Triple Point Social Housing REIT plc

QUARTERLY FACTSHEET
31 December 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	111.50p[1]
Market cap	£449.1m[1,2]
IFRS NAV per share	106.42p[1]
EPRA NTA per share	106.42p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q3 2020 Ordinary Share Dividend Paid	18 December 2020
Q4 2020 Ordinary Share Dividend Expected to be paid	26 March 2021

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

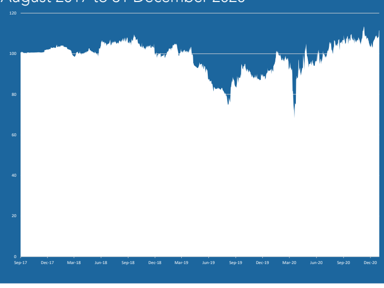
DIVIDEND PER ORDINARY SHARE

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

- 3.885 pence per Ordinary Share declared and paid during 2020.
- 1.295 pence per Ordinary Share for the period from 1 October to 31 December 2020 expected to be paid in March 2021.

SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 December 2020



KEY DEVELOPMENTS IN Q4 2020

21 October
£55 million Equity Issue

The Group issued 51,886,792 new Ordinary Shares at a price of 106 pence per Ordinary Share

02 November
Announced Acquisitions

October's equity issue proceeds used to acquire the portfolio of 5 properties for £28.9 million[3]. These properties generated a valuation uplift of £2.3 million as at 31 December 2020.

05 November
Dividend Declaration

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

15 December
£30 million Credit Extension

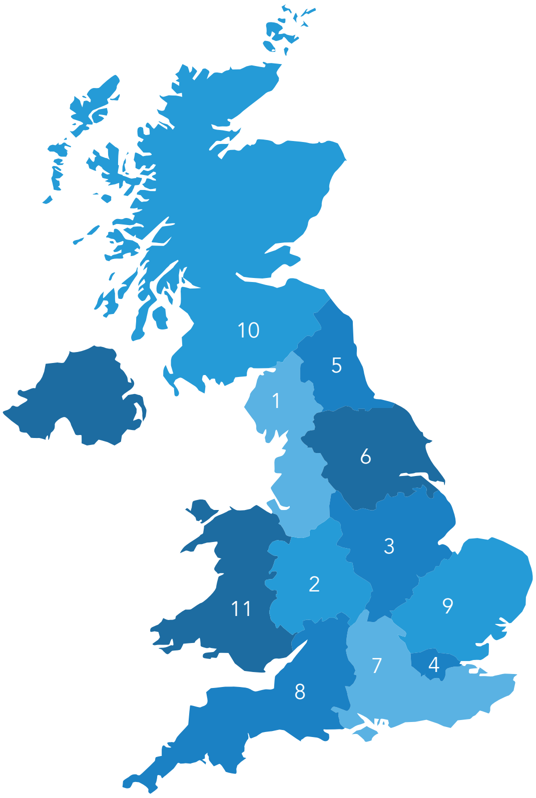
The Group increased the revolving credit facility with Lloyds Bank plc and National Westminster Bank plc by £30 million to £160 million and extended the term by 12 months.

31 December
100% Rent Collection in 2020

The Company continues to receive rents on a timely basis

REFERENCES:
[1] As at 31 December 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 445 Supported Housing properties (3,124 units) across the UK, for aggregate consideration of £512.3m (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	97	22.5%
2	West Midlands	81	17.3%
3	East Midlands	57	12.8%
4	London	26	9.6%
5	North East	45	9.2%
6	Yorkshire	36	9.0%
7	South East	52	8.9%
8	South West	29	5.4%
9	East	18	3.9%
10	Scotland	2	0.9%
11	Wales	2	0.5%
Total		445	100.0

PORTFOLIO HIGHLIGHTS AS AT 31 DECEMBER 2020

£571.5m
IFRS Valuation

445
Properties with 3,124 units

341
Tenancies

20
Approved Providers

98
Care Providers

£31.6m[6]
Contracted Rental Income

26.2 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


Cherry Tree Lane, North Walsham


Thorne House, Yeovil


Hollingwood, Bradford

CONTACTS

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