Triple Point
Social Housing REIT plc

QUARTERLY FACTSHEET
31 March 2020

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	91.00p[1]
Market cap	£319.3m[1,2]
IFRS NAV per share	105.67p[1]
EPRA NAV per share	105.67p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q4 2019 Ordinary Share Dividend Paid	27 March 2020
Q1 2020 Ordinary Share Dividend Expected to be paid	26 June 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

Joint Financial Adviser
Akur Capital

Joint Financial Advisor and Corporate Broker
Stifel Nicolaus Europe Limited

Legal Adviser to the Company
Taylor Wessing LLP

Auditor and Reporting Accountant
BDO LLP

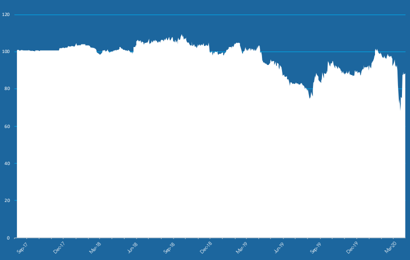
DIVIDEND PER ORDINARY SHARE

5.18P *(TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)*

The Company is targeting an aggregate dividend of 5.18 pence per Ordinary Share in respect of the financial year ending 31 December 2020, an increase of 1.7 per cent in line with February 2020 Consumer Price Index growth.

SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 March 2020



KEY DEVELOPMENTS IN Q1 2020

07 January
Announced Acquisitions

Acquired 4 supported housing properties, comprising 41 units for £6.3m[3]

25 February
Announced Acquisitions

Acquired 6 supported housing properties and a care home, comprising 91 units for £18.3m[3]

05 March
Dividend Declaration

The Company declared an interim dividend of 1.285 pence per Ordinary Share for the period from 1 October to 31 December 2019.

13 March
Results For The Year Ended 31 DECEMBER 2019

IFRS NAV per Share: 105.37p

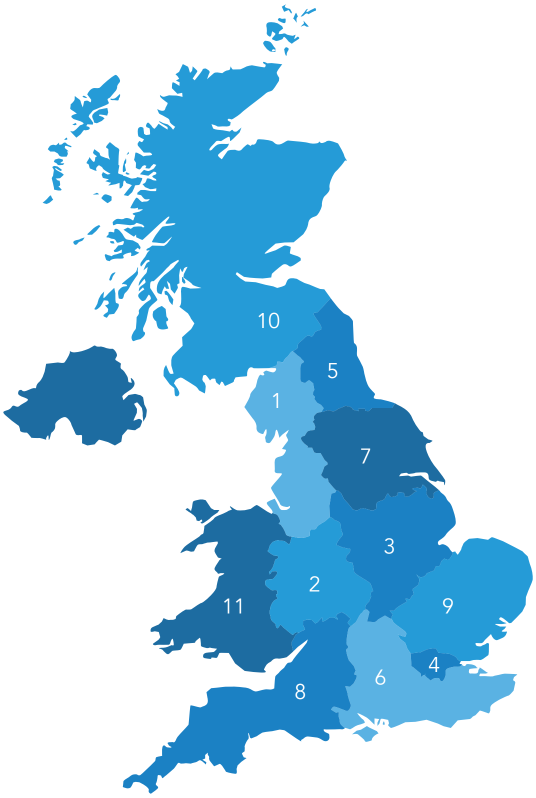
Value of the portfolio:
- IFRS £471.6m
- Portfolio £503.8m

31 March
Rent Collection

The Company's ongoing receipt of rents remains timely, and in line with both expectations and the experience of prior years with 100% of rent due for Q1 2020 received.

REFERENCES:
[1] As at 31 March 2020 (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 397 Supported Housing properties (2,832 units) across the UK, for aggregate consideration of £449.8m (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	90	21.4%
2	West Midlands	60	16.7%
3	East Midlands	53	13.4%
4	London	26	10.8%
5	North East	44	9.8%
6	South East	51	9.8%
7	Yorkshire	31	8.4%
8	South West	25	5.0%
9	East	13	2.8%
10	Scotland	2	1.3%
11	Wales	2	0.6%
Total		397	100.0

PORTFOLIO HIGHLIGHTS AS AT 31 MARCH 2020

£500.5m
IFRS Valuation

397
Properties with 2,832 units

309
Tenancies

16
Approved Providers

89
Care Providers

£26.9m[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


Oak House, Birmingham


Delph Crescent, Bradford


Hexham, Northumberland

CONTACTS

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