

7 August 2023

Triple Point Social Housing REIT plc

(the "Company" or, together with its subsidiaries, the "Group")

INVESTMENT GRADE CREDIT RATING REAFFIRMED

The Board of Directors of Triple Point Social Housing REIT plc (ticker: SOHO) is pleased to announce that Fitch Ratings Limited ("Fitch") has reaffirmed the Company'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. Fitch published its first rating on the Company in August 2021 with the same Investment Grade distinctions.

The Fitch Rating Action Commentary can be read in full here <https://www.fitchratings.com/research/corporate-finance/fitch-affirms-triple-point-social-housing-reit-plc-idr-at-a-stable-secured-debt-at-a-04-08-2023>

ENDS.

FOR FURTHER INFORMATION ON THE COMPANY, PLEASE CONTACT:

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The Company's LEI is 213800BERVBS2HFTBC58.

Further information on the Company can be found on its website at www.triplepointreit.com.

NOTES:

The Company invests in primarily newly developed social housing assets in the UK, with a particular focus on supported housing. The majority of the assets within the portfolio are subject to inflation-linked, long-term, Fully Repairing and Insuring ("FRI") leases with Approved Providers (being Housing Associations, Local Authorities or other regulated organisations in receipt of direct payment from local government). The portfolio comprises investments into properties which are already subject to a lease with an Approved Provider, as well as forward funding of pre-let developments but does not include any direct development or speculative development.

There is increasing political pressure and social need to increase housing supply across the UK which is creating opportunities for private sector investors to help deliver this housing. The Group's ability to provide forward funding for new developments not only enables the Company to secure fit for purpose, modern assets for its portfolio but also addresses the chronic undersupply of suitable supported housing properties in the UK at sustainable rents as well as delivering returns to investors.

The Company is a UK Real Estate Investment Trust ("REIT") listed on the premium segment of the Official List of the UK Financial Conduct Authority and is a constituent of the FTSE EPRA/NAREIT index.

information, please contact ms@seg.com or visit www.ms.com.

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