

M&G provides £84.6 million loan to Civitas Social Housing PLC

- ***Loan to support growth plans of the care-based social home provider***

London, 19 February 2021 – M&G's Real Estate Finance team has provided Civitas Social Housing PLC ("Civitas"), a London listed Real Estate Investment Trust dedicated to invest in care-based social homes across the UK, with a £84.55 million loan.

Civitas provides homes for 4,295 working age adults with long-term care needs, in 619 bespoke properties that are supported by 118 specialist care providers, 16 approved providers over 164 individual local authority areas.

The loan is designed to support continuing growth plans and Civitas intends to utilise the proceeds during 2021 to enable the purchase of high-quality properties that form part of the pipeline of new transactions.

Michael Wrobel, Chairman of Civitas, says: "We are delighted to have secured this new loan facility from M&G, a leading institutional lender with extensive experience and understanding of the social housing sector. We expect this loan to be utilised over the coming months to bring forward our extensive pipeline of high quality properties and continue to deliver on our dual mission of stable long-term income for our shareholders and excellent long-term accommodation for the residents in our properties."

Duncan Batty, Director of Real Estate Finance, M&G, says: "We are proud to be able to support Civitas, who invest in specialist supported housing that enables greater autonomy and independence for those who need some degree of help or care. We hope this loan will have a positive social impact while also generating a return for our institutional clients."

M&G's Real Estate Finance team is part of M&G's £65.5 billion Private & Alternative Assets business. It has committed over £10 billion in commercial mortgages (as at 30 June 2020) in the UK, Europe and the USA on behalf of more than 100 global institutional investors and is one of the largest alternative lenders to emerge since the 2008 global financial crisis.

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Notes to Editors

About M&G Investments

M&G Investments is part of M&G plc, a savings and investment business which was formed in 2017 through the merger of Prudential plc's UK and Europe savings and insurance operation and M&G, its wholly owned international investment manager. M&G plc listed as an independent company on the London Stock Exchange in October 2019 and has £339 billion of assets under management (as at 30 June 2020). M&G plc has over 5 million customers in the UK, Europe, the Americas and Asia, including individual savers and investors, life insurance policy holders and pension scheme members.

For nearly nine decades M&G Investments has been helping its customers to prosper by putting investments to work, which in turn creates jobs, homes and vital infrastructure in the real economy. Its investment solutions span equities, fixed income, multi asset, cash, private debt, infrastructure and real estate.

M&G recognises the importance of responsible investing and is a signatory to the United Nations Principles for Responsible Investment (UNPRI) and is a member of the Climate Bonds Initiative Partners Programme.

M&G plc has committed to achieve net zero carbon emissions on its total book of assets under management and administration by 2050 and committed to reduce operational carbon emissions as a corporate entity to net zero by 2030.

For more information, please visit: <https://global.mandg.com/>

About Civitas Social Housing PLC

Civitas Social Housing PLC (CSH) was created in 2016 by Civitas Investment Management Limited as the first dedicated London listed REIT, to raise long-term, sustainable, institutional capital to invest in care-based social homes across the UK. So far, CSH has completed more than 120 individual transactions to build the largest portfolio of its kind that has been independently valued on an IFRS basis at £901.1million. CSH provides homes for 4,295 working age adults with long-term care needs, in 619 bespoke properties that are supported by 118 specialist care providers, 16 approved providers over 164 individual local authority areas. [Civitas Social Housing | What We Do](#)

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