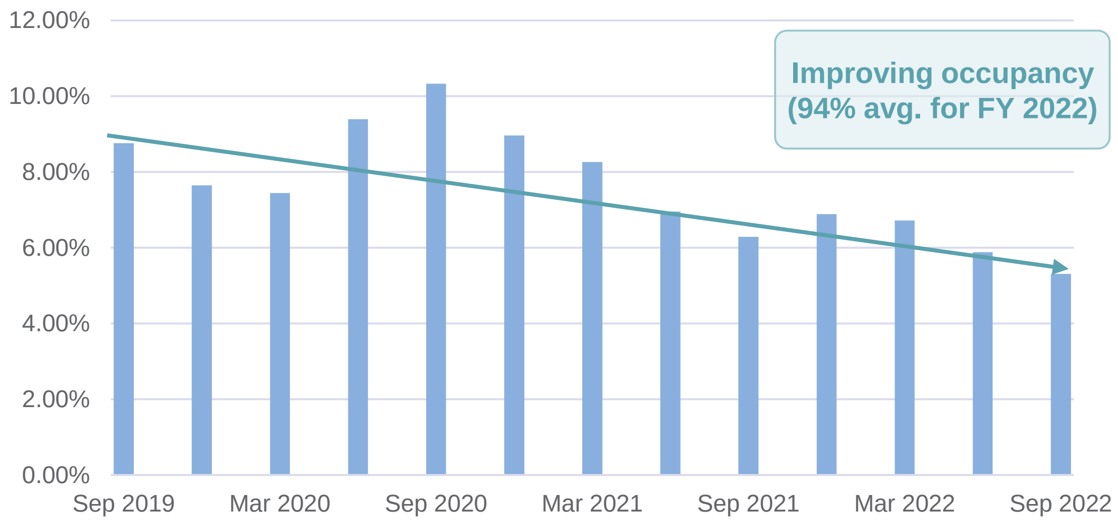
Source: ReSI plc annual results 30 September 2022

1. "Higher quality" income stream refers to shift in shared ownership income mix away from first tranche sales profits towards rental income, as a result of growing and leasing the portfolio over time.
2. Rental operating profit is adjusted earnings, excluding the impact of shared ownership first tranche sales. FY 2022 dividends paid of £9.2mn reflects £4.4mn paid in H1 2022 and £4.8mn paid in H2 2022, after raising c.13.8mn shares in February
3. Like-for-like portfolio refers to the shared ownership portfolio owned as at 30 September 2021

STRONG FY 2022 OPERATIONAL PERFORMANCE

Gresham House
Specialist asset management

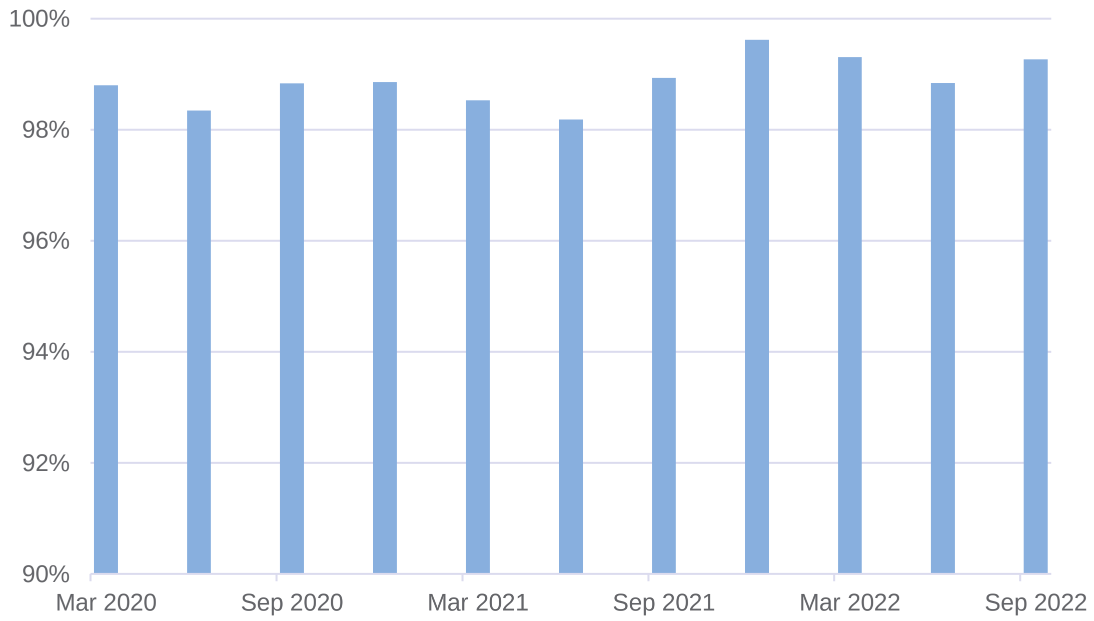
Independent retirement rental occupancy increased above pre-Covid average



Rental growth

- +4.5% like-for-like rental growth for FY 2022
- +3.7% in H1 on 44% of portfolio revenue
- +5.1% in H2 on 56% of portfolio revenue

