Triple Point
Social Housing REIT plc

QUARTERLY FACTSHEET
30 September 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	107.00p[1]
Market cap	£375.5m[1,2]
IFRS NAV per share	106.12p[1]
EPRA NAV per share	106.12p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q2 2020 Ordinary Share Dividend Paid	25 September 2020
Q3 2020 Ordinary Share Dividend Expected to be paid	18 December 2020

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)

Chris Phillips (Chairman)
Ian Reeves CBE
Paul Oliver
Peter Coward
Tracey Fletcher-Ray

Investment Manager
Triple Point Investment Management LLP

Joint Financial Adviser
Akur Limited

Joint Financial Adviser and Corporate Broker
Stifel Nicolaus Europe Limited

Legal Adviser to the Company
Taylor Wessing LLP

Auditor and Reporting Accountant
BDO LLP

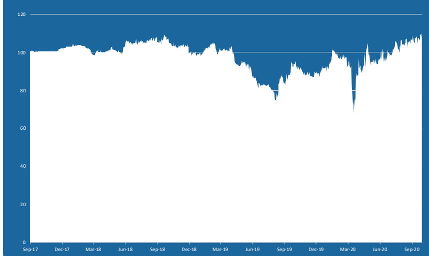
DIVIDEND PER ORDINARY SHARE

3.885P *(PAID OR DECLARED IN RESPECT OF THE FINANCIAL YEAR)*

- 1.295 pence per Ordinary Share for the period from 1 January to 31 March 2020 paid in June 2020
- 1.295 pence per Ordinary Share for the period from 1 April to 30 June 2020 to be paid in September 2020
- 1.295 pence per Ordinary Share for the period from 1 July to 30 September 2020 expected to be paid in December 2020

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 September 2020



KEY DEVELOPMENTS IN Q3 2020

01 July
AIFM and Depositary Appointments

The Board announced it has appointed Triple Point Investment Management LLP as the Company’s Alternative Investment Fund Manager, replacing the previous third-party provider.

06 August
Update on Acquisitions and Dividend Cover

Acquired 16 properties, comprising 70 units, for £9.6 million[3]

The Company now has a look-through dividend cover of over 100%, as measured on an EPRA earnings run-rate basis.[4]

26 August
Dividend Declaration

The Company declared an interim dividend of 1.295 pence per Ordinary Share for the period from 1 April to 30 June 2020.

30 September
Results for the six months ended 30 June 2020

100% of Q2 2020 rent was received

IFRS NAV per Share: 105.34p

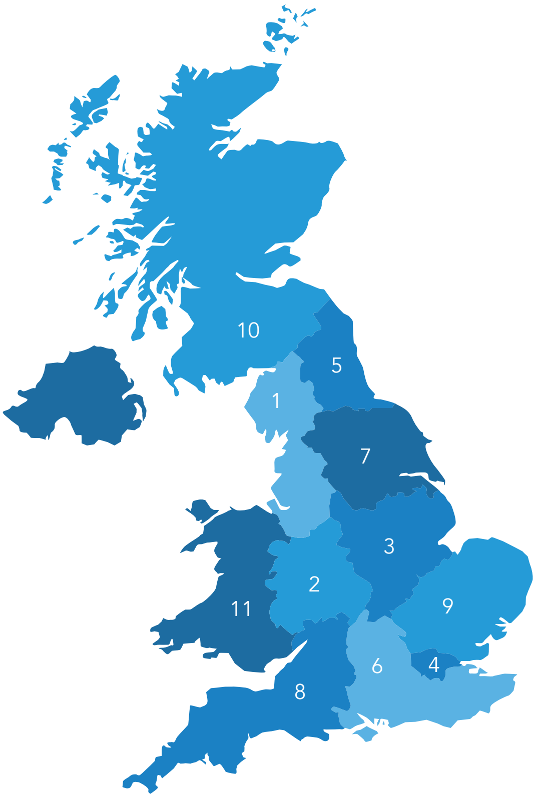
Portfolio NAV per Share: 116.21p

30 September
Proposed Issue of Equity and Placing Programme

The Board announced it is targeting an equity raise of approximately £70 million by way of a Placing, Open Offer and Offer for Subscription at an issue price of 106 pence per new Ordinary Share.

REFERENCES:
[1] As at 30 September 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
[4] Including revenue from operational and forward funded properties

Since IPO in August 2017, the Company has acquired 433 Supported Housing properties (2,990 units) across the UK, for aggregate consideration of £481.4m (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	92	20.6%
2	West Midlands	80	17.6%
3	East Midlands	56	13.4%
4	London	26	10.2%
5	North East	45	9.8%
6	South East	51	9.3%
7	Yorkshire	34	8.8%
8	South West	29	5.8%
9	East	16	3.2%
10	Scotland	2	0.7%
11	Wales	2	0.6%
Total		433	100.0

PORTFOLIO HIGHLIGHTS AS AT 30 SEPTEMBER 2020

£536.3m
IFRS Valuation

433
Properties with 2,990 units

332
Tenancies

20
Approved Providers

96
Care Providers

£29.3m[6]
Contracted Rental Income

25.4 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


Saddlers Road, Cheshire


Stourside, Stourport-on-Severn


Edinburgh

CONTACTS

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