Triple Point
Social Housing REIT plc

QUARTERLY FACTSHEET
30 June 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	82.60p[1]
Market cap	£289.8m[1,2]
IFRS NAV per share	103.96p[1,3]
EPRA NAV per share	103.96p[1,3]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q1 2019 Ordinary Share Dividend Paid	28 June 2019
Q2 2019 Ordinary Share Dividend Expected to be paid	27 September 2019[3]

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 Corporate Broker
Investec Bank plc

Legal Adviser to the Company
Taylor Wessing LLP

Auditor and Reporting Accountant
BDO LLP

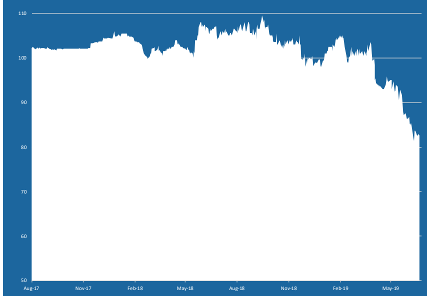
DIVIDEND PER ORDINARY SHARE

2.54P *(PAID AND DECLARED IN RESPECT OF THE FINANCIAL YEAR)*

- 1.27 pence per Ordinary Share for the period from 1 January to 31 March 2019 paid in June 2019
- 1.27 pence per Ordinary Share for the period from 1 April to 30 June 2019 to be paid in September 2019

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 June 2019



KEY DEVELOPMENTS IN Q2 2019

18 April
Announced Acquisitions

Acquired 6 supported housing properties and entered into 2 forward funding agreements comprising 80 units, for £14.8m[4,5]

13 May
Net Asset Value As At 31 March 2019

The Company's unaudited Net Asset Value as at 31 March 2019 was 103.72 pence per Ordinary Share

The Portfolio NAV per Ordinary Share as at 31 March 2019 was 110.60p

23 May
Dividend Declaration

The Company declared an interim dividend of 1.27 pence per Ordinary Share for the period from 1 January to 31 March 2019

29 May
Announced Acquisitions

Acquired 12 supported housing properties, exchanged on 3 further properties and entered into 3 forward funding agreements comprising 178 units, for £39.5m[4,6]

26 June
Transaction in Own Shares

The Company announced that it purchased in the market 200,000 Ordinary Shares of 1p each in the capital of the Company at a price of 83p per Ordinary Share for treasury

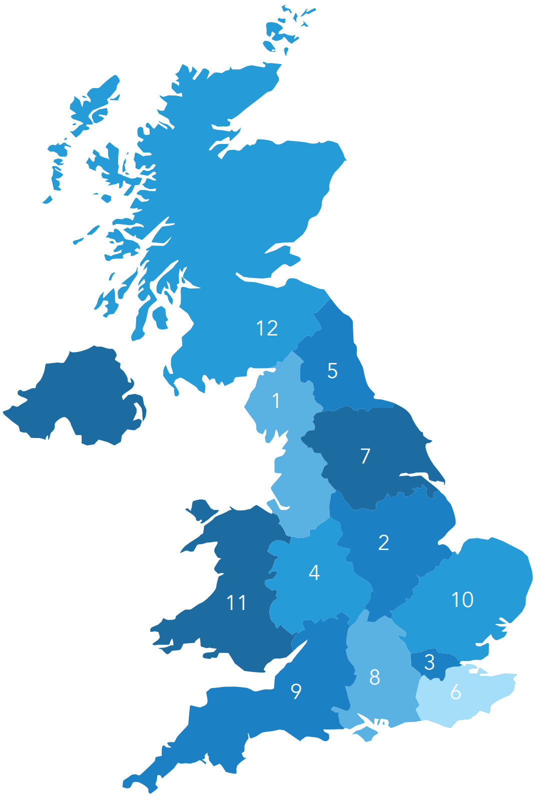
28 June
Transaction in Own Shares

The Company announced that it purchased in the market 250,000 Ordinary Shares of 1p each in the capital of the Company at a price of 83.3p per Ordinary Share for treasury

REFERENCES:

[1] As at 30 June 2019 (Audited, as appropriate)
[2] Excludes shares held in treasury
[3] The Q2 Dividend of 1.27p was declared on 29 August 2019 with a record date of 06 September 2019.
[4] Cost excluding any acquisition costs
[5] This acquisition announcement includes £7.7m relating to two forward funding arrangements comprising the total project cost
[6] This acquisition announcement includes £8.9m relating to three forward funding arrangements comprising the total project cost

Since IPO in August 2017, the Company has acquired 318 Supported Housing properties (2,306 units) across the UK, for aggregate consideration of £359.3m (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[7]
1	North West	85	24.0
2	East Midlands	44	15.1
3	London	26	14.0
4	West Midlands	42	13.1
5	North East	38	11.1
6	South East	27	6.9
7	Yorkshire	18	5.6
8	South	16	4.3
9	South West	15	3.9
10	East	4	1.0
11	South Wales	2	0.8
12	South Scotland	1	0.2
Total		318	100.0

PORTFOLIO HIGHLIGHTS AS AT 30 JUNE 2019

£395.9m
IFRS Valuation

318
Properties with 2,306 units

229
Tenancies

16
Approved Providers

72
Care Providers

£21.1m[8]
Contracted Rental Income

26.2 years
Weighted Average Unexpired Lease Term

100%
Index-linked

REFERENCES:

[7] Funds invested include total funds committed to forward funding developments, including amounts not yet deployed, excluding purchase costs

[8] Excluding ongoing forward funding schemes that are under an agreement for lease


Coopers Court, Nottingham


Top Valley, Nottingham


Eldon Lodge, Bradford

CONTACTS

Max Shenkman
Partner, Triple Point Investment Management LLP
max.shenkman@triplepoint.co.uk

Triple Point Social Housing REIT plc
1 King William Street
London
EC4N 7AF