# SOHO SOCIAL HOUSING REIT

## HALF-YEARLY FACTSHEET
## 30 JUNE 2025

**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")
- All inflation-linked uplifts occur annually and 86% are uncapped
- 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

- UK's leading Specialised Supported Housing (SSH) investment manager
- Established team with deep sector expertise and deal experience, covering all sub-sectors of residential real estate from the private rented sector (PRS) through to affordable and social housing
- Best-in-class sustainability reporting to measure and evidence the social impact of investments
- 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 £1.1m p.a.[1]
- Immediate focus on resolving tenant issues and optimising the SOHO portfolio through proactive asset management and with transparent disclosure

## KEY DEVELOPMENTS IN H1 2025

2025 – JAN | FEBRUARY | MARCH | APRIL | MAY | JUNE

**3 FEBRUARY 2025**
My Space Housing Solutions ("My Space") filed proposals for a company voluntary agreement ("CVA").

**10 MARCH 2025**
My Space CVA approved by a creditor vote. Atrato successfully negotiated a unique Option Agreement for SOHO ahead of the CVA, enabling the assignment of My Space leases within a 12-month period following the completion of the CVA challenge period.

**20 MARCH 2025**
Declared an interim dividend of 1.365 pence per Ordinary Share for the period from 1 October to 31 December 2024.

**24 MARCH 2025**
Announced results for the year ended 31 December 2024

**20 MAY 2025**
Declared an interim dividend of 1.4055 pence per Ordinary Share for the period from 1 January to 31 March 2025, as well as a change to bi-annual valuation. The dividend increase of 3.0% was the first since 2022 and the Board and Investment Manager expect the Company to return to a long-term progressive dividend policy

**27 JUNE 2025**
Investment Grade (A-) Credit Rating Reaffirmed by Fitch Ratings Limited.

## COMPANY INFORMATION

| | |
|---|---|
| **LEI** | 213B00BERVBS2HFTBC58 |
| **Ticker** | SOHO |
| **ISIN** | GB00BF0P7H59 |

## KEY STATISTICS

| | |
|---|---|
| **Share Price** | 70.6p[2] |
| **Market Cap** | £277.5m[2,3] |
| **IFRS NAV per share** | 95.56p[2] |
| **EPRA NTA per share** | 95.56p[2] |

## KEY DATES

| | |
|---|---|
| **Financial Year End** | 31 December |
| **Interim** | 30 June |
| **Q3 Interim Dividend Paid (Declared)** | 3 October 2025 |
| **Q4 Interim Dividend Paid (Expected)** | Early December 2025 |

## DIRECTORS AND ADVISERS

Chris Phillips *(Chair)*
Cecily Davis
Tracey Fletcher-Ray
Bryan Sherriff
Peter Coward

## ADVISERS

| | |
|---|---|
| **Investment Manager** | Atrato Partners Ltd |
| **Financial Adviser and Corporate Broker** | Deutsche Numis |
| **Legal Adviser to the Company** | Gowling WLG |
| **Auditor** | BDO LLP |
| **Financial PR Adviser** | Lauder Teacher |

## INVESTOR NEWS

**W:** https://socialhousingreit.com/investors/

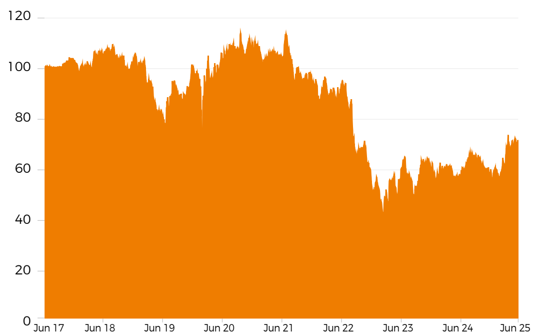
## DIVIDEND PER ORDINARY SHARE

**5.622p** (DIVIDEND TARGET IN RESPECT OF THE FINANCIAL YEAR)[4]

| Dividend | Period | Status |
|---|---|---|
| 1.406p | Q1 25 | Paid |
| 1.406p | Q2 25 | Declared |

## SOHO SHARE PRICE

**8 August 2017 to 30 June 2025**




**Past performance is not indicative of future results**

1 Management fee saving calculated by comparing the fees paid to Atrato in H1 2025 with the hypothetical fees that would have been incurred under the previous management agreement, had it remained in place, on an annualised basis.

