Triple Point Social Housing REIT plc

Triple Point Social Housing REIT plc - (the "Company" or SOHO) invests in social housing assets in the UK, with a particular focus on supported housing.

COMPANY INFORMATION

LEI	213B00BERVBS2HFTBC58
Ticker	SOHO
ISIN	GB00BF0P7H59

KEY STATISTICS

Share price	99.60p[1]
Market cap	£349.9m[1]
IFRS NAV per share	103.65p[1,2]
EPRA NAV per share	103.65p[1,2]

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)

Chris Phillips (Chairman)
Professor Ian Reeves
Paul Oliver
Peter Coward
Tracey Fletcher-Ray

Delegated Investment Manager

Triple Point Investment Management LLP

Alternative Investment Fund Manager

Langham Hall Fund Management LLP

Joint Financial Adviser

Akur Limited

Financial Adviser and Broker

Canaccord Genuity Limited

Legal Adviser to the Company

Taylor Wessing LLP

Auditor and Reporting Accountant

BDO LLP

KEY DATES

Financial Year End	31 December
Interim	30 June
Q3 2018 Ordinary Share Dividend Paid	31 October 2018
Q4 2018 Ordinary Share Dividend to be Paid	29 March 2019

DIVIDEND PER ORDINARY SHARE

5.00P *(PAID OR DECLARED IN RESPECT OF THE FINANCIAL YEAR)*

- 1.25 pence per Ordinary Share for the period from 1 January 2018 to 31 March 2018 paid in June 2018
- 1.25 pence per Ordinary Share for the period from 1 April 2018 to 30 June 2018 paid in September 2018
- 1.25 pence per Ordinary Share for the period from 1 July 2018 to 30 September 2018 paid in October 2018
- 1.25 pence per Ordinary Share for the period from 1 October 2018 to 31 December 2018 to be paid in March 2019

[1] As at 31 December 2018 (Audited, as appropriate)
[2] The Q4 Dividend of 1.25p was declared on 7 March 2019 with a record date of 15 March 2019

INVESTMENT FEATURES

- Investment in a diversified portfolio of Social Housing with a focus on specialist Supported Housing
- Typically 20 years+ Index-linked leases with Approved Providers ("AP")
- APs are typically Housing Associations or Local Authorities or other regulated organisations in receipt of direct payment from local government
- REIT has 100% ownership of property
- All assets benefit from long term Full Repairing and Insuring ("FRI") leases with Government backed funding for maintenance, upkeep and care costs
- No exposure to the provision of care which lies solely with the regulated AP
- Forward funding in order to access prime Social Housing stock being developed (provided an agreement for lease is in place and a coupon is receivable during construction) is capped at 20% of NAV at the time of entering into any new forward funding arrangement

KEY DEVELOPMENTS IN Q4 2018

2 October
Appointment of Non-Executive Director
Announced appointment of Tracey Fletcher-Ray as a non-executive director

5 October
Announced Acquisitions
Acquired 13 supported housing properties comprising 51 units, for £7.9m[3]

18 October
Result of Issue
The Company raised gross proceeds of £108.15 million pursuant to the issue of 105 million new ordinary shares at a price of 103p per share. This was the first Fundraise from the 12 month Placing Programme, for up to a further 150 million new Ordinary Shares, launched in September 2019

25 October
Announced Acquisitions
Acquired 12 supported housing properties comprising 87 units, for £12.6m[3,4]

28 November
Announced Acquisitions
Acquired 5 supported housing properties comprising 28 units, for £4.6m[1]

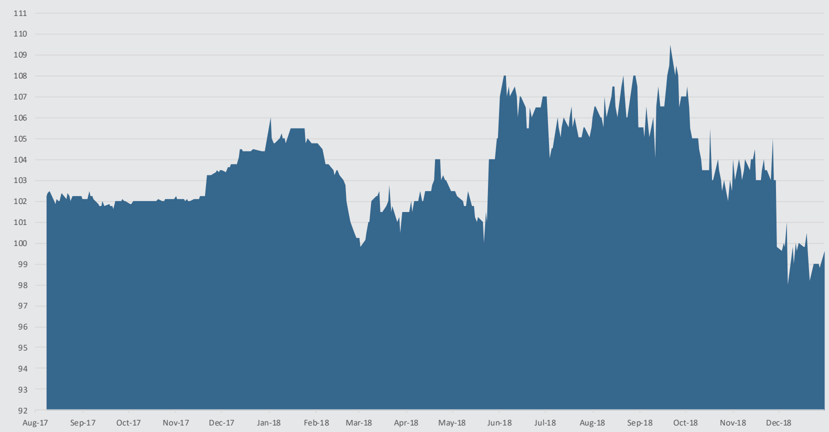
11 December
Announced Acquisitions
Acquired 24 supported housing properties comprising 143 units, for £24.2m[3]

