



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	213800BERVBS2HFTBC58
Ticker - Ordinary shares	SOHO
ISIN - Ordinary shares	GB00BF0P7H59
Ticker - C shares	SOHC
ISIN - C shares	GB00BFYV7J12

KEY STATISTICS – Ordinary Shares

Share price	107.00p ¹
Market cap	£214.00m ^{1, 2}
NAV per share	101.61p ¹
eNAV per share	101.61p ¹

KEY STATISTICS – C Shares

Share price	103.25p ¹
Market cap	£49.04m ^{1, 2}
NAV per share on administration	98.28p ¹

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
Q1 2018 Ordinary Share Dividend Paid	29 June 2018
Q2 2018 Ordinary Share Dividend Due	28 September 2018
C Share Dividend Due	September 2018 ³

DIVIDEND PER ORDINARY SHARES

3.5P (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
- An interim dividend declared in respect of the period 1 April 2018 to 30 June 2018 totaled 1.25 pence per share will be paid on 28 September 2018

¹As at 30 June 2018 (Unaudited)

²Combined total market capitalisation of the Ordinary and C Shares as at 30 June 2018 was £263.04m

³C Share dividend will be 1.29 pence per share being the fixed dividend of 3% p.a. (based on the C Share price of £1.00), pro-rated for the period from 27 March 2018 up to the 30 August 2018 and expected to be paid in September 2018

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 Q2 2018



¹Cost excluding any purchaser costs

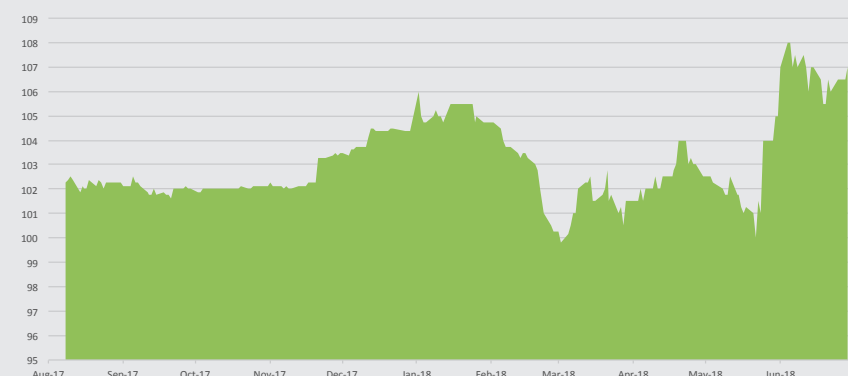
²This acquisition announcement includes £1.3m relating to one forward funding arrangement comprising the total project cost

³This acquisition announcement includes £2.8m relating to one forward funding arrangement comprising the total project cost

⁴This acquisition announcement includes £4.3m relating to three forward funding arrangements comprising the total project cost

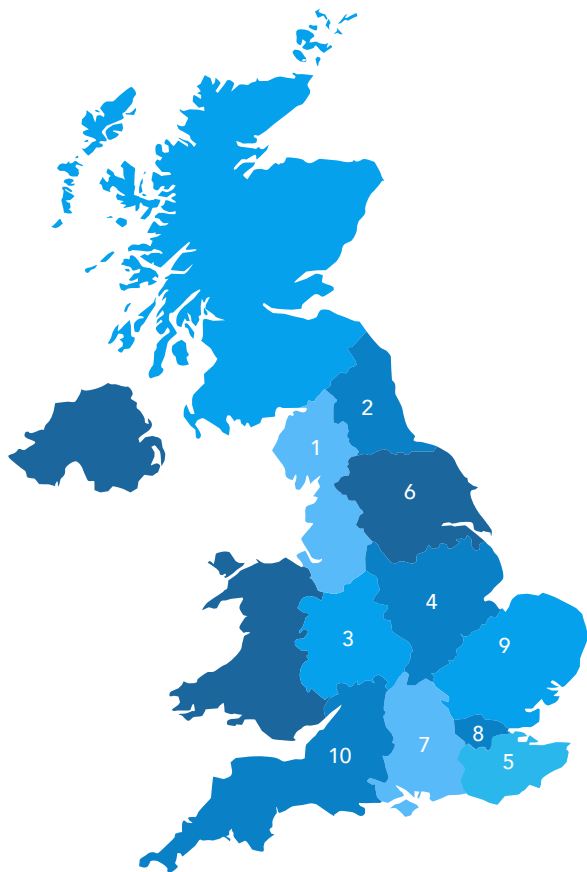
SOHO ORDINARY SHARE PRICE*

8 August 2017 to 30 June 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 167 supported housing properties (1,158 units) across the UK, for aggregate consideration of £175.1m (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*
1	North West	63	32.5%
2	North East	33	16.4%
3	West Midlands	21	15.8%
4	East Midlands	15	12.0%
5	South East	12	7.9%
6	Yorkshire	4	7.2%
7	South	12	4.6%
8	London	4	2.7%
9	East	2	0.7%
10	South West	1	0.2%

PORTFOLIO HIGHLIGHTS AS AT 30 JUNE 2018

£175.1m Aggregate consideration	167 Properties 1,158 units	69 Local Authorities
100 Tenancies	12 Approved Providers	34 Care Providers
£10.4m Contracted rental income	29.0 years Weighted Average Unexpired Lease Term	100% Index-linked



Eldon Lodge, Bradford

"The FTSE EPRA/NAREIT Global Real Estate Index Series is the benchmark index for institutional property investors. Therefore, we are delighted with our inclusion from 18 June, which we expect will assist in continuing to further diversify the Company's investor base and to increase liquidity in our shares."

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



Boathouse, Lichfield

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