



# Triple Point

## Social Housing REIT plc

Triple Point Social Housing REIT plc - (the "Company" or SOHO) invests in social housing assets in the UK, with a particular focus on supported housing.

### COMPANY INFORMATION

LEI	213B00BERVBS2HFTBC58
Ticker - Ordinary shares	SOHO
ISIN - Ordinary shares	GB00BF0P7H59

### KEY STATISTICS – Ordinary Shares

Share price	107.00p <sup>1</sup>
Market cap	£263.60m <sup>1</sup>
IFRS NAV per share	100.47p <sup>1,2</sup>
EPRA NAV per share	100.47p <sup>1,2</sup>

### DIRECTORS AND ADVISERS

#### Board of Directors (Non-Executive)

Christopher Phillips (Chairman),  
Paul Oliver,  
Professor Ian Reeves,  
Peter Coward  
Tracey Fletcher-Ray

#### Delegated Investment Manager

Triple Point Investment Management LLP

#### Alternative Investment Fund Manager

Langham Hall Fund Management LLP

#### Joint Financial Adviser

Akur Limited

#### Joint Financial Adviser, Sole Global Coordinator and Bookrunner

Canaccord Genuity Limited

#### Legal Adviser to the Company

Taylor Wessing LLP

#### Auditor and Reporting Accountant

BDO LLP

#### Public Relations

Newgate Communications

### KEY DATES

Financial Year End	31 December
Interim	30 June
Q2 2018 Ordinary Share Dividend Paid	28 September
Q3 2018 Ordinary Share Dividend Paid	31 October

### DIVIDEND PER ORDINARY SHARES

#### 4.75P (PAID OR DECLARED TO DATE)

- 1 pence per Ordinary Share for the period from 8 August to 31 December 2017 paid in March 2018
- 1.25 pence per Ordinary Share for the period from 1 January to 31 March 2018 paid in June 2018
- 1.25 pence per Ordinary Share for the period from 1 April 2018 to 30 June 2018 paid in September 2018
- 1.25 pence per Ordinary Share for the period from 1 July 2018 to 30 September 2018 paid in October 2018

<sup>1</sup> As at 30 September 2018 (Unaudited)

<sup>2</sup> The Q3 Dividend was declared early, on 19 September 2018 with a record date of 28 September 2018. Had the Q3 Dividend not been declared early, the NAV per Ordinary Share as at 30 September 2018 would have been 101.72p

### INVESTMENT FEATURES

Investment in a diversified portfolio of Social Housing with a focus on specialist Supported Housing

Typically 20 years+ Index-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

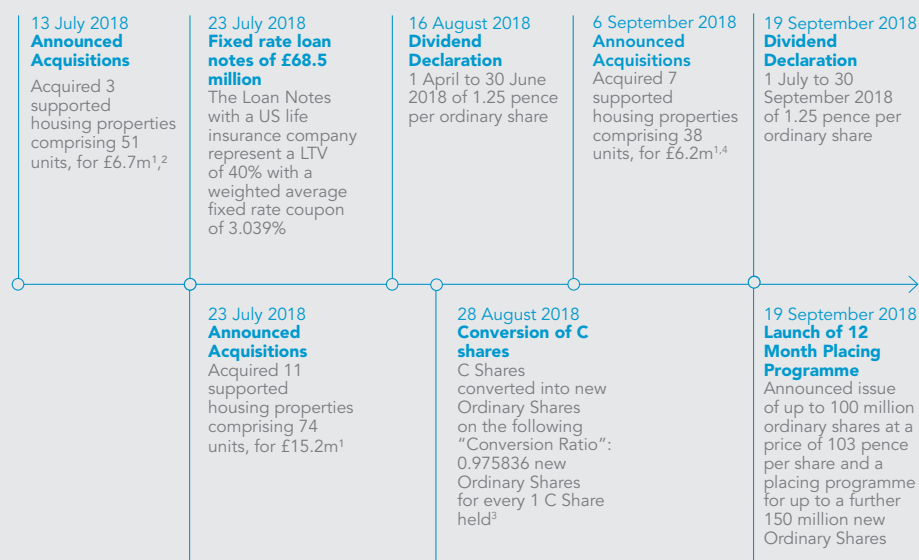
REIT has 100% ownership of property

All assets benefit from long term Full Repairing and Insuring ("FRI") leases with Government backed funding for maintenance, upkeep and care costs