Robust rent collection rate through Covid



Consistent c.99% rent collection

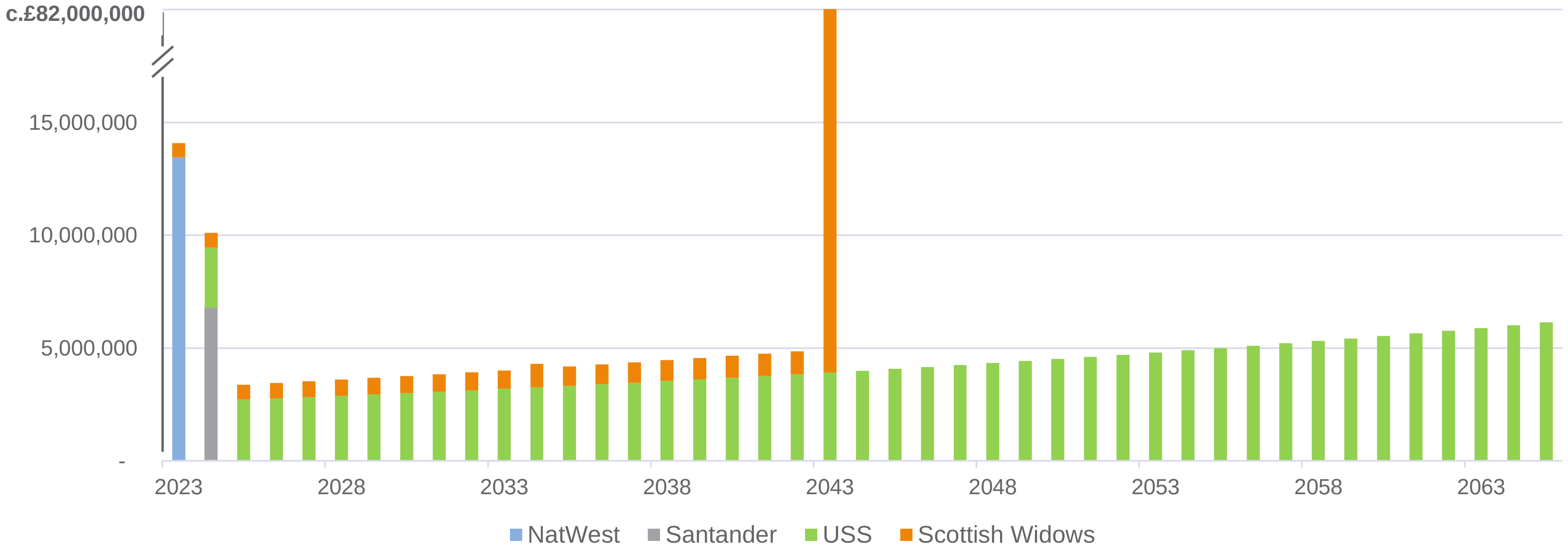
Past performance is not a guide for future performance. Capital at risk.
Chart sources: Gresham House, ReSI plc Annual Results 30 September 2022
1. Shared ownership rent increases happen once per annum on 1 April, while independent retirement rents increases happen throughout the year, on the anniversary of residents' leases

LONG & LOW-COST INVESTMENT-GRADE DEBT

Gresham House
Specialist asset management

22 years	2.4%	47%	42%[1]	90%[2]	41%[2]
Average debt maturity	Average debt coupon	LTV (50% target)	Reversionary LTV	% fixed or hedged	% inflation linked (5.5% cap)

Debt maturities schedule



ReSI's balance sheet remains strong

- Near-term maturities covered by c.£31mn of liquidity[3]
  - £15mn working capital facility expansion to £25mn in Q4 with 55bps margin reduction and a one-year extension
- 12% reversionary uplift in home value lowers LTV to 42%[4]
- 90% fixed / hedged debt limits floating rate exposure

Past performance is not necessarily a guide to future performance. Capital at risk.

Source: ReSI plc Annual Results 30 September 2022

1. LTV on c.£454mn of portfolio vacant possession value, which represents a 12% uplift over the fair value of ReSI's portfolio as at 30 September 2022
2. 41% hedged and 49% fixed
3. Liquidity includes c.£18mn of revolving credit facility capacity and c.£13mn of available cash.
4. Source: Gresham House and Savills, as at 30 September 2022

RESI PLC DEBT COVENANTS

Gresham House
Specialist asset management
Since 1857

Strong inflation linkage in revenues (and resilient valuations) with limited floating rate debt exposure keeping ReSI plc's debt covenants healthy

	Loan Covenants by Portfolio - most recently reported covenants[1]			
Covenant	**Shared Ownership**	**Retirement**	**Local Authority**	**Total Portfolio[2]**
Current debt balance[2]	£78mn	£95mn	£13mn	£4mn
LTV - Threshold	N/A	<59%	<60%	<55%
LTV - Reported	N/A	46%	47%	48%
Value - Headroom (%)	N/A	22%	22%	**13%**
Value - Headroom (£)	N/A	£46mn	£6mn	£51mn
ICR / DSCR - Threshold	>0.95x	>2.0x	>2.5x	>1.5x
ICR / DSCR - Reported	6x	3x	6x	3x
NOI - Headroom	85%	**31%**	61%	55%
SONIA Interest Rate - Breach Threshold	Fixed-rate	Fixed-rate	5%	30%

Ample room in ReSI plc's debt covenants

- Values could drop by 13% before breaching LTV covenants (£51mn of value headroom)[3]
- Income could drop by over 30% before breaching interest cover covenants on retirement debt[3]
- No LTV covenant on shared ownership[3]

The information discussed on this slide are for information purposes, and are subject to change. Assumptions are built into the models.

1. Based on most recent quarter of lender covenant reporting. The covenants presented do not represent a comprehensive set of debt covenants. This is not a performance forecast and there can be no guarantee that ReSI will continue to meet its debt covenants in the future.
2. As at 30 September 2022, adjusted for post-year-end paydowns on the Santander revolving credit facility. USS debt balance reflects drawn balance, excluding inflation indexation adjustments.
3. Source: Gresham House models, as at 1 December, 2022.

