Triple Point Social Housing REIT plc

QUARTERLY FACTSHEET
30 September 2021

INVESTMENTS WITH PURPOSE FOR PROFIT BY PEOPLE FROM TRIPLE POINT

The Value of Home

Triple Point Social Housing REIT plc - (the "Company" or "SOHO") invests in social housing assets in the UK, with a particular focus on Specialised Supported Housing.

INVESTMENT FEATURES

- Investment in a diversified portfolio of Social Housing with a focus on Specialised Supported Housing
- Typically 20 years+ Inflation-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
- Properties are leased under long-term Full Repairing and Insuring ("FRI") leases and house vulnerable individuals who have their rent funded by central government
- Care is provided by CQC registered care providers who contract directly with the Local Authority
- 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	94.50p[1]
Market Cap	£380.6m[1,2]
IFRS NAV per share	106.63p[1]
EPRA NTA per share	106.63p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q2 2021 Ordinary Share Dividend Paid	30 September 2021
Q3 2021 Ordinary Share Dividend Expected to be paid	24 December 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

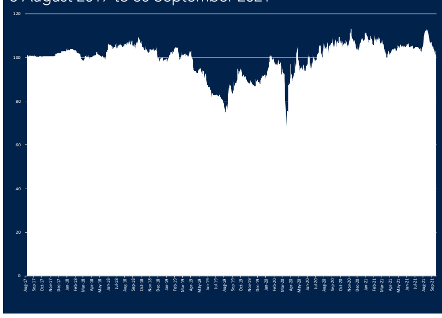
DIVIDEND PER ORDINARY SHARE

3.90p (PAID AND DECLARED IN RESPECT OF THE FINANCIAL YEAR)

- 1.30 pence per Ordinary Share for the period from 1 January to 31 March 2021 paid on 25 June 2021
- 1.30 pence per Ordinary Share for the period from 1 April to 30 June 2021 paid on 30 September 2021
- 1.30 pence per Ordinary Share for the period from 1 July to 30 September 2021 expected to be paid on 24 December 2021

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 September 2021



KEY DEVELOPMENTS IN Q3 2021

06 July
Announced Acquisitions

Acquired 10 Supported Housing properties and exchanged contracts on a further 2 properties, comprising 56 units, for £14.0 million[3]

27 August
Investment Grade Rating

The Group obtained a first-time Long-Term Issuer Default Rating of 'A-' with a Stable Outlook and a senior secured rating of 'A' for the Group's new and existing loan notes from Fitch

FitchRatings

27 August
£195 Million Loan Notes

The Group secured £195m of long-term, sustainability-linked, fixed-rate debt from Barings and MetLife, allowing the Group to re-finance the £130m of drawn RCF funds

MetLife BARINGS

03 September
Results For The Six Months Ended 30 JUNE 2021

EPRA Net Tangible Assets per share: **106.42p**

Value of the portfolio:

IFRS - **£596.3m**

Portfolio - **£639.9m**

03 September
Dividend Declaration

The Company declared an interim dividend of 1.30 pence per Ordinary Share for the period from 1 April to 30 June 2021

REFERENCES:

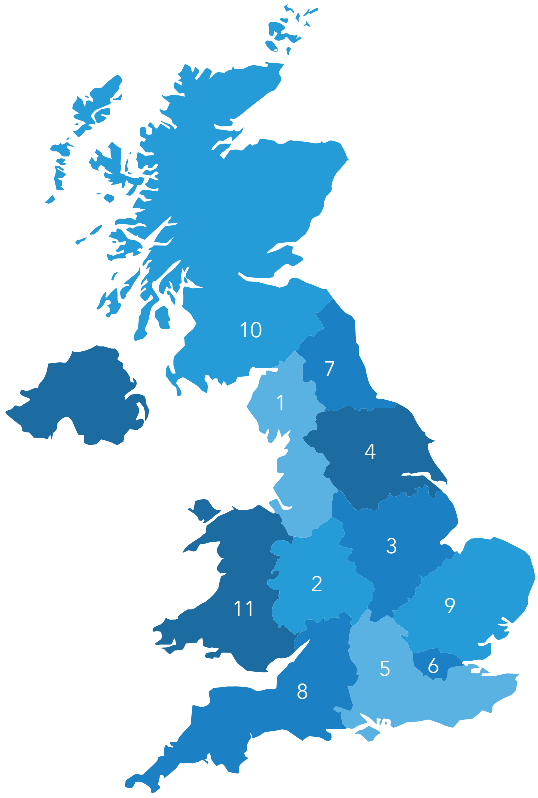
[1] As at 30 September 2021 (Audited, as appropriate)
[2] Excludes shares held in treasury (450,000) which do not carry any voting rights
[3] Cost excluding acquisition costs

PORTFOLIO UPDATE

Since IPO in August 2017, the Company has acquired 463 Supported Housing properties (3,199 units) across the UK, for an aggregate consideration of £537.2m (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[4]
1	North West	103	22.5
2	West Midlands	81	16.5
3	East Midlands	56	12.0
4	Yorkshire	40	10.8
5	South East	60	9.5
6	London	26	9.2
7	North East	45	8.8
8	South West	29	5.2
9	East	19	3.9
10	Scotland	2	1.1
11	Wales	2	0.5
Total		463	100.0



PORTFOLIO HIGHLIGHTS as at 30 September 2021

£603.1m IFRS Valuation	**463** Properties with 3,199 units	**358** Tenancies	**22** Approved Providers
116 Care Providers	**£33.7m** Contracted Rental Income	**25.5 years** Weighted Average Unexpired Lease Term	**100%** Inflation-linked


The Rosewood, Crewe


Earlsway, Macclesfield


Alton Street, Crewe

CONTACTS

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REFERENCES:

[4] Funds invested exclude purchase costs