Triple Point
SOCIAL HOUSING
REIT PLC

QUARTERLY FACTSHEET
31 March 2023

INVESTMENTS
WITH PURPOSE
FOR PROFIT
BY PEOPLE
FROM TRIPLE POINT

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 inflation-linked, long-term 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	42.70p[1]
Market Cap	£172.0m[1,2]
IFRS NAV per share	111.54p[1]
EPRA NTA per share	111.54p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q4 2022 Ordinary Share Dividend Paid	31 March 2023
Q1 2023 Ordinary Share Dividend Expected to be Paid	30 June 2023

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)

Chris Phillips (Chairman)
Ian Reeves CBE
Paul Oliver
Peter Coward
Tracey Fletcher-Ray
Cecily Davis[3]

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

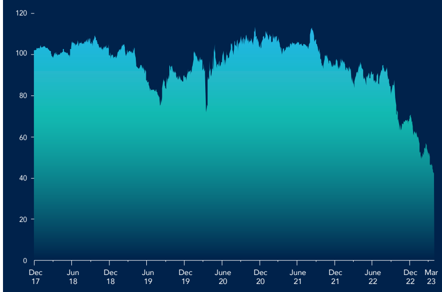
5.46p (TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)[4]

The Board has decided to keep the target dividend flat in order to preserve dividend cover for the year ending 31 December 2023 whilst the Investment Manager focuses on addressing the rent arrears.

The first interim dividend of 1.365 pence per Ordinary Share for the period from 1 January to 31 March 2023 is expected to be paid on 30 June 2023.

SOHO ORDINARY SHARE PRICE

8 August 2017 to 31 March 2023



KEY DEVELOPMENTS IN Q1 2023

3 Februray 2023

Trading Update

The Board and Investment Manager provided a Trading Update which included:

- For the financial year ending 31 December 2023, the Group will prudently apply a temporary one-year cap of 7% to its leases to Registered Providers.
- The Manager continues to actively engage with two of the Group's 27 lessees - My Space and Parasol Homes - in relation to rent arrears.
- The Company will seek to introduce a new risk sharing clause into its existing leases during Q2 2023 following ongoing consultation with stakeholders, including the Regulator of Social Housing. The implementation of the clause is intended to enhance the Group's Registered Provider lessees' compliance with the Regulator of Social Housing's standards.
- The Board and Manager are exploring making accretive share buybacks outside of a close period and the potential sale of a portfolio of the Group's properties.

2 March 2023

Dividend Declaration

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

Dividends paid in respect of the year ending 31 December 2022 totalled 5.46 pence per Ordinary Share in line with the Company's target.

3 March 2023

Results for the year ended 31 December 2022

EPRA NTA per Share
109.06p

Portfolio Valuation
£669.1m

WAULT
25.3 years

20 March 2023

Directorate Change

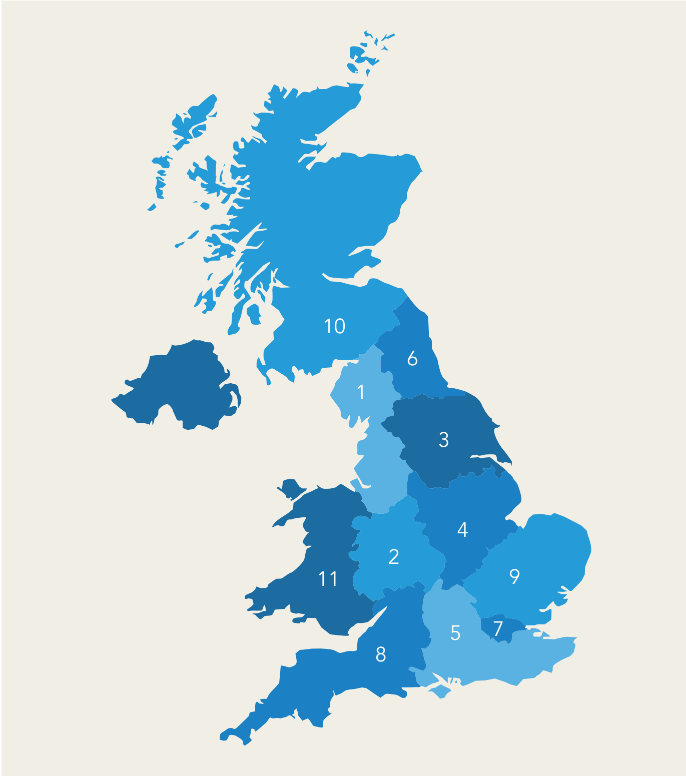
The Board of Directors announced the appointment of Cecily Davis to the Board as an Independent Non-Executive Director with effect from 23 May 2023

REFERENCES:

[1] As at 31 March 2023
[2] Excludes shares held in treasury 450,000 which do not carry any voting rights
[3] Appointed as an Independent Non-Executive Director with effect from 23 May 2023
[4] 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

As at 31 March 2023, the Company's portfolio was made up of 497 Supported Housing properties (3,454 units) across the UK, acquired for an aggregate consideration of £581.7m (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	99	19.8
2	West Midlands	84	16.3
3	Yorkshire	64	14.8
4	East Midlands	58	11.9
5	South East	62	9.4
6	North East	50	8.9
7	London	27	8.5
8	South West	29	4.7
9	East	20	4.1
10	Scotland	2	1.0
11	Wales	2	0.6
Total		497	100.0

PORTFOLIO HIGHLIGHTS as at 31 March 2023

£680.8m
IFRS Valuation

497
Properties with 3,454 units

395
Tenancies

28
Approved Providers

123
Care Providers

£39.2m
Contracted Rental Income

25.0 years
Weighted Average Unexpired Lease Term

100%
Inflation-linked


Chatham


Southampton


Nelson

CONTACT

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REFERENCES:

[5] Funds invested exclude purchase costs