SUSTAINABILITY & IMPACT

SUSTAINABLE INVESTMENT HIGHLIGHTS

Gresham House
Specialist asset management

Social impact

THE GOOD ECONOMY

Saving on 2023 housing cost increases[1]:

56% Shared owner vs. outright owner

17% Shared owner vs. renter

Customer surveys:

ReSI Housing[2]

87% Shared owners satisfied with ReSI's in-house property manager[3]

80% Shared owners satisfied that their rent is as good or better value than their previous residence

Retirement

90% Retirement residents satisfied with their property manager

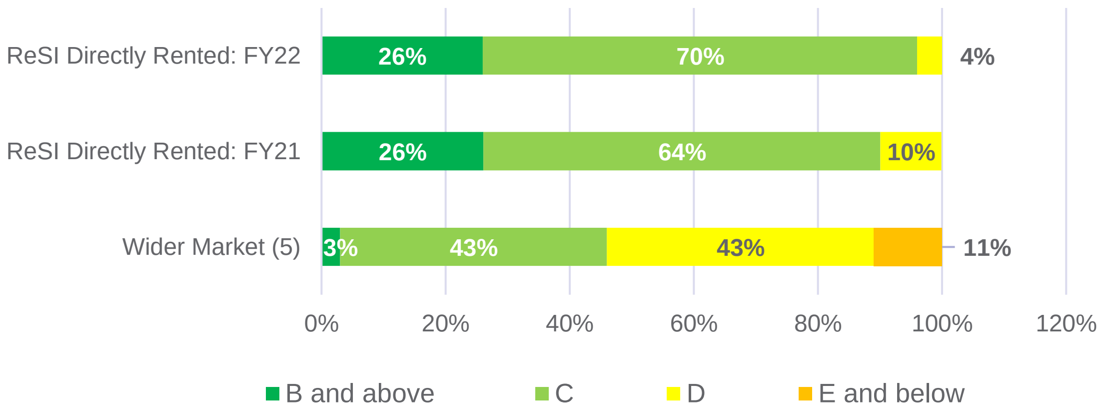
54% Retirement residents have experienced an improvement in their mental health

Environmental impact

KAMMA

£101 | 200kg CO_2 Monthly saving on energy bills and carbon emission for shared ownership residents[5]

EPCs ahead of wider market and improving



Past performance is not necessarily a guide to future performance.

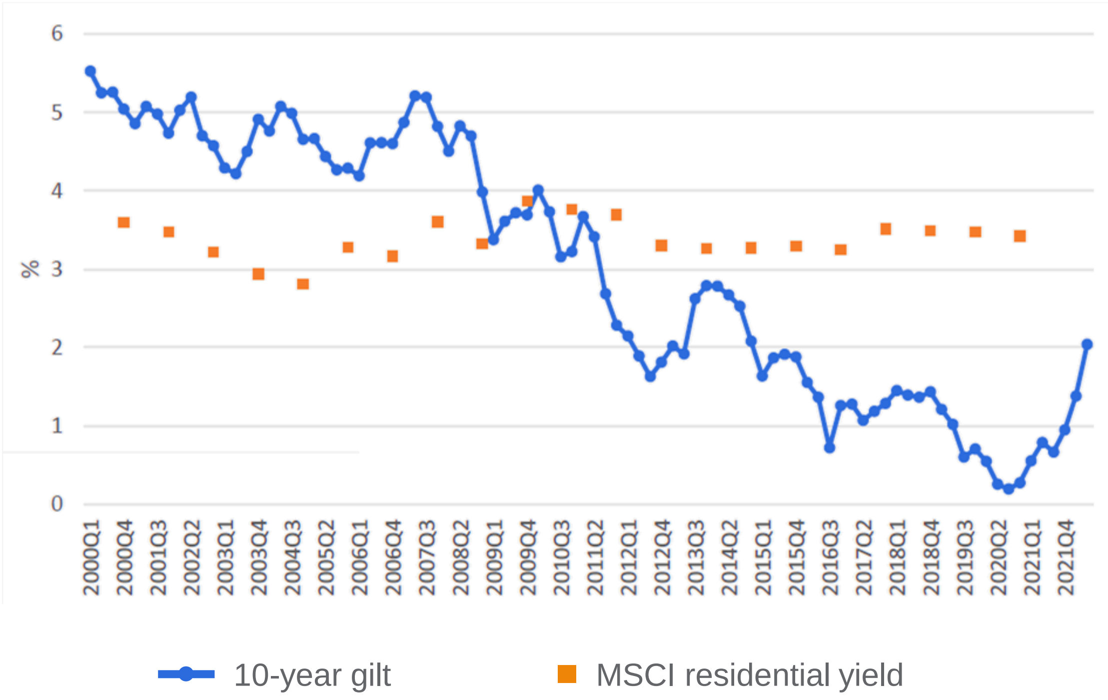
1. Gresham House calculation
2. ReSI Housing is a Registered Provider of Social Housing
3. ReSI Property Management Limited (RPML)
4. The Good Economy's assessment of the saving from the average EPC B home compared to EPC D. Financial saving scaled up for the April 2023 energy price cap
5. English Housing Survey: 2020 to 2021

