Triple Point
Social Housing REIT plc

# QUARTERLY FACTSHEET
30 September 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
- SOHO 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** | 93.80p[1] |
| **Market cap** | £329.1m[1,2] |
| **IFRS NAV per share** | 104.47p[1] |
| **EPRA NAV per share** | 104.47p[1] |

### KEY DATES

| | |
|---|---|
| **Financial Year End** | 31 December |
| **Interim** | 30 June |
| **Q2 2019 Ordinary Share Dividend** Paid | 27 September 2019 |
| **Q3 2019 Ordinary Share Dividend** Expected to be declared | November 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 Corporate Broker**
Investec Bank plc

**Legal Adviser to the Company**
Taylor Wessing LLP

**Auditor and Reporting Accountant**
BDO LLP

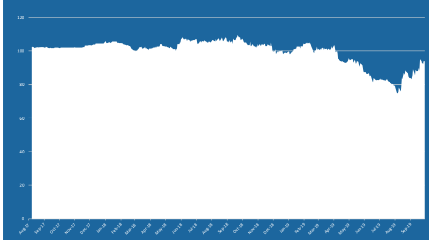
### DIVIDEND PER ORDINARY SHARE

**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 paid in September 2019

### SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 September 2019



## KEY DEVELOPMENTS IN Q3 2019

18 July
**Announced Acquisitions**

Acquired 4 supported housing properties and entered into a forward funding agreement comprising 46 units, for £7.7m[3,4]

6 September
**Announced Acquisitions**

Acquired 6 supported housing properties comprising 47 units, for £7.2m[3]

29 August
**Dividend Declaration**

The Company declared an interim dividend of 1.27 pence per Ordinary Share for the period from 1 April to 30 June 2019

**6 September**
**Interim Results for the six months ended 30 June 2019**

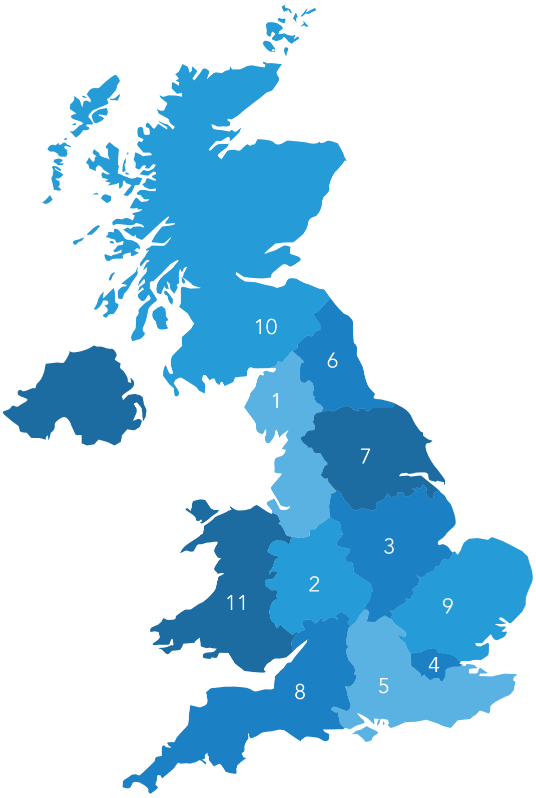
| | |
|---|---|
| IFRS NAV per Share: | 103.96p |
| Portfolio value: | |
| - IFRS | £395.9m |
| - Portfolio | £423.2m |

10 September
**Announced Acquisitions**

Acquired 36 supported housing properties and exchanged contracts on a further 4 properties comprising 216 units, for £27.4m[3]

REFERENCES:
[1] As at 30 September 2019 (Audited, as appropriate)
[2] Excludes shares held in treasury (450,000) which do not carry any voting rights
[3] Cost excluding any acquisition costs
[4] This acquisition announcement includes £4.1m relating to one forward funding arrangement comprising the total project cost.

Since IPO in August 2017, the Company has acquired 366 Supported Housing properties (2,592 units) across the UK, for aggregate consideration of £399.0m (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 | 89 | 22.7 |
| 2 | West Midlands | 55 | 15.2 |
| 3 | East Midlands | 46 | 14.4 |
| 4 | London | 26 | 11.9 |
| 5 | South East | 49 | 10.3 |
| 6 | North East | 39 | 9.6 |
| 7 | Yorkshire | 24 | 6.0 |
| 8 | South West | 23 | 5.1 |
| 9 | East | 12 | 2.8 |
| 10 | Scotland | 1 | 1.3 |
| 11 | Wales | 2 | 0.7 |
| Total | | 366 | 100.0 |

## PORTFOLIO HIGHLIGHTS AS AT 30 SEPTEMBER 2019

***£440.7m***
IFRS Valuation

***366***
Properties with 2,592 units

***277***
Tenancies

***16***
Approved Providers

***80***
Care Providers

***£23.6m[6]***
Contracted Rental Income

***26.0 years***
Weighted Average Unexpired Lease Term

***100%***
Index-linked

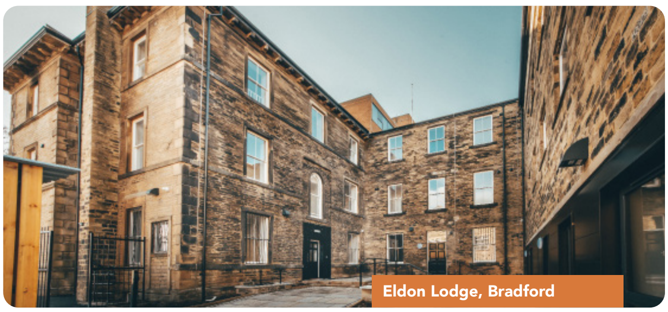
**REFERENCES:**

[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

Bective House, Northampton

Top Valley, Nottingham



Eldon Lodge, Bradford

## CONTACTS

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