24 December
New Revolving Credit Facility
The Company agreed a £70 million Revolving Credit Facility with Lloyds Bank plc. The facility, when fully drawn, represents an LTV of 40% with an interest rate on drawn funds of 1.85% above 3-month LIBOR

[3]Cost excluding any acquisition costs
[4]This acquisition announcement includes £2.3m relating to one forward funding scheme comprising the total project cost

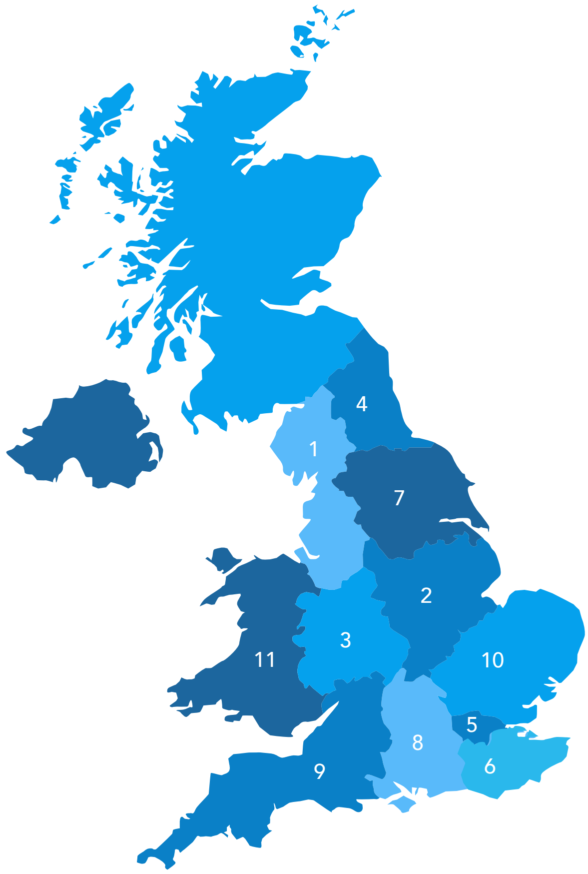
SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 December 2018



TriplePoint
Social Housing REIT plc

Since IPO in August 2017, the Company has acquired 272 supported housing properties (1,893 units) across the UK, for aggregate consideration of £293.9m (excluding acquisition costs). These assets are leased to a variety of APs with a focus on supported housing for vulnerable adults with care and support needs.



LOCATION

Key	County	Properties	% of funds invested[5]
1	North West	76	25.1%
2	East Midlands	39	16.1%
3	West Midlands	35	14.1%
4	North East	38	13.4%
5	London	16	8.8%
6	South East	23	7.5%
7	Yorkshire	16	5.8%
8	South	15	5.0%
9	South West	10	2.9%
10	East	3	1.0%
11	South Wales	1	0.3%

PORTFOLIO HIGHLIGHTS AS AT 31 DECEMBER 2018

£293.9m Aggregate Consideration	**272** Properties 1,893 units	**109** Local Authorities
189 Tenancies	**16** Approved Providers	**62** Care Providers
£17.4m[6] Contracted Rental Income	**27.2 years** Weighted Average Unexpired Lease Term	**100%** Index-linked

[5]Funds invested include total funds committed to forward funding developments, including amounts not yet deployed, excluding purchase costs
[6]Excluding ongoing forward funding schemes that are under an agreement for lease


Shirebrook, Derbyshire


Thatto Heath, Liverpool

"We have had a busy and successful first full financial year. Given strong underlying demand, we expect 2019 to be another good year for us"
Chris Phillips,
Chairman, Triple Point Social Housing REIT plc

"We continue to engage with vendors and developers in relation to a significant pipeline of assets. The flexibility of funding provided by the equity Placing Programme and Revolving Credit Facility will enable the Group to capitalise on these opportunities."
James Cranmer,
Co-Managing Partner, Triple Point Investment Management LLP

CONTACTS

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