OUTLOOK

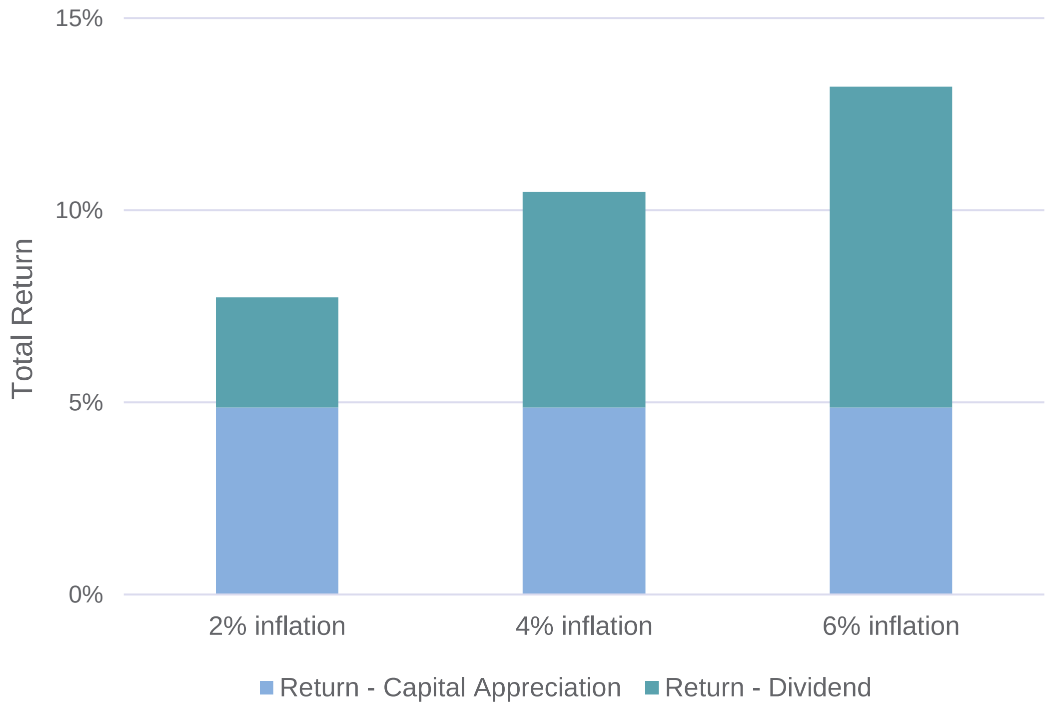
INVESTING IN GILTS VS. RESI

- Residential yields tend to be relatively stable compared to gilt yields and commercial real estate
- ReSI's inflation linkage provides potential upside in total returns

10-year gilts vs. residential yields[1]



ReSI total return - inflation sensitivities[1]



Past performance is not necessarily a guide to future performance. Capital at risk.

1. Sources: Bank of England, Bloomberg, MSCI and CBRE and Gresham House (October and December 2022)

SUMMARY & OUTLOOK

Gresham House
Since 1857
Specialist asset management

- ReSI offers superior yield vs. inflation-linked gilts and low volatility in residential yields
- **Secure, long-term income** from 3,284 homes[1]
  - Affordable rents underpinned by equity stakes, pensions and housing welfare
  - 97% inflation-linked rents, and long 22-year average debt life
- Accelerating tenanted shared ownership opportunities
  - As housing associations look to fund increasing costs of investing in their existing stock
- Focus in FY 2023 - maintain dividend cover on 5.16p[4] and position **for further growth**
  - Manage headwinds: interest rate increases and energy cost of retirement communal areas
  - Mitigate vs. near term downward pressure on EPRA NTA
  - Maintain focus on protecting residents and investing in energy efficiency upgrades

ReSI is strongly positioned to meet the two biggest problems in the UK housing market:

- Inability to access homeownership
- Growing elderly population and loneliness

Past performance is not necessarily a guide to future performance. Capital at risk. There can be no guarantee that ReSI plc's financial targets will be met.

Source: ReSI plc full-year results 30 September 2022

1. Includes committed acquisitions
2. Inside Housing, L&G and British Property Federation, March 2022 (based on a 2020 survey by Inside Housing).
3. Savills and National Housing Federation, Decarbonising the Housing Association Sector - Costs and Funding Options (October 2021).
4. There is no guarantee that the company will be able to maintain or grow its 5.16 PPS dividend

Q&A

APPENDICES

RESI PLC'S PORTFOLIO

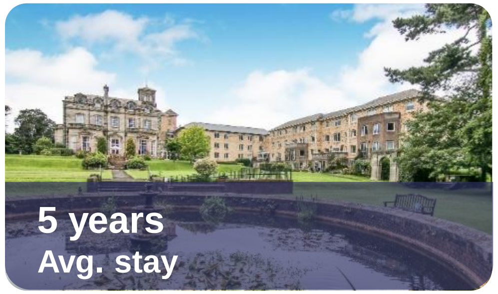
Gresham House
Since 1857
Specialist asset management

High-quality, affordable homes generating positive outcomes for residents

Independent retirement living

Homechase House, Southport

Homechase House, Southport



Bower House, Cheshire

Shared ownership

Forest House Lane, Leicester

Laureate Fields, Felixstowe

Clapham Park, London

Case studies used for illustrative purposes and do not represent investment recommendations.

