Triple Point
Social Housing REIT plc

QUARTERLY FACTSHEET
31 March 2021

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	101.00p[1]
Market cap	£406.8m[1,2]
IFRS NAV per share	106.55p[1]
EPRA NTA per share	106.55p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q4 2020 Ordinary Share Dividend Paid	26 March 2021
Q1 2021 Ordinary Share Dividend Expected to be paid	25 June 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

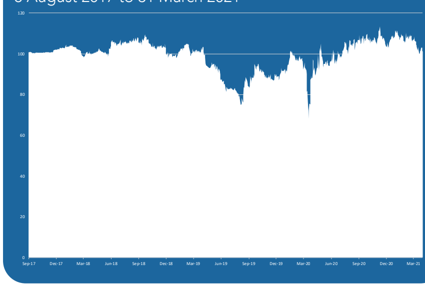
DIVIDEND PER ORDINARY SHARE

5.20P *(TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)*

- The Company is targeting an aggregate dividend of 5.20 pence per Ordinary Share in respect of the financial year ending 31 December 2021, an increase of 0.4 per cent in line with February 2021 Consumer Price Index growth
- The first interim dividend of 1.30 pence per Ordinary Share for the period from 1 January to 31 March 2021 is expected to be paid in June 2021

SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 March 2021



KEY DEVELOPMENTS IN Q1 2021

04 March
Dividend Declaration

The Company declared an interim dividend of 1.295 pence per Ordinary Share for the period from 1 October to 31 December 2020

Following payment of this dividend the Company will have paid an aggregate dividend of 5.18 pence per Ordinary Share in respect of the financial year ended 31 December 2020, in line with the Company's target for the financial year.

05 March
Results For The Year Ended 31 DECEMBER 2020

EPRA Net Tangible Assets per share:
106.42p

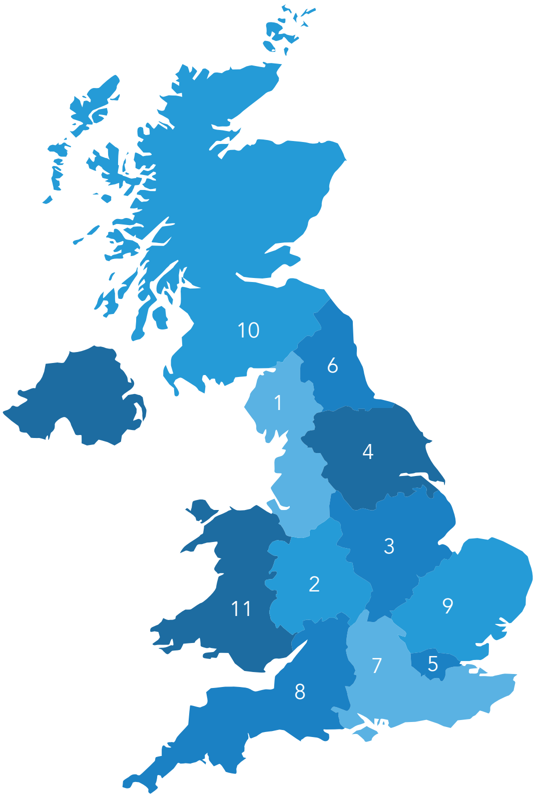
Value of the portfolio:
- IFRS £571.5m
- Portfolio £611.6m

09 March
Announced Acquisitions

Acquired 7 Supported Housing properties, comprising 68 units, for £12.1 million[3]

REFERENCES:
[1] As at 31 March 2021 (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 450 Supported Housing properties (3,174 units) across the UK, for aggregate consideration of £523.4m (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	98	22.1%
2	West Midlands	81	16.9%
3	East Midlands	57	12.5%
4	Yorkshire	38	10.1%
5	London	26	9.4%
6	North East	45	9.0%
7	South East	53	9.0%
8	South West	29	5.3%
9	East	19	4.1%
10	Scotland	2	1.1%
11	Wales	2	0.5%
Total		450	100.0

PORTFOLIO HIGHLIGHTS AS AT 31 MARCH 2021

£584.5m
IFRS Valuation

450
Properties with 3,174 units

346
Tenancies

20
Approved Providers

101
Care Providers

£32.7m[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


Dunwoody Way, Crew


Hillcrest, Leeds


The Academy, Warrington

CONTACTS

Max Shenkman
Partner, Triple Point Investment Management LLP
max.shenkman@triplepoint.co.uk

Triple Point Social Housing REIT plc
1 King William Street
London
EC4N 7AF