Triple Point SOCIAL HOUSING REIT PLC

QUARTERLY FACTSHEET
31 March 2022

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	93.70p[1]
Market Cap	£377.4m[1,2]
IFRS NAV per share	110.70p[1]
EPRA NTA per share	110.70p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q4 2021 Ordinary Share Dividend Paid	25 March 2022
Q1 2022 Ordinary Share Dividend Expected to be Paid	24 June 2022

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

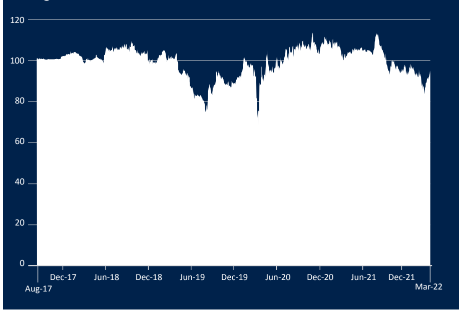
DIVIDEND PER ORDINARY SHARE

5.46p (TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)

- The Company is targeting an aggregate dividend of 5.46 pence per Ordinary Share in respect of the financial year ending 31 December 2022, an increase of 5.0 per cent in line with the inflation-linked rent reviews
- The first interim dividend of 1.365 pence per Ordinary Share for the period from 1 January to 31 March 2022 is expected to be paid on 24 June 2022

SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 March 2022



KEY DEVELOPMENTS IN Q1 2022

05 January
Announced Acquisitions

Acquired four properties and exchanged contracts on a further property, comprising 45 units, for £9.4 million[3].

Sunnyside, Telford

03 March
Dividend Declaration

The Company declared an interim dividend of 1.30 pence per Ordinary Share for the period from 1 October 2021 to 31 December 2021.

Dividends paid in respect of the year ending 31 December 2021 totalled 5.20 pence per Ordinary Share in line with the Company's target.

08 March
Consultation on change to Investment Policy

Proposed changes to investment policy and investment restrictions:

- Removing the Company's minimum lease term restriction.
- Allowing the Company to selectively take on the cost of funding planned maintenance.
- Giving the Company the ability to enter into leases which are subject to upward only adjustments, tracking either inflation or central housing benefit policy.

25 March
RESULTS FOR THE YEAR ENDED 31 DECEMBER 2021

EPRA NTA per Share: 108.27p

Portfolio Valuation: £642.0m

WAULT: 26.2 yrs

REFERENCES:
[1] As at 31 March 2022 (Audited, as appropriate)
[2] Excludes shares held in treasury (450,000) which do not carry any voting rights
[3] Cost excluding acquisition costs

Triple Point Social Housing REIT plc

Quarterly Factsheet 31 March 2022

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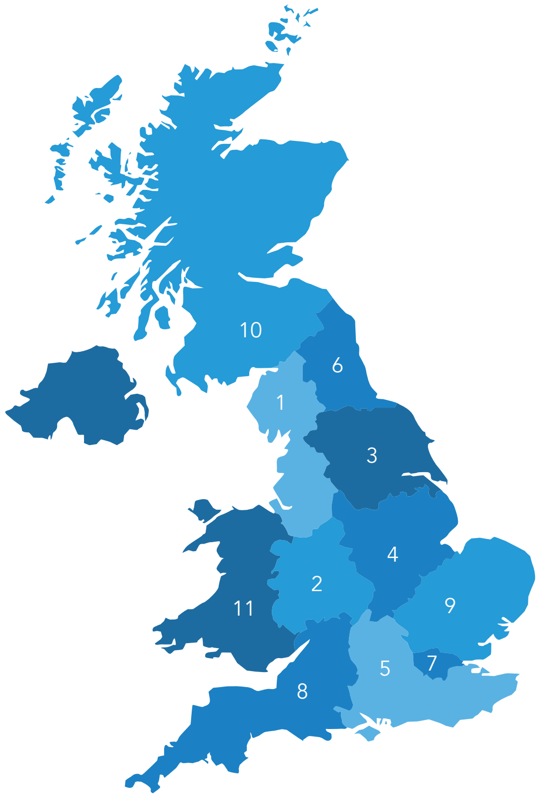
PORTFOLIO UPDATE

Since IPO in August 2017, the Company has acquired 494 Supported Housing properties (3,426 units) across the UK, for an aggregate consideration of £573.4m (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[4]
1	North West	101	20.3
2	West Midlands	83	16.2
3	Yorkshire	63	14.8
4	East Midlands	56	11.3
5	South East	62	9.6
6	North East	49	8.8
7	London	27	8.6
8	South West	29	4.8
9	East	20	4.1
10	Scotland	2	1.0
11	Wales	2	0.5
Total		494	100.0

PORTFOLIO HIGHLIGHTS as at 31 March 2022

£663.4m
IFRS Valuation

494
Properties with 3,426 units

391
Tenancies

25
Approved Providers

118
Care Providers

£36.1m
Contracted Rental Income

26.2 years
Weighted Average Unexpired Lease Term

100%
Inflation-linked


Newall Green Farm


Moor House, Hereford


School Street, Castleford

CONTACTS

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REFERENCES:

[4] Funds invested exclude purchase costs