Triple Point Social Housing REIT plc

# QUARTERLY FACTSHEET
31 December 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** | 90.00p[1] |
| **Market cap** | £315.8m[1,2] |
| **IFRS NAV per share** | 105.37p[1,2] |
| **EPRA NAV per share** | 105.37p[1,2] |

### KEY DATES

| | |
|---|---|
| **Financial Year End** | 31 December |
| **Interim** | 30 June |
| **Q3 2019 Ordinary Share Dividend** Paid | 21 December 2019 |
| **Q4 2019 Ordinary Share Dividend** Expected to be paid | 27 March 2020 |

### 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

**Financial Adviser**
Akur Capital

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

**Auditor and Reporting Accountant**
BDO LLP

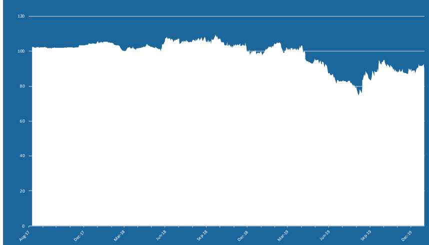
### DIVIDEND PER ORDINARY SHARE

**5.095P** *(PAID AND DECLARED IN RESPECT OF THE FINANCIAL YEAR)*

- 3.81 pence per Ordinary Share declared and paid during 2019
- 1.285 pence per Ordinary Share declared on 5 March 2020 and payable on or around 27 March 2020

### SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 December 2019



## KEY DEVELOPMENTS IN Q4 2019

23 October
**Announced Acquisitions**

Acquired 18 supported housing properties, comprising 77 units for £11.6m[3]

29 October
**Revolving Credit Facility Extension**

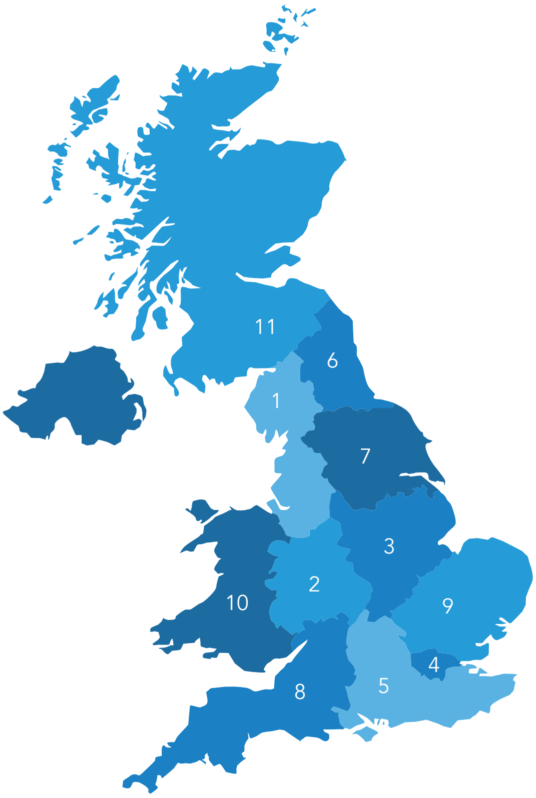
The Group secured a £60 million extension to its existing £70 million Revolving Credit Facility on identical terms, with National Westminster Bank plc providing debt alongside Lloyds Bank plc.

21 November
**Dividend Declaration**

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

**REFERENCES:**
[1] As at 31 December 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

Since IPO in August 2017, the Company has acquired 388 Supported Housing properties (2,728 units) across the UK, for aggregate consideration of £424.3m (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[5] |
|---|---|---|---|
| 1 | North West | 89 | 22.0 |
| 2 | West Midlands | 58 | 15.4 |
| 3 | East Midlands | 53 | 14.1 |
| 4 | London | 26 | 11.8 |
| 5 | South East | 49 | 10.3 |
| 6 | North East | 43 | 10.3 |
| 7 | Yorkshire | 28 | 7.1 |
| 8 | South West | 25 | 5.1 |
| 9 | East | 13 | 2.7 |
| 10 | Wales | 2 | 0.6 |
| 11 | Scotland | 2 | 0.6 |
| Total | | 388 | 100.0 |

## PORTFOLIO HIGHLIGHTS AS AT 31 DECEMBER 2019

***£471.6m***
IFRS Valuation

***388***
Properties with 2,728 units

***300***
Tenancies

***16***
Approved Providers

***88***
Care Providers

***£25.4m[6]***
Contracted Rental Income

***25.7 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


Delph Crescent, Bradford


Park View Apartments, Wolverhampton


Fellmonger, Leeds

## CONTACTS

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