

BB Healthcare Trust plc
Audit Committee (the “Committee”)

Terms of Reference

(Adopted November 2016, revised February 2020)

Composition of the Committee

The Committee shall be comprised of three or more independent Directors. The Chairman of the Board may be a member of the Committee but may not act as the Committee Chairman. At least one member of the Committee shall have recent and relevant financial experience. The Committee as a whole shall have competence relevant to the sector.

The Chairman of the Committee shall be paid a fee in recognition of the additional duties involved.

Meetings

The Committee will meet at least twice each year, to review the drafts of the Annual and Half Year Reports of the Company, for audit planning purposes and at such other times as may be required. A quorum shall be any two members including the Chairman of the Committee, or the Chairman's nominated delegate. The minutes of each meeting of the Committee shall be circulated to all members of the Committee and other Directors of the Company. Any Director, upon request to the Secretary, may obtain copies of the Committee's agenda and minutes provided that there is no conflict of interests.

Any action of the Committee may also be taken by an instrument or instruments in writing, including via email or other electronic means, including via the use of electronic signatures by all members of the Committee and any such action shall be as effective as if it had been decided by a majority of votes cast at a meeting of the Committee called for such purpose.

Attendance

The Committee may invite other Board members to attend meetings and may request representatives of the Auditors, the AIFM, the Portfolio Manager and Administrator or any other relevant person to attend meetings, but such invitees shall have no right of attendance.

Resources

The Company Secretary shall act as Secretary to the Committee and should ensure that the Committee receives information and papers in a timely manner to enable full and proper consideration to be given to the issues.

Authority

The Committee is authorised to:

- seek any information it reasonably requires from a representative of any third party service provider in order to perform its duties;
- request a representative of a third party service provider to attend any meeting of the Committee;
- obtain at the Company's expense outside legal or other professional advice on any matters within its terms of reference;
- have timely and unrestricted access to relevant documents relating to the affairs of the Company.

Shareholder Engagement

- The Chairperson of the Committee, or his or her nominated delegate, shall attend the Annual General meeting and be prepared to respond to any shareholder questions on the Committee's activities.
- The Chairperson should seek engagement with shareholders on significant matters related to their area of responsibility.

Principal Responsibilities

The principal responsibilities of the Committee are:

- to monitor the integrity of the financial statements of the Company and any formal announcements relating to the Company's financial performance;
- to review the Company's internal financial controls and the internal control and risk management systems of the Company and its third party service providers;
- to make recommendations to the Board in relation to the appointment of the external auditor and their remuneration;
- to review and monitor the external Auditor's independence and objectivity and the effectiveness of the audit process;
- to develop and implement policy on the engagement of the external auditor to supply non-audit services and taking into account relevant guidance regarding the provision of non-audit services by the external audit firm;

The Committee shall report to the Board on how it has discharged its responsibilities.

Financial Reporting

The Committee shall:

- where requested, provide advice to the Board on whether the Annual Report and Accounts, taken as a whole, is fair, balanced and understandable and provides the information necessary for shareholders to assess the company's position and performance, business model and strategy;
- review the significant financial reporting issues and judgements made in connection with the preparation of the Company's financial statements, Announcements of Results and related formal statements
- consider significant accounting policies and whether the policies adopted are appropriate, any changes to them and any significant estimates and judgements;
- review the adequacy and scope of the external audit, compliance with regulatory and financial reporting requirements, the clarity and completeness of disclosures in the financial statements and consider whether the disclosures made are set properly in context;
- satisfy itself that the Annual and Half Year Reports and any other significant published financial information are properly and carefully prepared and give a fair representation of the Company's affairs;
- seek clarification from the Administrator of any changes in accounting policy or treatment affecting the Company's report and accounts;

- review related information presented with the financial statements, including the operating and financial review, and corporate governance statements relating to the audit and to risk management; and

- where board approval is required for other statements containing financial information (for example, summary financial statements, significant financial returns to regulators and release of price sensitive information), whenever practicable (without being inconsistent with any requirement for prompt reporting under the Listing Rules) the Committee shall review such statements first.

Internal Controls and Risk Management Systems

The Committee shall:

- review the reports on the internal controls of the Company's service providers which identify the risk management systems in place for assessing, managing and monitoring risks, including emerging risks applicable to such service providers;

- establish a process for identifying, assessing, managing and monitoring the. The Board should confirm in the annual report that it has completed this assessment, including a description of its principal risks, what procedures are in place to identify emerging risks, and an explanation of how these are being managed or mitigated;

- review reports on the conclusions of any testing carried out by the external Auditors; and

- review and approve the statements included in the Annual Report in relation to internal control and the management of risk.

Whistleblowing

The Committee shall, from time to time, review the arrangements by which staff of the AIFM, the Portfolio Manager and Administrator and other service providers as the Committee sees fit may, in confidence, raise concerns about possible improprieties in matters of financial reporting or other matters and satisfy itself that arrangements are in place for the proportionate and independent investigation of such matters and for appropriate follow-up action.

Audit

Internal

The Committee, annually, shall monitor and review the need for an internal audit function, and make an appropriate recommendation to the Board.

External

The Committee shall:

- meet annually with the Auditors to review the annual results and to discuss any major issues that arose during the course of the audit;

- satisfy itself that the level of fee payable in respect of the audit services provided is appropriate for an effective audit to be conducted;

- review and if necessary seek amendments to the Letter of Representation to be given by the Board to the Auditors;

- review and discuss with the Auditors a) their engagement letter issued at the start of each audit, ensuring that it has been updated to reflect changes in circumstances arising since the previous year, and b) the scope of the audit plan proposed to be undertaken by the Auditors;

- annually, assess the qualification, expertise, resources and independence of the external auditors and the effectiveness of the audit process;
- develop and recommend to the Board, the Company's policy on the provision of non-audit services by the Auditors;
- consider and if appropriate approve all non-audit work to be carried out by the Auditors and, where non-audit services are provided, ensure that the relevant disclosures are made in the Annual Report regarding auditor objectivity, independence and the fees paid for non-audit work;
- oversee the selection process when conducting audit tenders and appointing new external auditors; and
- at the end of the annual audit cycle, assess the effectiveness of the audit process.

The Committee shall disclose the workings of the Committee in the Annual Report, ensuring that the Terms of Reference for the Committee are generally available upon request or on the Company's website and that the Annual Report contains the Directors' explanation of their responsibility for preparing the accounts and a statement by the auditors about their reporting responsibilities.

The Committee shall ensure disclosure in the Annual Report of:

- the Company's investment objective and investment policy and the Company's full portfolio listing;
- those areas of decision-making reserved to the board and those over which the manager has discretion in including but not limited to:
 - a) the level of gearing set by the board and if the fund manager operates within pre-set limits;
 - b) the manager's remit regarding voting and corporate governance issues by reference to the manager's policy in respect of the UK Stewardship Code.
- the manager's overall performance;
- ongoing charges figures and their impact on capital erosion per share class;
- relevant bank-borrowing covenant details, indicating the consequences of any material breach.

The Committee will prepare a separate section of the annual report to describe the work of the Committee in discharging its responsibilities. This report will include:

- the significant issues that the committee considered in relation to the financial statements, and how these issues were addressed;
- an explanation of how it has assessed the effectiveness of the external audit process and the approach taken to the appointment or reappointment of the external auditor, and information on the length of tenure of the current audit firm and when a tender was last conducted; and
- if the external auditor provides non-audit services, an explanation of how auditor objectivity and independence is safeguarded.