

27 June 2025

**Social Housing REIT plc**

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

**INVESTMENT GRADE CREDIT RATING REAFFIRMED**

The Board of Directors of Social Housing REIT plc (LON: SOHO) (the "**Board**"), the real estate investment trust investing in specialised supported housing across the UK, 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-' and a senior secured rating of 'A' for the Group's existing loan notes. The outlook remains negative, reflecting the pending resolution of two tenant-related challenges, and may be revised to stable upon resolution. 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-social-housing-reit-idr-at-a-outlook-negative-26-06-2025>

**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.socialhousingreit.com](http://www.socialhousingreit.com).

**NOTES:**

The Company primarily invests in social housing assets in the UK, with a particular focus on specialised supported housing (SSH). SSH is accommodation for vulnerable adults requiring support to live independently, including those with learning difficulties, mental health problems and physical disabilities. These properties are specially designed or adapted to meet residents' needs and are managed by Approved Providers who are predominantly regulated by the Regulator of Social Housing. Approved Providers consist of Housing Associations and Local Authorities, or other regulated organisations in receipt of direct payment from local government.

These operational residential properties deliver sustainable, long-term, growing income for shareholders, improved outcomes for residents and savings to the taxpayer.

The Company is listed on the Closed-ended investment funds category of the FCA's Official List and its Ordinary Shares are traded on the LSE's Main Market.

Atrato Partners Limited is the Company's Investment Manager.

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