1. The shared ownership portfolio owned since September 2021 is fully occupied. Including recent untenanted acquisitions, shared ownership occupancy is 98%
2. Shared ownership average rent per home figures are shown at ReSI's 63% average ownership percentage
3. VP Value = Vacant Possession value. Shared ownership VP value includes both the value of ReSI's 63% average equity position, and the 37% owned by residents

PORTFOLIO: VALUATION & RETURNS

Gresham House
Since 1857
Specialist asset management

	Retirement	Shared ownership	Total[1]
Homes / Value	2,215 / £219mn	780 / £137mn[2]	3,284 / £383mn[2]
Unlevered net yield on cost[3]	5.2%	3.6%	4.7%
Levered net yield on cost[3]	6.7%	8.4%	7.1%
Inflation-linkage	RPI	RPI+0.5%	97%
Debt[4]	£94.6mn	£77.5mn	£191.9mn
Loan-to-value	40%	53%	47%
Debt Cost (weighted avg.)	3.5% (fixed)	0.9% (inflation-linked)	2.4%
Maturity	2043 (amortising)	2065 (amortising)	Average 2044
Avg. Building Age (years)	c.34[5]	c.16	c.29
Avg. rent / unit[3]	c.£813	c.£501[6]	c.£721
Occupancy	94%	100%[7]	96%
Rent collection	100%	98%	99%
Avg. stay / lease length[8]	5 years	250 years	

5%
Dividend yield

3%
Long-term inflation

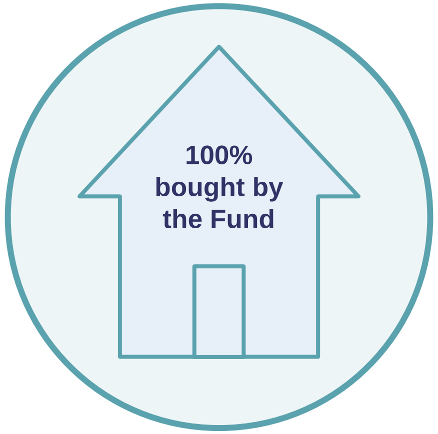
8%
Total return

Past performance is not necessarily a guide to future performance. Capital at risk.

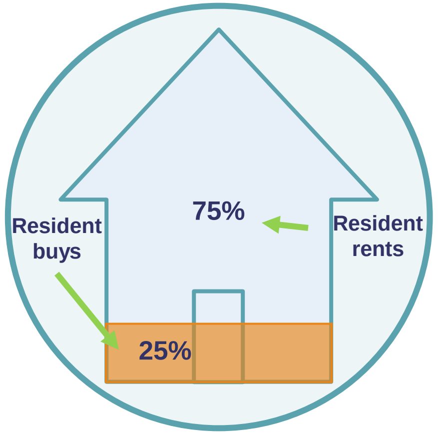
Source: ReSI plc fact sheet as at 30 September 2022
1. ReSI plc's 289-home local authority portfolio is not shown in detail but is included in the total figures
2. Value shown at ReSI plc's ownership percentage (c.63%). Includes committed acquisitions.
3. Figures as at 30 September 2022. Avg. rent / unit for represents average rent per unit for tenanted stock.
4. Represents outstanding debt balances
5. Retirement average building age excludes licensed house-managed units.
6. Average rent per unit shown at ReSI's ownership percentage
7. The shared ownership portfolio owned since September 2021 is fully occupied. Including recent untenanted acquisitions, shared ownership occupancy is 98%.
8. Assumes no staircasing

HOW DOES SHARED OWNERSHIP WORK?

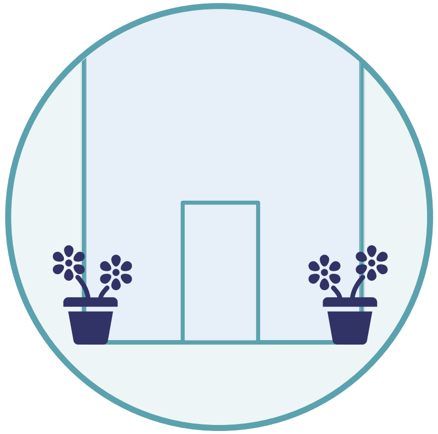
Gresham House
Specialist asset management



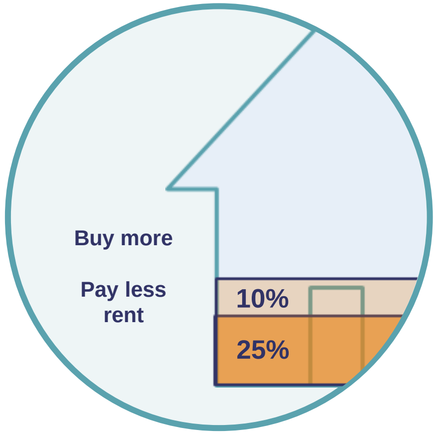
1 **The house is paid for in full by the Fund**
…typically at a discount and subsidised by government grant[1]



2 **The resident buys the bit they can afford**
…and pays below market rent on the rest



3 **But the home is theirs to make their own**
…and they are responsible for maintenance



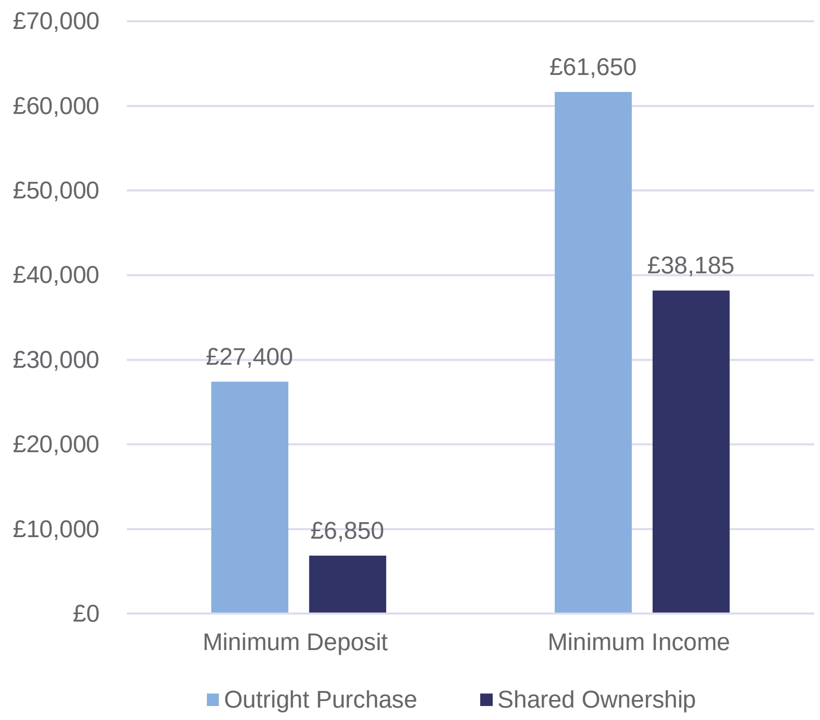
4 **The resident can buy more over time**
…the more they buy, the less rent they pay

