

Social Housing REIT plc - (the “Company”, “SOHO”) invests in social housing assets in the UK, with a particular focus on Specialised Supported Housing.

INVESTMENT FEATURES

- Diversified portfolio of Social Housing Assets, with a focus on Specialised Supported Housing
- 100% inflation-linked, long-term leases with Approved Providers (“AP”)
- APs include Housing Associations or Local Authorities or other regulated organisations in receipt of direct payment from local government
- SOHO has 100% ownership of its properties

ABOUT ATRATO

- Alternative asset management platform established in 2016 with £2.6bn AUM (as at 31 December 2024)
- Social housing sector experts bolstered by transfer of SOHO operational team
- Appointed as AIFM of SOHO effective from 1st January 2025
- Moved to market capitalisation based fee ensuring alignment with shareholders and delivering material savings of c.£1.9m p.a.
- Immediate focus on tenant and portfolio issues. Proactive asset management with transparent disclosure

KEY DEVELOPMENTS IN Q4 2024

21 NOVEMBER 2024

Declared an interim dividend of 1.365 pence per Ordinary Share for the period from 1 July to 30 September 2024.

24 DECEMBER 2024

Bryan Sherriff was appointed to the Board as an Independent Non-Executive Director with effect from 1 January 2025. Bryan has been appointed to replace Ian Reeves, ensuring a smooth transition before his turn of office comes to an end at the 2025 AGM.

23 DECEMBER 2024

Appointed Atrato as the Company's new Investment Manager with effect from 1 January 2025.

24 DECEMBER 2024

The Company was renamed to Social Housing REIT plc.

COMPANY INFORMATION

LEI	213B00BERVBS2HFTBC58
Ticker	SOHO
ISIN	GB00BF0P7H59

KEY STATISTICS

Share Price	59.40p ¹
Market Cap	£233.7m ^{1,2}
IFRS NAV per share	99.05p ¹
EPRA NTA per share	99.05p ¹

KEY DATES

Financial Year End	31 December
Interim	30 June
Q3 2024 Dividend Paid	13 December 2024
Q4 2024 Dividend to be Paid	11 April 2024

DIRECTORS AND ADVISERS

Chris Phillips (<i>Chair</i>)	Peter Coward
Tracey Fletcher-Ray	Cecily Davis
Ian Reeves CBE	Bryan Sherriff

ADVISERS

Investment Manager	Atrato Partners Ltd
Joint Financial Adviser	Akur Ltd
Joint Financial Adviser and Corporate Broker	Stifel Nicolaus Europe Ltd
Legal Adviser to the Company	Taylor Wessing LLP
Auditor	BDO LLP
Financial PR Advisor	Brunswick Group

INVESTOR NEWS

W: <https://socialhousingreit.com/investors/>



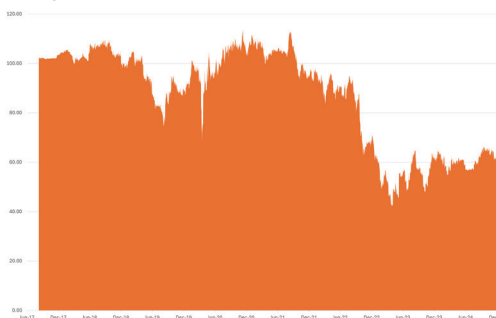
DIVIDEND PER ORDINARY SHARE

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

Dividend	Period	Status
1.365p	Q1 24	Paid
1.365p	Q2 24	Paid
1.365p	Q3 24	Paid
1.365p	Q4 24	Declared

SOHO SHARE PRICE

8 August 2017 to 31 December 2024



Past performance is not indicative of future results

¹ 31 December 2024

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

As at 31 December 2024, the Company's portfolio was made up of 494 Supported Housing properties (3,424 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 Specialised Supported Housing for vulnerable adults with care and support needs.

PORTFOLIO SUMMARY

Region	Properties	% of funds invested ⁴
North West	98	19.3
West Midlands	81	16.1
Yorkshire	66	15.1
East Midlands	55	11.1
North East	51	9.8
South East	61	9.4
London	27	8.6
South West	30	4.9
East	21	4.2
Scotland	2	1.0
Wales	2	0.5
Total	494	100.0

⁴ Funds invested exclude acquisition costs



100%

INFLATION LINKAGE

86%

RESIDENT
OCCUPANCY

£42.6m

CONTRACTED
RENTAL INCOME

6.44%

EPRA NET INITIAL
YIELD (NIY)

£626.4m

IFRS VALUATION

PROPERTY SUMMARY

Location	North West
Property type	Self Contained
Units	12
Rent ⁵	£280
Occupancy	Under construction
Lessee	Golden Lane Housing

⁵ Passing rent per unit per week

CONTACTS

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