Triple Point SOCIAL HOUSING REIT PLC

QUARTERLY FACTSHEET
30 June 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 typically 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	89.70p[1]
Market Cap	£361.3m[1,2]
IFRS NAV per share	111.80p[1]
EPRA NTA per share	111.80p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q1 2022 Ordinary Share Dividend Paid	24 June 2022
Q2 2022 Ordinary Share Dividend Expected to be Paid	30 September 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

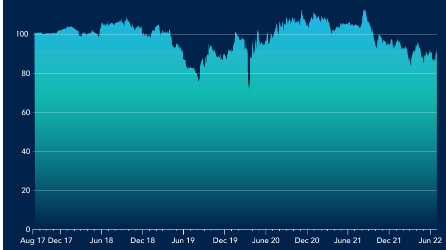
DIVIDEND PER ORDINARY SHARE

5.46p (TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)[3]

- 1.365 pence per Ordinary Share for the period from 1 January to 31 March 2022 paid on 24 June 2022
- 1.365 pence per Ordinary Share for the period from 1 April to 30 June 2022 expected to be paid on 30 September 2022

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 June 2022



KEY DEVELOPMENTS IN Q2 2022

27 May 2022

Approval of change to Investment Policy

The following changes to investment policy and investment restrictions were approved by shareholders:

- 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

30 May 2022

FY22 Dividend Target

The Company is targeting an aggregate dividend of 5.46 pence per Ordinary Share in respect of the financial year ending 31 December 2021, an increase of 5.0 per cent in line with the inflation-linked rent reviews and reflects the Company's strategy of paying a progressive dividend

Dividend Declaration

The Company declared an interim dividend of 1.365 pence per Ordinary Share for the period from 1 January to 31 March 2022.

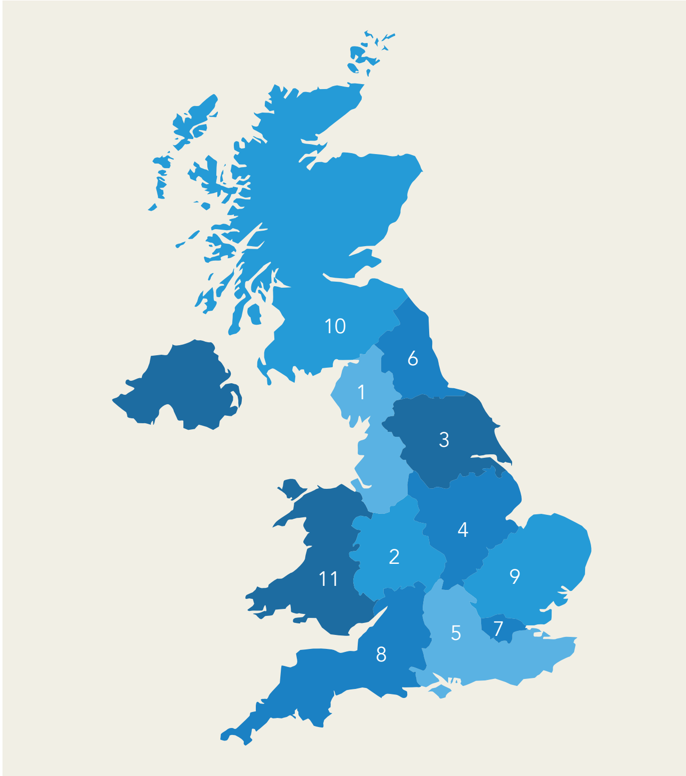
REFERENCES:
[1] As at 30 June 2022
[2] Excludes shares held in treasury 450,000 which do not carry any voting rights
[3] The target dividend is a target only and not a forecast. There can be no assurance that the target will be met and it should not be taken as an indication of the Company's expected or actual future results

PORTFOLIO UPDATE

Since IPO in August 2017, the Company has acquired 493 Supported Housing properties (3,421units) across the UK, for an aggregate consideration of £573.5m (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	99	20.1
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	50	9.1
7	London	27	8.6
8	South West	29	4.8
9	East	20	4.1
10	Scotland	2	1.0
11	Wales	2	0.4
Total		493	100.0



PORTFOLIO HIGHLIGHTS as at 30 June 2022

£669.6m
IFRS Valuation

493
Properties with 3,421 units

391
Tenancies

26
Approved Providers

121
Care Providers

£37.4m
Contracted Rental Income

25.9 years
Weighted Average Unexpired Lease Term

100%
Inflation-linked


Barnard Road


Clock Tower


Mulberry Lodge

CONTACT

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

+44 (0)20 7201 8989
www.triplepointreit.com

REFERENCES:

[4] Funds invested exclude purchase costs