1. Based on the Affordable Homes Programme 2021 to 2026: Affordable Homes Programme 2021 to 2026 - GOV.UK (www.gov.uk) & Homes for Londoners: Affordable Homes Programme 2021-2026 | London City Hall

LIFETIME AFFORDABILITY OF A HOME

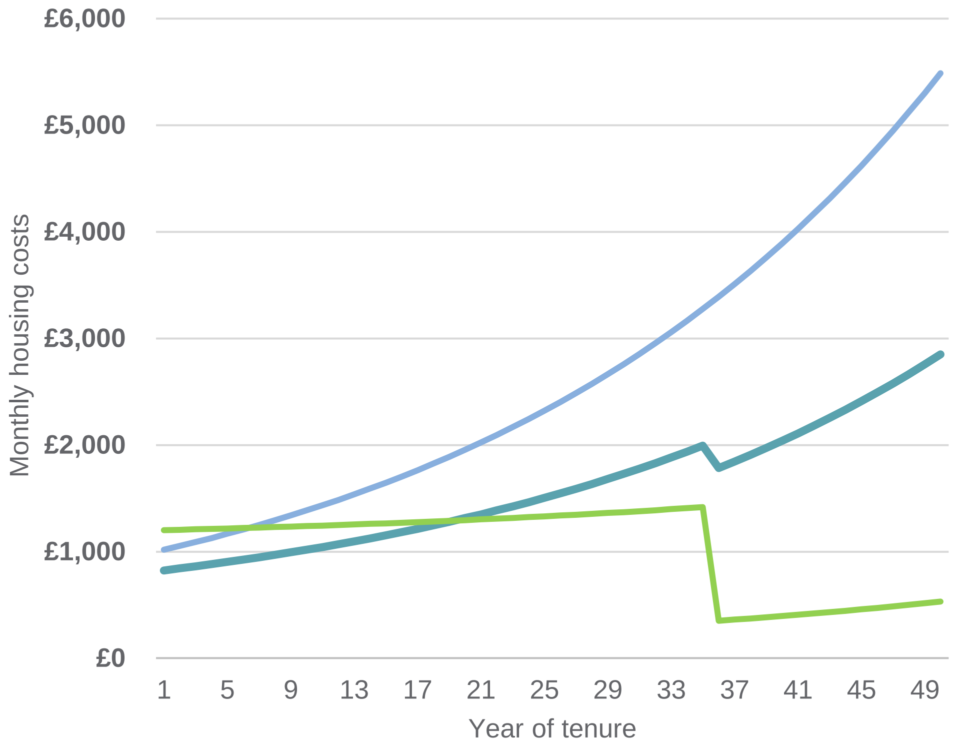
Gresham House
Specialist asset management
Since 1857

Shared ownership affordability[1]



We believe shared ownership improves home ownership access

Cost comparison of housing solutions[1]



Private rental sector
Real lifetime cost: c.£755K
Most accessible, but highest lifetime cost

Shared ownership
Real lifetime cost: c.£457K
Hybrid solution, can deliver a lifetime saving of c.£298k compared to PRS[2]

Outright purchase
Real lifetime cost: c.£329K
Least accessible, but lowest lifetime cost

1. Source: Gresham House as at August 2022. Assumptions: £274,000 house purchase; mortgage rate 3%; mortgage term 25 years; deposit requirement 10%; Shared Ownership rent 2.75%; Shared Ownership and PRS rent inflating at RPI+0.5%; service charge / maintenance cost of £1,500 (increasing with RPI); 1st tranche Shared Ownership sale 25%; market rent yield of 4.9%; mortgage-to-income multiple requirement: 4.0x; maximum housing costs 40% of net income (after 30% deductions including tax, student loan repayment etc.).
2. Total saving vs. renting over 50 years with 25 year 90% mortgage @ 3.0% on 25% purchase of £274k and 25%, 6% discount rate, 3% RPI and 0.75% real increase in market rents p.a. Shared ownership generates £224 monthly savings at the outset compared to private rental sector costs.

MEASURABLE SOCIAL & ENVIRONMENTAL IMPACT

Gresham House
Since 1857
Specialist asset management

Making home ownership accessible for low-to-mid-income earners

Addressing growing levels of loneliness in the elderly population

Providing Housing Associations with long-term capital to be reinvested into the development of new homes

Reducing carbon emissions from our properties

ESG decision tool rolled out during the year

‘The tool’ was developed by Gresham House’s specialist Sustainable Investment team

The tool is now being used to assess and quantify the ESG credentials of all new acquisitions

Source: Gresham House (March 2022)

RESI PLC & RESI HOUSING BOARDS OF DIRECTORS

Since 1857
Gresham House
Specialist asset management

ReSI plc - Fully Independent Board

Robert Whiteman
Chairman

- CEO of Chartered Institute of Public Finance & Accountancy
- Former CEO of Barking & Dagenham Council and Deputy CEO of Lewisham Council

