

Residential Secure Income plc

ReSI's aim is to deliver secure income returns by investing in social housing across UK including affordable shared ownership, retirement and Local Authority housing

About Us

- Residential Secure Income plc (**ReSI**) is a UK REIT listed on the main market of the London Stock Exchange with the objective of generating **secure, inflation-linked returns** from social housing, a highly defensive asset class
- ReSI targets a secure, long dated, **inflation-linked dividend yield of 5.0% p.a.** and a total return in excess of 8% p.a*. In the period from Admission to 31 March 2019, ReSI procured a total return of 11.1 per cent.
- ReSI limits its acquisitions to purchases that have the credit strength to support long-term **investment grade equivalent debt funding**
- Demographic trends and a historical undersupply are driving **growing demand for UK housing**, including social housing, and hence ReSI provides a highly **scalable, long-term investment opportunity**, which also brings social benefit
- ReSI's wholly-owned subsidiary, ReSI Housing Limited, is registered as a for-profit Registered Provider of Social Housing and is therefore able to access government grant and to acquire affordable housing subject to s106 planning restrictions. To date ReSI Housing has received grant funding of £952,000 to further its social housing activities
- ReSI has access to a **strong pipeline of shared ownership investment opportunities** in particular, including an investment agreement targeting delivery of 1,500 new shared ownership homes
- ReSI is managed by ReSI Capital Management Ltd, a wholly owned subsidiary of TradeRisks Ltd, a **long-standing FCA-authorized adviser and debt arranger** for Housing Associations and Local Authorities, with an **18 year proven track record**

£12.3m

Net Rental Income P/A

2,543

Units Owned

4.7p

NAV Total Return
(Year to date)

2019 Q2 Update

Shared Ownership

- £60m capital committed for the acquisition of 132 apartments at Clapham Park, for delivery as shared ownership utilising government grant funding. The apartments were purchased from Metropolitan Thames Valley Housing, one of the UK's largest Housing Associations, who will retain management of the Portfolio, continuing its long term partnership with ReSI.
- ReSI benefits from a £300m Housing Investment Partnership agreement between the Fund Manager and Morgan Sindall Investments Limited (**MSI**) which initially targets the delivery of 1,500 shared ownership homes, enabling more first time buyers in the UK to establish themselves on the housing ladder. The agreement provides access to a pipeline of institutional quality residential investment opportunities for ReSI, utilising the market-leading expertise in social infrastructure and housing development of MSI and its other partners.

Extension of Retirement Portfolio Leases

- ReSI extended the lease term to 150 years of 279 of its long-leasehold retirement properties, increasing the average unexpired lease term of the c. 2,100 leasehold units in the portfolio to 131 years, which has enhanced the value of the portfolio and contributed favourably to ReSI's NAV total return.

Non- Executive Director Appointed

- Appointed Gillian Rowley, former Head of Private Finance at the Homes & Communities Agency, as independent non-executive director of ReSI Housing. Gillian brings over 30 years of housing and finance experience, with a focus on policy development within the framework of regulatory standards.

*These are targets only and not profit forecasts, and no assurance is given that they will be met



Company Information

LEI	LAR763213800D24WA531
Ticker	RESI
ISIN	GB00BYXS1508

Key ReSI Stats

Share Price	0.91p
Market Cap	155.6m
IFRS NAV p/share	107.9
EPRA NAV p/share	107.9

Our Board

John Carleton	Director
Mike Emmerich	Director
Robert Gray	Director & Chairman of Audit Committee
Rob Whiteman	Chairman

Fund Manager

Investment Committee

Ben Fry	Investment Manager
Pete Redman	Property Manager
Mark Rogers	ReSI Housing CEO
Jon Slater	Chairman

Risk & Audit Committee

Alex Pilato	Chairman & Group CEO
Antoine Pesenti	Chief Risk Officer
Richard Stubbs	CFO
Michael Woodman	Legal Counsel

