



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	73.00p ¹
Market Cap	£294.0m ^{1,2}
IFRS NAV per share	111.58p ¹
EPRA NTA per share	111.58p ¹

KEY DATES

Financial Year End	31 December
Interim	30 June
Q2 2022 Ordinary Share Dividend Paid	30 September 2022
Q3 2022 Ordinary Share Dividend Expected to be Paid	16 December 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

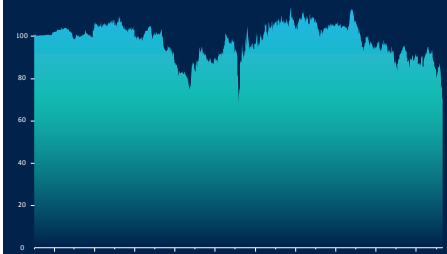
DIVIDEND PER ORDINARY SHARE

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 paid on 30 September 2022
- 1.365 pence per Ordinary Share for the period from 1 July to 30 September 2022 expected to be paid on 16 December 2022

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 September 2022



KEY DEVELOPMENTS IN Q3 2022

25 August 2022

Investment Grade Credit Rating Affirmed

Fitch Ratings has affirmed the Group's existing Investment Grade, long-term Issuer Default Rating (IDR) of 'A-' with a stable outlook and a senior secured rating of 'A' for the Group's existing loan notes.

FitchRatings

8 September 2022

Dividend Declaration

The Company declared an interim dividend of 1.365 pence per Ordinary Share for the period from 1 April 2022 to 30 June 2022

9 September 2022

Results For The Six Months Ended 30 JUNE 2022

EPRA NTA per Share	111.80p
IFRS Valuation	£669.6m
WAULT	25.9 years
Group LTV	36.8%

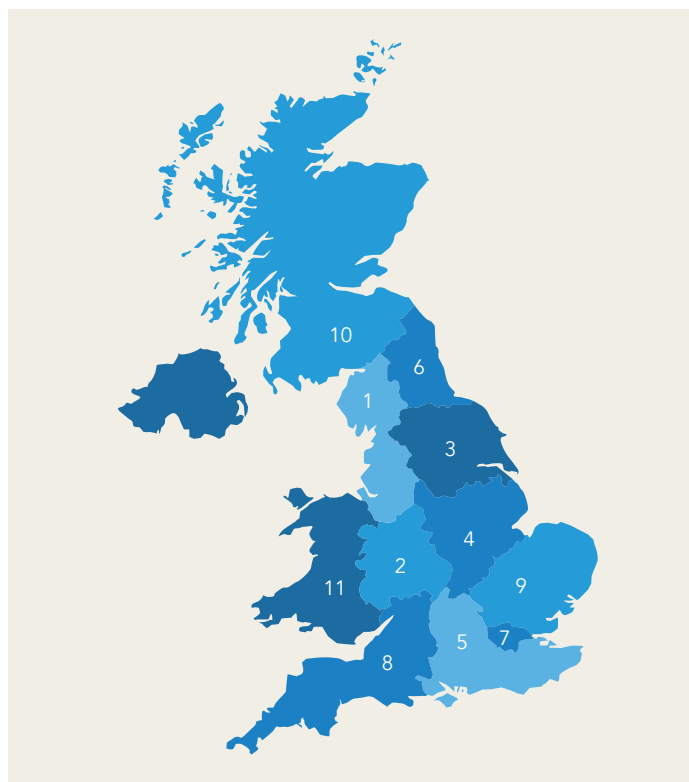


PORTFOLIO UPDATE

As at 30 September 2022, the Company's portfolio was made up of 495 Supported Housing properties (3,436 units) across the UK, acquired for an aggregate consideration of £576.8m (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	19.9
2	West Midlands	84	16.4
3	Yorkshire	64	15.0
4	East Midlands	56	11.2
5	South East	62	9.5
6	North East	50	9.0
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		495	100.0



PORTFOLIO HIGHLIGHTS as at 30 September 2022

£672.2m

IFRS Valuation

495

Properties with 3,436 units

393

Tenancies

26

Approved Providers

123

Care Providers

£38.3m

Contracted Rental Income

25.6 years

Weighted Average
Unexpired Lease Term

100%

Inflation-linked



Barnard Road



Clock Tower



Mulberry Lodge

CONTACT

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REFERENCES:

⁴ Funds invested exclude purchase costs

QUARTERLY FACTSHEET

Page 02