Elaine Bailey
Non-Executive Director

- Previously the Chief Executive of Hyde Group
- Member of the Industry Safety Standards Steering Group

John Carleton
Non-Executive Director

- Executive Director of Property Investment at Orbit Group
- Former Executive Director of Markets & Portfolio at Genesis Housing Association

Robert Gray
Non-Executive Director

- Significant debt capital markets experience
- Former Head of JP Morgan European Capital Markets
- Former Chairman of HSBC Markets

ReSI Housing Board includes two Independent Directors who can veto any action that threatens compliance with regulatory standards

David Orr
Independent Non-Executive Chairman

- Former Chief Executive of the National Housing Federation for 13 years and Chief Executive of the Scottish Federation of Housing Associations for 15 years
- Well-known expert on housing policy and campaigner for maximising the supply of social and affordable housing

Gillian Rowley
Independent Non-Executive Director

- Former Head of Private Finance at the Homes and Communities Agency for 13 years
- Former Head of Housing for multiple banks and lenders to social housing
- Expert on housing regulation

Pete Redman
Executive Director, ReSI Housing

- 47 years of experience in residential portfolio management
- Former Chief Executive of Notting Hill Housing Group and Housing Director of two London Boroughs
- Former advisor to the Greater London Authority, the Scottish Government
- Member of the team that won the Wolfson Economics Prize in 2014 on housing supply

Mark Rogers
Executive Director, ReSI Housing

- Former Chief Executive of Circle Housing Group (65,000-unit housing association), before merging it into the Clarion Group (largest housing association in the UK)
- Former Chief Executive Anglia Housing Group and Nene Housing Society
- Member of the Chartered Institute of Housing since 1986
- 39 years of social housing experience

UK HOUSING TEAM CREDENTIALS

Gresham House has extensive experience and expertise in affordable housing

- 26-person investment team - senior members with average >20 years' experience
- >30 person property management team
- 20-year track record in social housing, raising >£11bn
- One of three institutional investors selected by the Government as a strategic partner for the delivery of new affordable homes
- Manage c.£800mn of long-term institutional capital invested into over 6,000 homes over last five years
- Founder of two Registered Providers (RP) of Social Housing
  - Wholly-owned RP allows ReSI plc to invest in the regulated shared ownership sector and access government-funded capital grants
  - RP board members provide independent oversight

Key investment team

Ben Fry
Lead Fund Manager

Alex Pilato
Senior Advisor

Brandon Holloway
Deputy Fund Manager

Narvinder Khossa
Director of New Business

Joe Thomas
Director of Investment

Hannah Howard-Jones
Director of Property

Dominik Ciba
Housing Compliance and Performance Manager

Mark Rogers
Executive Director, ReSI Housing

Pete Redman
Executive Director, ReSI Housing

Ollie Baldwin
Associate Director, Housing

Offering investors the deep sector specialism of a boutique investment manager and the rigour of a large-scale institutional asset manager.

All data as at 30 September 2022, Gresham House

RISING COST OF LIVING: THE IMPACT ON OUR RESIDENTS

Gresham House
Since 1857
Specialist asset management

Costs for our residents increasing at a slower rate when compared to alternative open market tenures

Retirement

- 6% rent cap
  - Above average private rental increase of 12%[1]
  - Below increase in state pension of 10%
- Efficient homes will save residents 15% on energy bills compared to average UK property[2]
- Total cost increase 29% less than equivalent private rental property[1]

Figure 1[3]		2022	2023	Increase	%
ReSI Retirement resident	Rent	9,600	10,176	576	6%
	Energy Bills	1,083	2,544	1,461	135%
	Total	**10,683**	**12,720**	**2,037**	**19%**
Equivalent average private rental property	Rent	9,600	10,752	1,152	12%
	Energy Bills	1,277	3,000	1,723	135%
	Total	**10,877**	**13,752**	**2,875**	**26%**

Shared Ownership

- Cost increase from refinancing reduced
  - Increase for typical shared owner will be 75% less than typical outright owner
- Efficient homes will save residents 40% on energy bills compared to average UK property[2]

Figure 2[4]		2022	2023	Increase	%
Typical ReSI Shared Ownership Resident refinancing at today's rates[1]	Rent and service charge	7,543	8,071	528	7%
	Mortgage Costs	3,786	4,819	1,033	27%
	Energy Bills	761	1,787	1,027	135%
	Total	**12,090**	**14,678**	**2,588**	**21%**
Typical ReSI Shared Ownership Resident with fixed rate mortgage	Rent and service charge	7,543	8,071	528	7%[5]
	Mortgage Costs	3,786	3,786	0	0%
	Energy Bills	761	1,787	1,027	135%
	Total	**12,090**	**13,644**	**1,555**	**13%**
Average UK outright owner	Mortgage Costs	15,144	19,277	4,133	27%
	Energy Bills	1,277	3,000	1,723	135%
	Total	**16,421**	**22,277**	**5,856**	**36%**
Average UK rental accommodation	Housing Costs	11,720	13,126	1,406	12%[6]
	Energy Bills	1,277	3,000	1,723	135%
	Total	**12,997**	**16,126**	**3,129**	**24%**

1. Figure 1 assumptions: Rent £800pcm; Retirement rent increase 6%; Retirement efficiency EPC C; average private rental efficiency EPC D;
2. 2022 energy bills as of March 22 price cap. 2023 energy bills as of April 2023 price cap
3. Savills - Affordable rents capped, but private renters left behind - November 2022
4. Figure 2 assumptions: OMV £293k; First Tranche Sale 25%; Deposit 10%; Mortgage term: 25 years; initial interest 3.0%; refinanced interest 5.3%; Rents: 2.75%; Service charge: £1,500 p.a; SO efficiency EPC B; average private rental efficiency EPC D
5. Based on NHF announcement that they expect majority of HAs to be applying a 7% cap to shared ownership rent increases in 2023: https://www.housing.org.uk/news-and-blogs/news/rent-cap-press-statement/
6. Savills - Affordable rents capped, but private renters left behind - November 2022

RETIREMENT RENTAL CASE STUDY: MARTHA[1] AT SHERIDAN LODGE, BROMLEY

Gresham House
Since 1857
Specialist asset management

The resident

- Retirement community living offers the freedom and flexibility she wants
- She feels very happy and safe, and assured tenancy gives her security

> "As a woman living alone it is reassuring to know I have people I can speak to and socialise with, plus the house manager is wonderful and always goes above and beyond to help."

