Triple Point
Social Housing REIT plc

QUARTERLY FACTSHEET
31 March 2019

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.

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

COMPANY INFORMATION

LEI	213B00BERVBS2HFTBC58
Ticker	SOHO
ISIN	GB00BF0P7H59

KEY STATISTICS

Share price	101.5p[1]
Market cap	£356.6m[1]
IFRS NAV per share	103.72p[1]
EPRA NAV per share	103.72p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q4 2018 Ordinary Share Dividend Paid	29 March 2019
Q1 2019 Ordinary Share Dividend Expected to be paid	June 2019

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)
Chris Phillips (Chairman)
Ian Reeves CBE
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

Joint Financial Adviser and Bookrunner
Canaccord Genuity Limited

Legal Adviser to the Company
Taylor Wessing LLP

Auditor and Reporting Accountant
BDO LLP

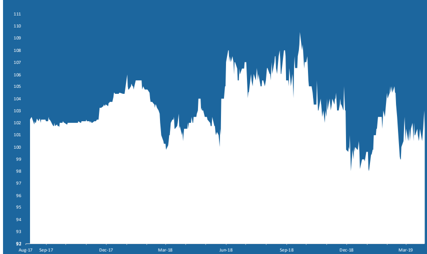
DIVIDEND PER ORDINARY SHARE

5.095P *(TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)*

- The Company is targetting an aggregate dividend of 5.095 pence per share for the year ending 31 December 2019, an increase of 1.9%, in line with inflation.

SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 March 2019



KEY DEVELOPMENTS IN Q1 2019

7 January
Announced Acquisitions

Acquired 7 Supported Housing properties and entered into 1 forward funding agreement comprising 70 units, for £14.4m[2,3]

4 March
Announced Acquisitions

Acquired 10 Supported Housing properties, entered into 1 forward funding agreement and exchanged on 1 property comprising 84 units, for £12.8m[2,4]

7 March
Dividend Declaration

The company declared an interim dividend of 1.25 pence per Ordinary share for the period from 1 October to 31 December 2018

29 March
Announced Acquisitions

Acquired 4 Supported Housing properties and entered into 1 forward funding agreement comprising 60 units, for £11.4m[2,5]

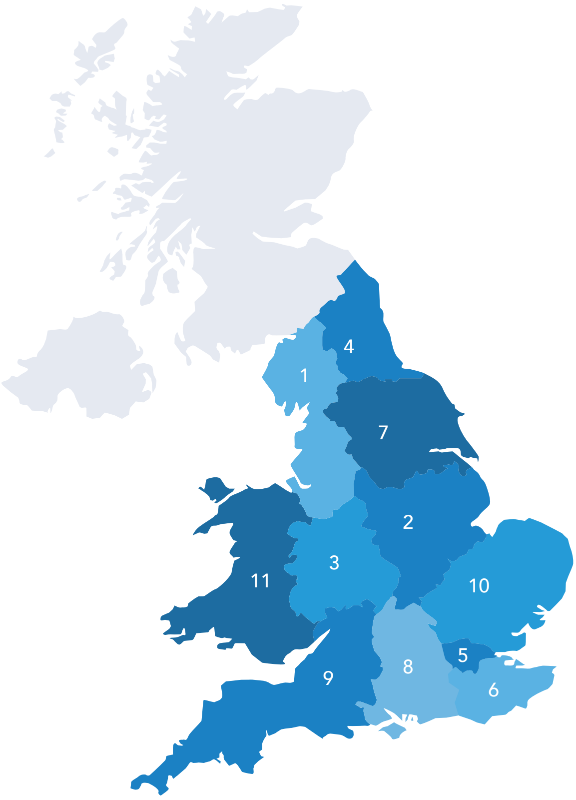
Results For The Year Ended 31 DECEMBER 2018

IFRS NAV per Share: 103.65p

Portfolio value:
- IFRS £323.5m
- Portfolio £343.7m

REFERENCES:
[1] As at 31 March 2019 (Un-audited, as appropriate)
[2] Cost excluding any acquisition costs
[3] This acquisition announcement includes £2.5m relating to one forward funding arrangement comprising the total project cost
[4] This acquisition announcement includes £3.0m relating to one forward funding arrangement comprising the total project cost
[5] This acquisition announcement includes £3.4m relating to one forward funding arrangement comprising the total project cost

Since IPO in August 2017, the Company has acquired 291 Supported Housing properties (2,053 units) across the UK, for aggregate consideration of £318.6m (excluding purchase costs). These assets are leased to a variety of APs with a focus on Supported Housing for vulnerable adults with care and support needs.



PORTFOLIO SUMMARY

Key	Region	Properties	% of funds invested[5]
1	North West	81	25.7
2	East Midlands	40	15.8
3	West Midlands	40	14.9
4	North East	38	12.1
5	London	17	8.5
6	South East	25	7.1
7	Yorkshire	18	6.5
8	South	16	4.7
9	South West	12	3.5
10	East	3	0.9
11	Wales	1	0.3
Total		291	100.0

PORTFOLIO HIGHLIGHTS AS AT 31 MARCH 2019

£351.5m
IFRS Valuation

291
Properties with 2,053 units

202
Tenancies

16
Approved Providers

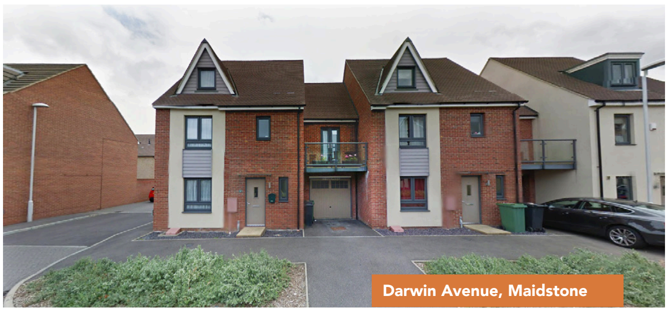
66
Care Providers

£18.9m[6]
Contracted Rental Income

26.8 years
Weighted Average Unexpired Lease Term

100%
Index-linked

REFERENCES:
[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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Sidcup Road, Greenwich


West Street, Scarborough

CONTACTS

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