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AIM: SGM



SIGMA CAPITAL GROUP PLC

(“Sigma” or the “Company”)

The private rented sector and urban regeneration specialist

**Framework Agreement with Countryside Properties PLC
Expands Existing Partnership**

Sigma, the PRS, residential development and urban regeneration specialist, is pleased to announce the expansion of its strategic partnership with Countryside Properties PLC, its primary home building partner, (“Countryside”), with a Framework Agreement targeting the delivery of a further 5,000 private rented sector (“PRS”) homes over the next three years, over and above those already built or in process.

Sigma’s relationship with Countryside is well-established, with Countryside an early partner in Sigma’s PRS Delivery Platform. In December 2014, an initial agreement was signed with Countryside for the delivery of 927 homes, which was extended to include a further 900 homes in February 2016. During the year to 30 September 2017, Countryside delivered 721 PRS homes for Sigma across the North West of England and the West Midlands.

The new Framework Agreement significantly enhances Sigma’s relationship with Countryside and supports the growth ambitions of both parties. Countryside has a reputation for the quality of its product, and a recent acquisition has broadened its geographic reach, supporting plans to accelerate its home building partnership with Sigma. As Investment Adviser to The PRS REIT plc (“the PRS REIT” or “the REIT”), Sigma is responsible for the deployment of the PRS REIT’s resources in line with the REIT’s stated objectives, and a second fundraising, completed by the REIT on 20 February 2018, has raised significant additional equity resource. Together with gearing, Sigma anticipates deploying c.£900m in support of the PRS REIT’s aim of establishing a significant portfolio of new-build rental homes across the major conurbations of the UK.

Through its PRS Delivery Platform, Sigma is currently delivering new rental homes across multiple regions in England, and the new Framework Agreement allows the Company to map out continuing expansion with significantly greater clarity. Sigma’s commitment allows Countryside to deliver homes more quickly on its larger, mixed tenure sites.

Graham Barnet, CEO of Sigma, commented:

“We are delighted to be extending our highly successful relationship with Countryside, one of the UK’s leading home builders, which regularly wins awards for its work. This major new agreement targets the delivery of 5,000 high-quality family homes across a number of regions over the next three years – over and above those already built or in process.”

“There is a structural shortage of housing in the UK, across all tenures, and our unrivalled delivery platform brings together local authorities, home builders and funders with the common aim of creating new, professionally-managed rental homes for families, a largely neglected and growing part of the overall rental market.”

Ian Sutcliffe, Group CEO of Countryside, said:

“We have been a long-standing partner of Sigma and are delighted to continue working together.”

“This new agreement supports the continued expansion of Countryside’s Partnerships division and our mixed tenure delivery model. It will allow us to speed up the delivery of homes more quickly on larger Partnerships sites and meet the strong demand we are seeing for our product.”

Enquiries:

Sigma Capital Group plc	Graham Barnet, Chief Executive Malcolm Briselden, Finance Director	T: 020 3178 6378 (today) T: 0333 999 9926
KTZ Communications	Katie Tzouliadis, Emma Pearson	T: 020 3178 6378
N+1 Singer (NOMAD and Broker)	James Maxwell, Liz Yong	T: 020 7496 3000

NOTES TO EDITORS**About Sigma Capital Group plc**
(www.sigmacapital.co.uk)

Sigma Capital Group plc is a private rented sector, residential development, and urban regeneration specialist, with offices in Edinburgh, Manchester and London. Sigma's principal focus is on the delivery of large scale housing schemes for the private rented sector. It has a well-established track record in assisting with property-related regeneration projects in the public sector, acting as a bridge between the public and private sectors. Its subsidiary, Sigma PRS Management Limited, is Investment Adviser to The PRS REIT plc.

About Sigma PRS Management Limited

Sigma PRS Management Limited is a wholly owned subsidiary of AIM-quoted Sigma Capital Group plc and is the Company's Investment Adviser. It sources investments and manages the assets of The PRS REIT plc and advises the Alternative Investment Fund Manager ("AIFM") and the PRS REIT on a day-to-day basis in accordance with the PRS REIT's Investment Policy. The Investment Adviser is an appointed representative (reference number: 776293) of the AIFM.

About The PRS REIT plc
(www.theprsreit.com)

The PRS REIT is a closed-ended real estate investment trust established to invest in the Private Rented Sector and to provide shareholders with an attractive level of income together with the potential for capital and income growth. It has raised a total of £500m (gross) through its Initial Public Offering, on 31 May 2017, and a subsequent placing in February 2018. Both fundraisings were supported by the UK Government's Homes England.

About Countryside Properties plc
(www.countryside-properties.com)

Countryside is a leading UK home builder specialising in place making and urban regeneration. For the year ended 30 September 2017, we completed 3,389 homes with revenues of £1,028.8m.

Our business is focused on place making, which we deliver through our two divisions, Housebuilding and Partnerships. The Housebuilding division, operating under Countryside and Millgate brands, develops sites that provide private and affordable housing, on land owned or controlled by the Group. Our Partnerships division specialises in urban regeneration of public sector land, delivering private and affordable homes by partnering with local authorities and housing associations.

Countryside was founded in 1958. It operates in locations across London, the South East, the North West of England and the West Midlands. In April 2018, Countryside expanded its Midlands operations with the acquisition of Westleigh Group Ltd which delivered 1,159 homes, of which 92% were affordable, for year ended 31st March 2018.