Triple Point
SOCIAL HOUSING
REIT PLC

QUARTERLY FACTSHEET
30 June 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	49.00p[1]
Market Cap	£192.8m[1,2]
IFRS NAV per share	111.31p[1]
EPRA NTA per share	111.31p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q1 2023 Ordinary Share Dividend Paid	30 June 2023
Q2 2023 Ordinary Share Dividend Expected to be Paid	29 September 2023

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)[3]

Chris Phillips (Chairman)
Ian Reeves CBE
Peter Coward
Tracey Fletcher-Ray
Cecily Davis

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

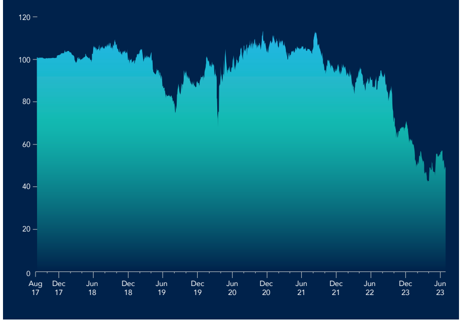
5.46p (TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)[4]

1.365 pence per Ordinary Share for the period from 1 January to 31 March 2023 paid on 30 June 2023

1.365 pence per Ordinary Share for the period from 1 April to 30 June 2023 expected to be paid on 29 September 2023

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 June 2023



KEY DEVELOPMENTS IN Q2 2023

18 April 2023

Share buyback programme and portfolio property sale

The Board and Investment Manager provided an update regarding the commencement of a share buy back programme and portfolio property sale:

- The Board instructed its broker, Stifel Nicolaus Europe Limited, to purchase on behalf of the Company ordinary shares of the Company pursuant to an initial buyback programme, with a maximum aggregate consideration of up to £5 million.
- The Board and Investment Manager confirmed that, following a competitive adviser selection process, CBRE had been appointed to market a portfolio of the Company's properties.

24 May 2023

Net Asset Value

EPRA NTA per Share: **111.54p**

Portfolio Valuation: **£680.8m**

WAULT: **25 years**

2023 dividend guidance and 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.

In respect of the financial year ending 31 December 2023, the Company is targeting an aggregate dividend of 5.46 pence per Ordinary Share. 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.

24 May 2023

Committee changes

The Board announced changes to the membership and structure of the Board's Committees, effective 23 May 2023 (unless otherwise stated). Changes included:

- The establishment of a Sustainability Committee. Ian Reeves was appointed as Chair of the Sustainability and stepped down as Chair of the Nomination Committee and as a member of the Management Engagement Committee.
- Cecily Davis and Tracey Fletcher-Ray both joined the Sustainability Committee.
- Chris Phillips was appointed as Chair of the Nomination Committee.
- Cecily Davis joined the Nomination Committee and Peter Coward stepped down from the Nomination Committee.
- Paul Oliver confirmed his resignation as a Non-Executive Director of the Board and would step down from the Audit, Nomination and Management Engagement Committees with effect from 30 June 2023.

13 June 2023

Completion of initial share buyback programme

The Board and Investment Manager confirmed the completion of the initial share buyback programme of £5 million:

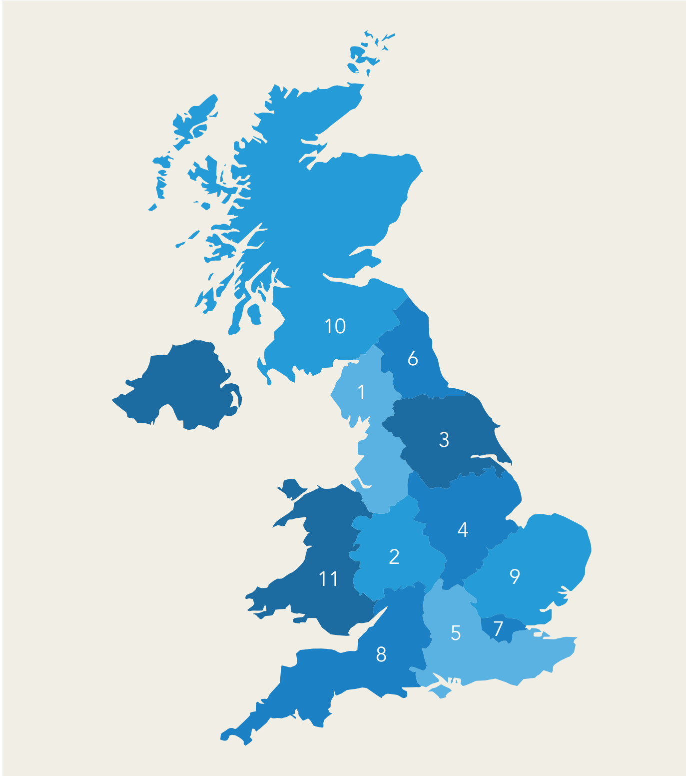
- In aggregate, between 20 April 2023 and 12 June 2023, the Company repurchased 9,322,512 Ordinary shares at an average purchase price of 52.61 pence per share.
- The Board confirmed that it may seek to extend the share buyback programme through a subsequent tranche following receipt of proceeds in relation to a proposed portfolio property sale, subject to market conditions and pricing.

REFERENCES:

[1] As at 30 June 2023
[2] Excludes shares held in treasury 450,000 which do not carry any voting rights
[3] Paul Oliver resigned as an Independent Non-Executive Director with effect from 30 June 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 (3,455 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	9.0
7	London	27	8.5
8	South West	29	4.7
9	East	20	4.1
10	Scotland	2	1.0
11	Wales	2	0.5
Total		497	100.0

PORTFOLIO HIGHLIGHTS as at 30 June 2023

£675.1m
IFRS Valuation

497
Properties with 3,455 units

394
Tenancies

27
Approved Providers

116
Care Providers

£40.5m
Contracted Rental Income

24.8 years
Weighted Average Unexpired Lease Term

100%
Inflation-linked


Doncaster


Maidstone


Worcester

CONTACT

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REFERENCES:

[5] Funds invested exclude purchase costs