2 30 June 2025

3 Excludes shares held in treasury 450,000 which do not carry any voting rights

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

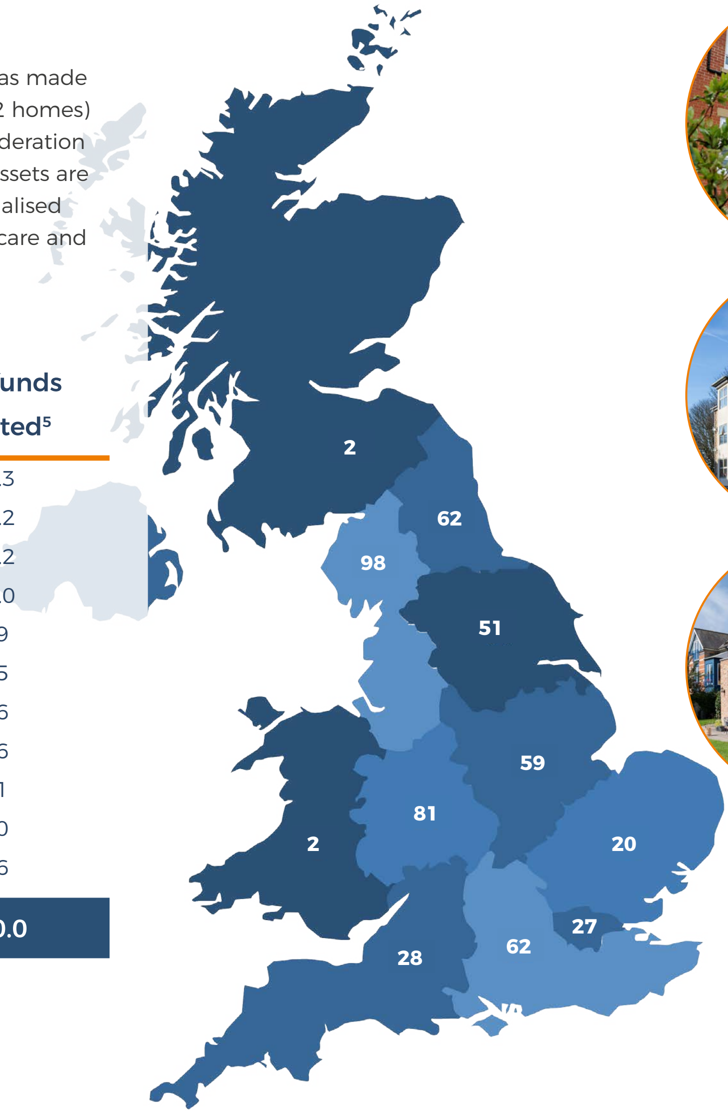
## PORTFOLIO UPDATE

As at 30 June 2025, the Company's portfolio was made up of 492 Supported Housing properties (3,412 homes) across the UK, acquired for an aggregate consideration of £575.2m (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[5] |
|---|---|---|
| North West | 98 | 19.3 |
| West Midlands | 81 | 16.2 |
| Yorkshire | 62 | 14.2 |
| East Midlands | 59 | 12.0 |
| North East | 51 | 9.9 |
| South East | 62 | 9.5 |
| London | 27 | 8.6 |
| South West | 28 | 4.6 |
| East | 20 | 4.1 |
| Scotland | 2 | 1.0 |
| Wales | 2 | 0.6 |
| **Total** | **492** | **100.0** |

5 Funds invested exclude acquisition costs




**100%** INFLATION LINKAGE

**86%** RESIDENT OCCUPANCY

**£43.2m** CONTRACTED RENTAL INCOME

**6.68%** EPRA NET INITIAL YIELD (NIY)

**£611.8m** IFRS VALUATION

## PROPERTY SUMMARY

| | |
|---|---|
| **Location** | North West |
| **Property type** | Self-contained |
| **Units** | 12 |
| **Rent[6]** | £280pppw |
| **Completion date** | August 2025 |
| **Lessee** | Golden Lane Housing |
| **Rating** | V1G1 (RSH[7]) |

6 Passing rent per unit per week
7 Regulator of Social Housing

## CONTACTS

**Atrato Partners Ltd**
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