Advisers

Administrator:	MGR Weston
Auditor:	BDO LLP
Company Secretary:	Praxis IFM
Corporate Broker:	Jefferies Int.
Depository:	Thompson Taraz
Legal Adviser:	Norton Rose Fulbright
Tax Adviser:	Ernst & Young
Public Relations:	FTI Consulting
Valuers:	Savills



Key Resi Dates

Financial Year End:	30 Sep
Interim:	31 Mar
Dec2018 Dividend Paid	1.25
Mar2019 Dividend Paid	1.25



107.9p

NAV per Share

£184.5m

NAV

2,481,629

Shares held by Fund
Manager & its Directors

£260.7m

Value of Investment Property

9.0p

Annualised Earnings per
Share

£19.2m

Valuation Uplift

5.0p

Annualised Dividend per Share

40.1%

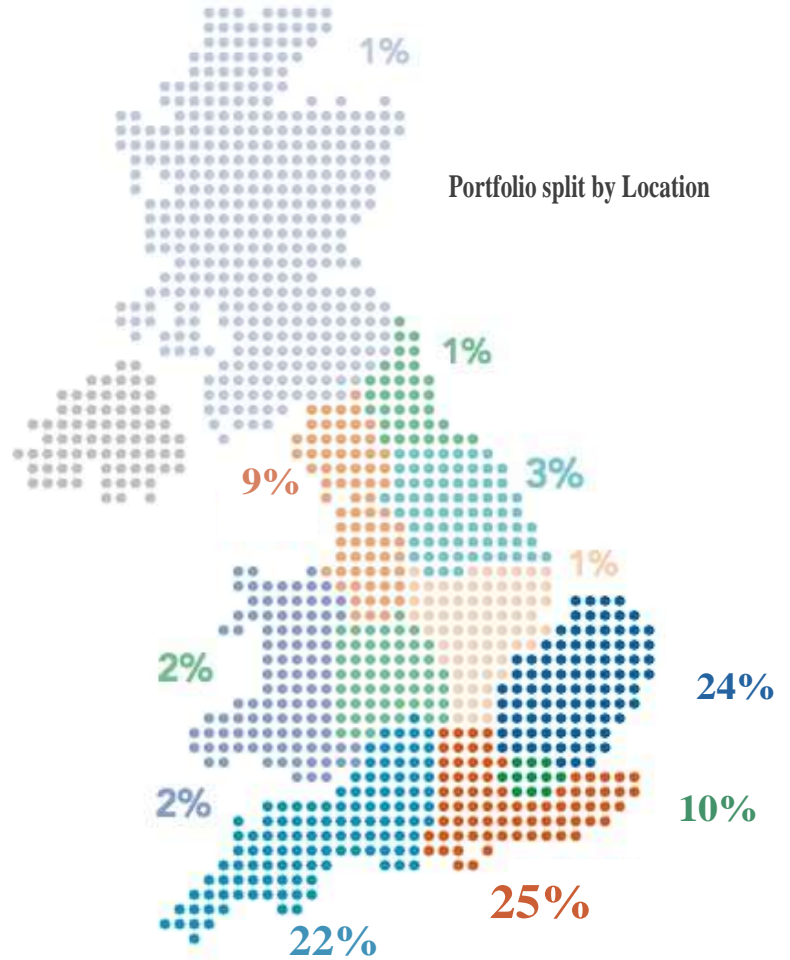
LTV

171,019,648

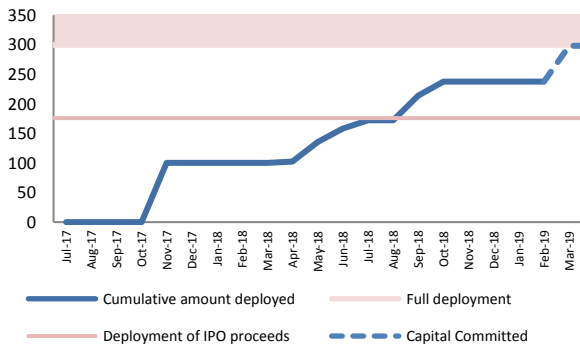
Number of Shares

5.2%

Annualised Net Yield



Deployment Timeline (£m)



Timeline Q2 2019