The property

- Amenities: Communal lounge and garden, guest suite, careline service, car park, lift
- Affordable rents: Average monthly rent below local housing allowance (c.£820)[2]
- Units have EPC ratings of B-C

Location	Bromley, Kent
Year built	1988
Home count	33 (ReSI-owned) / 62 (total)
Investment Date	November 2017
Net Commitment	c.£2.6mn (c.£77,000 per unit)
Average value per unit	c.£107,000

For illustration purposes only, this is not an investment recommendation.

1. Pseudonym used in lieu of the resident's real name
2. Sources: ReSI plc and the London Borough of Bromley

EPRA PERFORMANCE MEASURES

Since 1857
Gresham House
Specialist asset management

	30 Sept 2022	30 Sept 2021
EPRA NDV per share (pence) Represents the shareholders' value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax	121.8p	104.1p
EPRA Net Initial Yield (NIY)[1] Annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchase' costs	4.1%	3.6%
ERPA 'Topped-Up' NIY This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods (or other unexpired lease incentives such as discounted rent periods and step rents)	4.1%	3.6%
ERPA vacancy rate Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio	5%	6%
EPRA cost ratio including direct vacancy costs[2] Administrative and operating costs (including costs of direct vacancy) divided by gross rental income	36%	43%
EPRA cost ratio excluding direct vacancy costs[2] Administrative and operating costs (excluding costs of direct vacancy) divided by gross rental income	34%	39%

Past performance is not necessarily a guide to future performance. Capital at risk.
Source: ReSI plc full-year results 30 September 2022
1. In accordance with the EPRA Best Practice Recommendations, EPRA NIY should be based on net passing cash rental. The prior period annualised rental income has been updated to reflect this
2. In accordance with the EPRA Best Practice Recommendations, EPRA Costs should exclude service charges recovered through rents but not separately invoiced and include all property operating expenses. The prior period costs have been updated to reflect this

EPRA RECONCILIATION TO IFRS PROFIT

	FY 2022 (£'000)	FY 2021 (£'000)	Variance
Operating profit before property disposals and change in fair value	14,306	11,956	20%
Finance costs (excluding one-off debt arrangement costs)	(5,588)	(5,220)	7%
Non-recurring set up costs	234	368	(36%)
EPRA adjusted earnings	**8,952**	**7,104**	**26%**
Debt set up costs	-	-	
One-off debt arrangement costs	(370)	(607)	(39%)
Non-recurring set up costs	(234)	(368)	(36%)
Abortive acquisition costs	-	(1)	
Loss on disposal of investment properties	(24)	(12)	100%
Change in fair value of properties	3,200	7,731	(59%)
Change in fair value of borrowings	1,809	(2,627)	(169%)
IFRS profit before taxation	**13,333**	**11,220**	**19%**
Adjusted earnings per share (pence)	5.0	4.2	20%

Past performance is not necessarily a guide to future performance. Capital at risk.
Source: ReSI plc full-year results 30 September 2022

STATEMENT OF FINANCIAL POSITION

Since 1857
Gresham House
Specialist asset management

	30 Sept. 2022 £'000s	30 Sept 2021 £'000s	Variance
Total investments	**374,785**	**341,128**	**10%**
Inventories - properties available for sale	1,203	3,800	(68%)
Cash and cash equivalents	15,984	8,370	91%
Borrowings	(189,705)	(168,339)	13%
Other	(5,782)	(279)	1971%
EPRA NTA[1]	**196,486**	**184,680**	**6%**
Fair value of financial instruments and fixed int. rate debt	28,970	(6,524)	(544%)
EPRA Net Disposal Value (NDV)	**225,456**	**178,156**	**27%**
Revaluation of trading properties and fair value of fixed interest rate debt	(24,067)	4,233	(669%)
IFRS NAV	**201,389**	**182,389**	**10%**
Reversionary Surplus (excluded from NTA)	**47,971**	**40,026**	**20%**
IFRS NAV per share (pence)	*108.8*	*106.6*	*2%*
EPRA NTA per share (pence)	*106.1*	*107.9*	*(2%)*
EPRA NDV per share (pence)	*121.8*	*104.1*	*17%*
Reversionary surplus per share (pence)	25.9	23.4	11%

Past performance is not necessarily a guide to future performance. Capital at risk.
Source: ReSI plc full-year results 30 September 2022
1. For EPRA NTA movement reflects indexation of USS debt of which £3.7mn / 2.0p related to FY 2022. The Group has elected to carry this debt at fair value through profit and loss. In accordance with the EPRA Best Practice Recommendations, EPRA NTA should reflect the amortised cost of the debt rather than its fair value. In the current period, an adjustment has been made for £5.2mn which represents the difference between fair value and what amortised cost would have been had the Group carried the debt at amortised cost. No adjustment was made in the PY as it was immaterial. The charge would have been £1.5mn for the year ended 30 September 2021.