



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
Ticker - C shares	SOHC
ISIN - C shares	GB00BFYV7J12

KEY STATISTICS – Ordinary Shares

Share price	101.50p ¹
Market cap	£203.00m ¹
NAV per share	100.84p ²
eNAV per share	101.14p ¹

KEY STATISTICS – C Shares

Share price	101.00p ¹
Market cap	£47.98m ¹
NAV per share on administration	98.00p ³

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)

Christopher Phillips (Chairman), Paul Oliver, Professor Ian Reeves, Peter Coward

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
First Ordinary Share Dividend Paid	29 March 2018
Q1 2018 Ordinary Share Dividend Due	May 2018
First C Share Dividend Due	September 2018 ⁴

RETURNS – ORDINARY SHARES

Target dividend of 5 pence per Ordinary Share (in respect of the Company's first full financial year to 31 December 2018)⁵

RETURNS – C SHARES⁴

A convertible, non-voting preference share with a fixed dividend of 3% p.a (based on the C Share price of £1.00), pro-rated up to the Conversion Date.

¹ As at 31 March 2018 (Unaudited). ² As at 31 December 2017 (Audited).

³ On 27 March 2018, the Company raised gross proceeds of £47.5m through the issue of C Shares. As at 31 March 2018, the net asset value of the C Share pool is equivalent to the net proceeds of the issue as no assets had yet been acquired.

⁴ C Share dividend due will be a 3% p.a (based on the C Share price of £1.00), pro-rated from 27 March 2018 up to the 30 August 2018 (being the conversion date) and expected to be paid in September 2018.

⁵ This target dividend is a target only and not a profit forecast. The Company's ability to distribute dividends on an annual basis will be determined by the existence of realised profits, legislative requirements, and available cash reserves. There is no certainty as to any level of dividends. The dividend targets may not be achieved, and all dividend payments are subject to the Company having adequate distributable reserves and cash reserves.

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 payments from local government

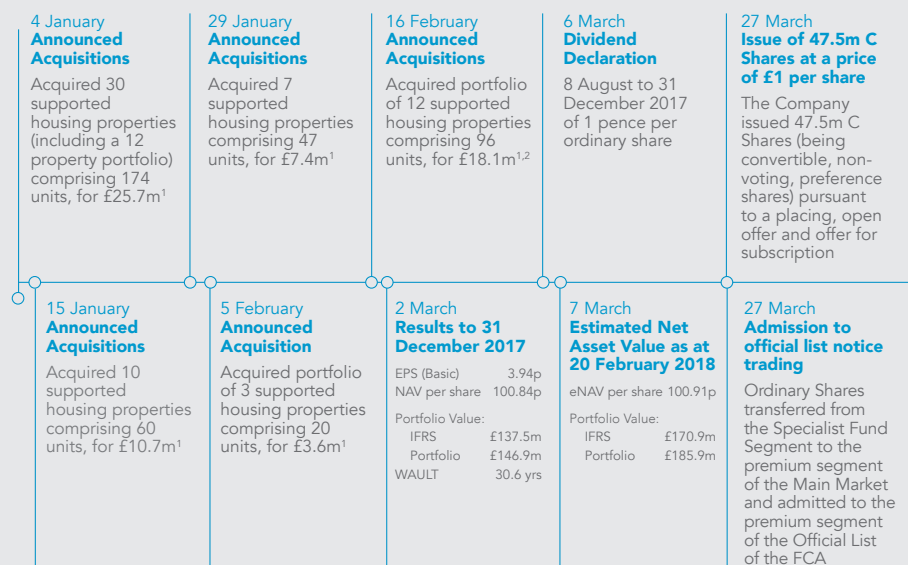
REIT has 100% ownership of the property

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 Q1 2018



¹ Cost excluding any purchaser costs.

² This acquisition amount includes £3.1m relating to a forward funding arrangement comprising the total project cost.

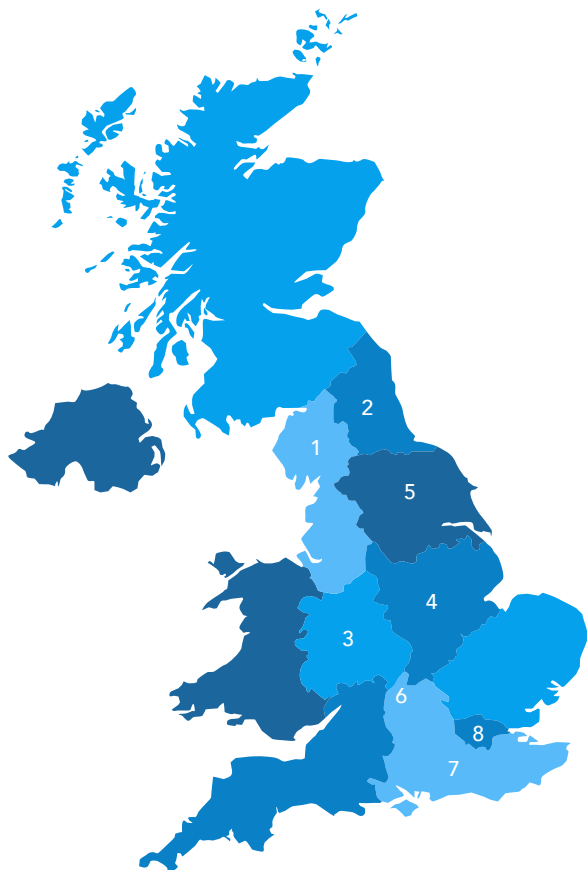
SOHO ORDINARY SHARE PRICE*

8 August 2017 to 31 March 2018



* The Company issued C Shares pursuant to a placing, open offer and offer for subscription on the 27th March 2018 (given the short trading window no share price chart has been produced for Q1 2018 Factsheet)

Since IPO in August 2017, the Company has acquired 148 supported housing properties (1,043 units) across the UK, for aggregate consideration of £162.3m. 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*
1	North West	58	33.3%
2	North East	30	16.4%
3	West Midlands	20	16.1%
4	East Midlands	9	11.1%
5	Yorkshire	10	7.0%
6	South	5	4.6%
7	South East	12	8.6%
8	London	4	2.9%

*excluding purchase costs

PORTFOLIO HIGHLIGHTS AS AT 31 MARCH 2018

£162.3m Aggregate consideration	148 Properties 1,043 units	61 Local Authorities
90 Tenancies	12 Approved Providers	29 Care Providers
£10.0m Contracted rental income	29.3 years Weighted Average Unexpired Lease Term	100% Index-linked



Dallas Street, Mansfield



Newall Green Farm, Manchester

“Given the current market backdrop, we are pleased with the result of issue of C Shares. We appreciate the support of our existing shareholders and welcome our new investors. We look forward to reporting on the Group’s continued strong progress over the coming months.”

Chris Phillips, Chairman of Triple Point Social Housing REIT plc

“We are actively engaged in discussions in relation to a significant pipeline of assets that meet the Company’s investment criteria, and are on terms that we consider attractive for the Group. The net proceeds of the issue of C Shares will enable the Group to capitalise on a number of these opportunities.”

James Cranmer, Triple Point Investment Management LLP

CONTACTS

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