



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

## INVESTMENT FEATURES

- Investment in a diversified portfolio of Social Housing with a focus on Specialised Supported Housing
- Typically inflation-linked, long-term 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
- SOHO has 100% ownership of property
- Properties are typically leased under long-term Full Repairing and Insuring ("FRI") leases and house vulnerable individuals who have their rent funded by central government
- Care is provided by CQC registered care providers who contract directly with the Local Authority
- 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

### COMPANY INFORMATION

LEI	213B00BERVBS2HFTBC58
Ticker	SOHO
ISIN	GB00BF0P7H59

### KEY STATISTICS

Share Price	50.20p <sup>1</sup>
Market Cap	£197.5m <sup>1,2</sup>
IFRS NAV per share	108.88p <sup>1</sup>
EPRA NTA per share	108.88p <sup>1</sup>

### KEY DATES

Financial Year End	31 December
Interim	30 June
Q2 2023 Ordinary Share Dividend Paid	29 September 2023
Q3 2023 Ordinary Share Dividend Expected to be Paid	15 December 2023

### DIRECTORS AND ADVISERS

Chris Phillips (Chairman)  
Ian Reeves CBE  
Peter Coward  
Tracey Fletcher-Ray  
Cecily Davis

#### Investment Manager

Triple Point Investment Management LLP

#### Joint Financial Adviser

Akur Limited

#### Joint Financial Adviser and Corporate Broker

Stifel Nicolaus Europe Limited

#### Legal Adviser to the Company

Taylor Wessing LLP

#### Auditor and Reporting Accountant

BDO LLP

### DIVIDEND PER ORDINARY SHARE

#### 5.46p (TARGET DIVIDEND IN RESPECT OF THE FINANCIAL YEAR)<sup>3</sup>

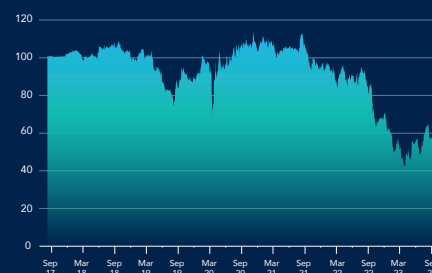
1.365 pence per Ordinary Share for the period from 1 January to 31 March 2023 paid on 30 June 2023

1.365 pence per Ordinary Share for the period from 1 April to 30 June 2023 paid on 29 September 2023

1.365 pence per Ordinary Share for the period from 1 July to 30 September 2023 expected to be paid on 15 December 2023

### SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 September 2023



## KEY DEVELOPMENTS IN Q3 2023

7 August 2023

### Investment Grade Credit Rating Reaffirmed

Fitch Ratings has affirmed the Group's existing Investment Grade, long-term Issuer Default Rating (IDR) of 'A-' with a stable outlook and a senior secured rating of 'A' for the Group's existing loan notes.

1 September 2023

### Sale of Four Properties

The Group completed the sale of four specialised supported housing properties for an aggregate consideration of £7,586,600 to a private UK real estate investment firm, reflecting a gain of £663,136 (9.6%) against the aggregate purchase price (excluding transaction costs) and is principally in line with the portfolio's book value of c.£7,870,000 as at 30 June 2023.

6 September 2023

### Dividend Declaration

The Company declared an interim dividend of 1.365 pence per Ordinary Share for the period from 1 April 2023 to 30 June 2023.

7 September 2023

### Net Asset Value

EPRA NTA per Share:

**111.31p**

Portfolio Valuation:

**£675.1m**

WAULT:

**24.8 years**

LTV:

**37.5%**

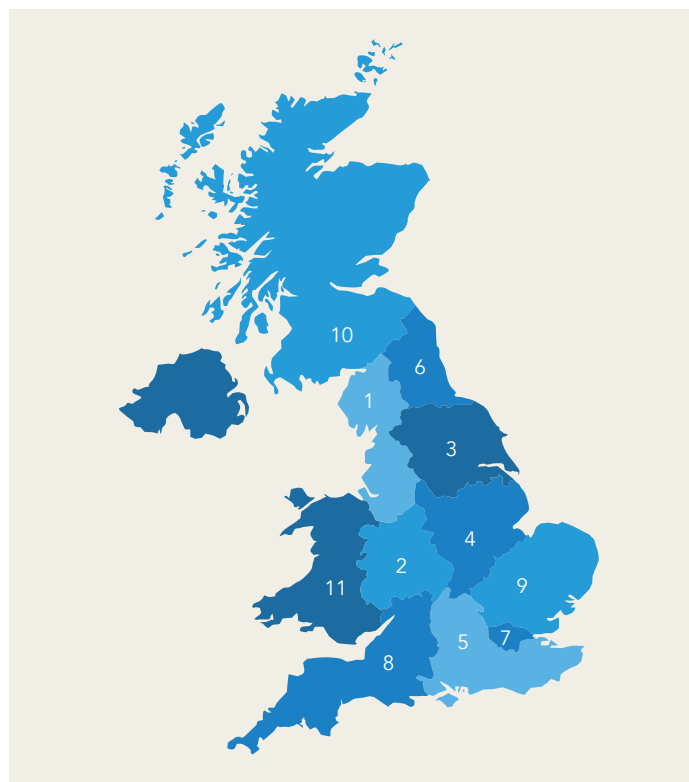


## PORTFOLIO UPDATE

As at 30 September 2023, the Company's portfolio was made up of 493 Supported Housing properties (3,417 units) across the UK, acquired for an aggregate consideration of £574.8m (excluding purchase costs). These assets are leased to a variety of APs with a focus on Supported Housing for vulnerable adults with care and support needs.

### PORTFOLIO SUMMARY

Key	Region	Properties	% of funds invested <sup>5</sup>
1	North West	97	19.2
2	West Midlands	83	16.4
3	Yorkshire	66	14.8
4	East Midlands	54	11.1
5	North East	51	9.9
6	South East	61	9.4
7	London	27	8.7
8	South West	29	4.8
9	East	21	4.2
10	Scotland	2	1.0
11	Wales	2	0.5
Total		493	100.0



## PORTFOLIO HIGHLIGHTS as at 30 September 2023

**£658.5m**

IFRS Valuation

**493**

Properties with 3,417 units

**390**

Tenancies

**27**

Approved Providers

**116**

Care Providers

**£40.6m**

Contracted Rental Income

**24.6 years**

Weighted Average  
Unexpired Lease Term

**100%**

Inflation-linked



Beech House



Partridge Close



Stafford House

### CONTACT

**Max Shenkman**

Partner, Triple Point Investment Management LLP  
max.shenkman@triplepoint.co.uk

**Triple Point Social Housing REIT plc**

1 King William Street  
London  
EC4N 7AF

+44 (0)20 7201 8989  
www.triplepointreit.com

Disclaimer: Approved for issue in accordance with section 21 of the Financial Services and Markets Act 2000 by Triple Point Investment Management LLP, authorised and regulated by the Financial Conduct Authority (FCA). This document is not and should not be construed as an offer to sell or the solicitation of an offer to purchase or subscribe for any investment. The document is intended for information purposes only and does not constitute investment advice. It is important to remember that past performance is not a guide to future performance. Furthermore, the value of any investment or the income deriving from them may go down as well as up and you may not get back the full amount invested. If you are in any doubt about the contents of this document or the investment to which it relates, you should consult a person that specialises and is authorised by the FCA to advice on this type of investment.

REFERENCES:

<sup>5</sup> Funds invested exclude purchase costs

QUARTERLY FACTSHEET

Page 02