



# 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

Launch date	8 August 2017
Market	Specialist Fund Segment of the Main Market, LSE
Ticker	SOHO
ISIN	GB00BF0P7H59
LEI	213800BERVBS2HFTBC58

### KEY STATISTICS

Share price	104.375p <sup>1</sup>
Market cap	£208.75m <sup>1</sup>
NAV per share on Admission	98p
First NAV date	March 2018
Target distribution	5p for year to 31 Dec 2018

### 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

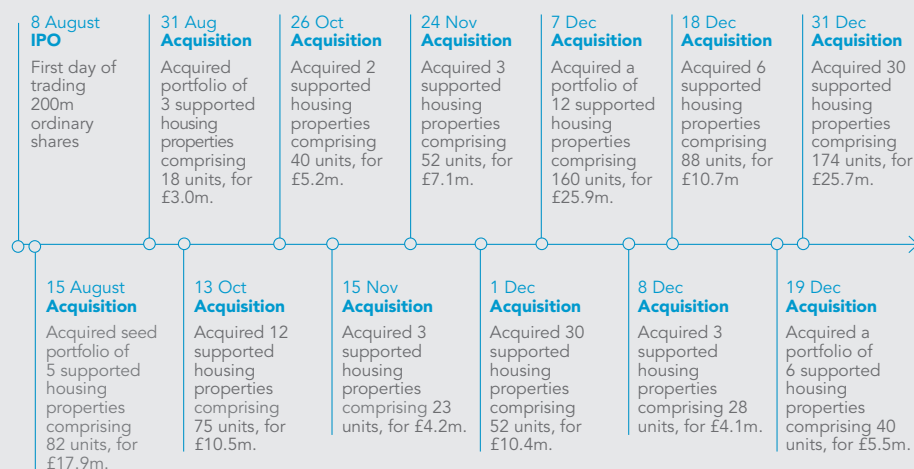
### KEY DATES

Financial Year End	31 December
Interim	30 June
The Company's first accounting period will be from IPO to 31 December 2017.	
First Dividend due	March 2018

### INVESTMENT FEATURES

- Government backed funding for maintenance, upkeep and care costs
- All assets benefit from long term Full Repairing and Insuring ("FRI") leases
- Typically 20 years+ Index-linked leases with Approved Providers ("APs")
- 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
- 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 after deployment of the IPO proceeds

### KEY DEVELOPMENTS SINCE IPO - £130.1m invested (excluding purchase costs)



### KEY STATISTICS – AT A GLANCE

As at 31 December 2017

Date of IPO	8 August 2017
Gross funds raised on IPO	£200m
Share price <sup>1</sup>	104.375p
Market capitalisation <sup>1</sup>	£208.75m
Target dividend per share <sup>2</sup>	1p for the period from IPO to 31 December 2017 5p for the first full financial year (ending 31 December 2018)

### SOHO SHARE PRICE

8 August 2017 to 31 December 2017



<sup>1</sup> As at 31 December 2017

<sup>2</sup> 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.

Since IPO in August 2017, the Company has acquired 115 supported housing properties (828 units) across the UK, for aggregate consideration of £130.1m. These assets are leased to a variety of Approved Providers, with a focus on supported housing for tenants with special needs.

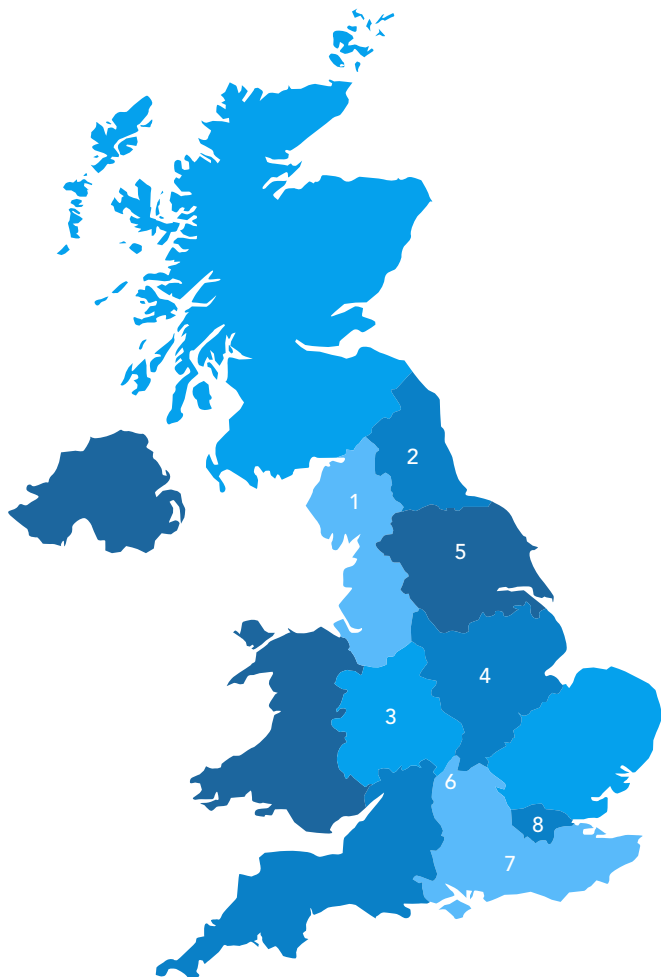
**LOCATION**

Key	County	Properties	% of funds invested*
1	North West	53	38.8
2	North East	27	18.7
3	West Midlands	10	14.6
4	East Midlands	7	8.8
5	Yorkshire	6	7.8
6	South	4	4.9
7	South East	5	3.8
8	London	3	2.6

\*excluding purchase costs

**PORTFOLIO HIGHLIGHTS AS AT 31 DECEMBER 2017**

<b>£130.1m</b> Aggregate consideration	<b>115</b> Properties 828 units	<b>100%</b> Supported Housing
<b>11</b> Approved Providers	<b>65</b> Leases with APs	<b>100%</b> Let or pre-let
<b>£7.8m</b> Contracted rental income	<b>32 years**</b> Weighted Average Unexpired Lease Term	<b>100%</b> Index-linked



During the period to 31 December 2017, we have focused on deploying the net proceeds from the Company's IPO in August 2017, creating a geographically diverse portfolio of supported housing properties. We are pleased to have secured leases with number of different specialist Housing Associations providing homes in their communities for people with special care needs. The pipeline of suitable investment opportunities available to the Company remains strong.

James Cranmer,  
Managing Partner of Triple Point Investment Management LLP

**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



\*\* Excluding the seed assets acquired with up to 60 year lease terms, the Weighted Average Unexpired Lease Term would be 26.6 years.