No exposure to the provision of care which lies solely with the regulated AP

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

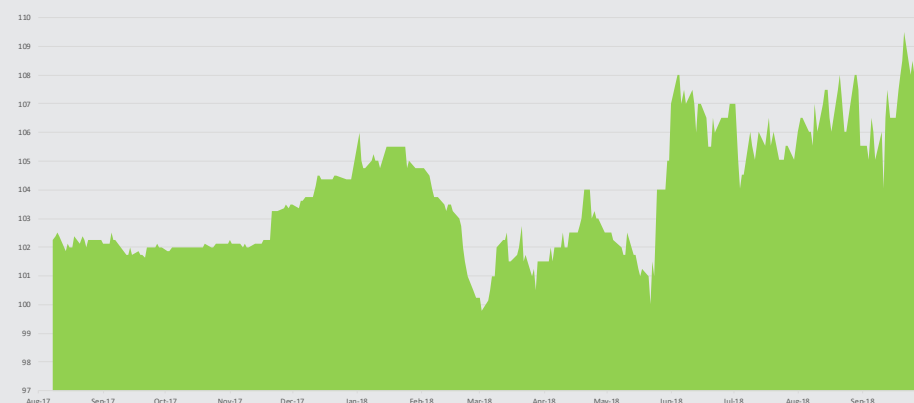
### KEY DEVELOPMENTS IN Q3 2018



<sup>1</sup> Cost excluding any purchaser costs<sup>2</sup> This acquisition announcement includes £1.8m relating to one forward funding arrangement comprising the total project cost<sup>3</sup> The C share conversion resulted in the issuance of 46,352,210 new ordinary shares<sup>4</sup> This acquisition announcement includes £2.5m relating to one forward funding arrangement comprising the total project cost

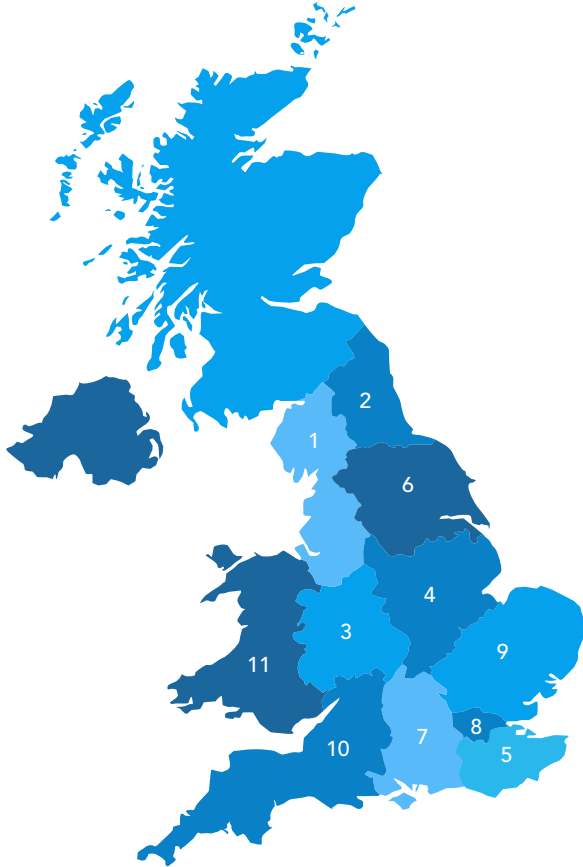
### SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 September 2018





Since IPO in August 2017, the Company has acquired 215 supported housing properties (1,506 units) across the UK, for aggregate consideration of £229.3m (excluding purchase costs). These assets are leased to a variety of APs with a focus on supported housing for tenants with special needs.



**LOCATION**

Key	County	Properties	% of funds invested <sup>1</sup>
1	North West	69	28.1%
2	North East	36	15.7%
3	West Midlands	29	15.7%
4	East Midlands	25	15.0%
5	South East	18	7.5%
6	Yorkshire	12	5.5%
7	South	6	3.4%
8	London	14	7.5%
9	East	2	0.5%
10	South West	3	0.7%
11	South Wales	1	0.4%

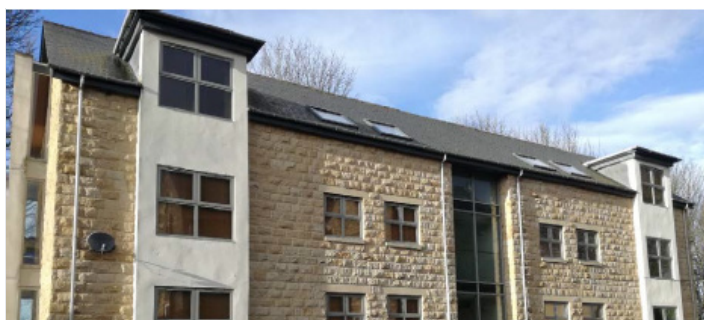
**PORTFOLIO HIGHLIGHTS AS AT 30 SEPTEMBER 2018**

<b>£229.3m</b> Aggregate consideration	<b>215</b> Properties 1,506 units	<b>86</b> Local Authorities
<b>150</b> Tenancies	<b>14</b> Approved Providers	<b>45</b> Care Providers
<b>£13.5m</b> Contracted rental income	<b>28.1 years</b> Weighted Average Unexpired Lease Term	<b>100%</b> Index-linked

<sup>1</sup> Funds invested include total funds committed to forward funding developments, including amounts not yet deployed, excluding purchase costs



Stella Maris Court, Ipswich



Oliver Croft Building, Meadowhurst Gardens



112 Carlton Boulevard, Lincoln

**CONTACTS**

**Max Shenkman**  
Principal, Triple Point Investment Management LLP  
max.shenkman@triplepoint.co.uk

**Triple Point Social Housing REIT plc**  
18 St Swithin's Lane,  
London EC4N 8AD  
www.triplepointreit.com  
+44 (0)20 7201 8989

**All press and public relations**  
Newgate Communications  
+44 (0)20 7680 6550  
triplepoint@newgatecomms.com