

# RM Secured Direct Lending PLC

## Monthly Fact Sheet

30 April 2017

### Company Overview

Listing Date	15/12/2016
ISIN	GB00BYMTBG55
Ticker	RMDL
Dividend	Quarterly
Listing	Main Market LSE Premium Listing
Target Dividend Yield p.a <sup>1</sup>	6.5%*

Management Fee <sup>2</sup>	0.5%*: 50% reinvested in shares
-----------------------------	---------------------------------

Discount Management Strategy	Share buy-backs if 6% discount or more (over 6 months)
------------------------------	--

Liquidity Opportunity	Year 4
-----------------------	--------

### Ordinary Shares as at 30 April

Shares in Issue	50,300,000
Share Price	101.75p
Market Cap	£51.2m
Gross Assets	£49.0m
Net Assets	£49.0m
NAV per Share	97.51p
NAV Frequency	Monthly
Share Price Premium/Discount to NAV	+ 4.3%

### Non-Executive Directors

Norman Crighton (Chairman)  
Guy Heald  
Marlene Wood

### Overview

RM Secured Direct Lending Plc ("RMDL" or the "Company") is a closed-ended investment trust established to invest in a portfolio of secured debt instruments.

The Company aims to generate attractive and regular dividends through loans sourced or originated by the Investment Manager with a degree of inflation protection through index-linked returns where appropriate. Loans in which the Company invests are predominantly secured against assets such as real estate or plant and machinery and/or income streams such as account receivables.

### Company Update

The Investment Manager has continued to close attractive investment opportunities in the month. Six Loans were committed in April, three of which had funds drawn in early May. Highlights of the month include the following transactions:

**Student accommodation:** Invested £4.4m to a project in Glasgow undergoing light refurbishment, for a minimum of two years on a senior secured basis. Achieving an initial yield of 9%.

**Healthcare company:** Committed to £4m of Loans to a large care services business for people with learning disabilities and other complex support needs. Backed by solid property assets combined with a historically stable and profitable business. The investment was on a senior and a junior secured basis achieving a net yield of 7.68%.

**Renewable energy:** £4m investment in a hydroelectric power project in Scotland, secured by the cashflows from the land lease with additional security in the form of the underlying land and power plant. Achieving a yield of 7%.

**Hotel transaction:** £3.1m of debt achieving c.6.25% yield has been committed to complete an extensive refurbishment programme for a central London hotel that has been funded by equity to date. This investment is senior secured, on a short tenor with low leverage and whilst at the lower end of the yield objective the coupon is linked to libor with potential for uplift.

**Two energy transactions:** Two Loans of £2.57m each, achieving a net yield of 8% with significant asset backing; secured by six biofuel plants operating on industrial sites around the UK. Supplying power on-site both cheaper and greener than existing supply arrangements and all six plants are in the process of being accredited for Renewable Obligation Energy Certificates (ROC's), which will provide additional stable income

### Fund Performance - as at 30 April 2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends (%)	0.0	0.0	0.0	0.0	-	-	-	-	-	-	-	-	0.0
Share Price Total Return (%)	2.0	0.0	(0.3)	0.0	-	-	-	-	-	-	-	-	1.7
NAV (Cum Income) p	97.7	97.4	97.3	97.5	-	-	-	-	-	-	-	-	-
Total Return (%) - NAV	(0.3)	(0.3)	(0.1)	0.2	-	-	-	-	-	-	-	-	(0.5)
Total Return (%) - Share Price & Dividends	2.0	2.0	1.7	1.7	-	-	-	-	-	-	-	-	1.7

## Advisory & Administration

**AIFM**  
International Fund Management Limited

**Administrator & Company Secretary**  
PraxisIFM Fund Services (UK) Ltd

**Valuation Agent**  
Mazars LLP

**Legal Advisers**  
Gowling WLG (UK) LLP

**Auditor**  
Ernst & Young LLP

**Corporate Broker**  
N+1 Singer Advisory LLP

**Investment Manager**  
RM Capital Markets Limited  
7 Melville Crescent  
Edinburgh  
EH3 7JA

**James Robson**  
Investment Management  
+44 (0) 131 603 7069  
[James.Robson@rm-capital.co.uk](mailto:James.Robson@rm-capital.co.uk)

**Pietro Nicholls**  
Investment Management  
+44 (0) 20 3697 1768  
[Pietro.Nicholls@rm-capital.co.uk](mailto:Pietro.Nicholls@rm-capital.co.uk)

[www.rm-funds.co.uk](http://www.rm-funds.co.uk)

**Company Address**  
RM Secured Direct Lending PLC  
Mermaid House  
2 Puddle Dock  
London  
EC4V 3DB

streams.

A Net Asset Value ("NAV") announcement has been published today for the period to 30 April with the NAV per share being 97.5p.

### Pipeline

As highlighted in the last Factsheet, the Investment Manager continues to see an attractive pipeline of investment opportunities and the Company intends to raise further capital to maintain momentum for funding the pipeline opportunities. Further details of the capital raise are expected to be announced shortly.

### Company Portfolio<sup>1</sup>

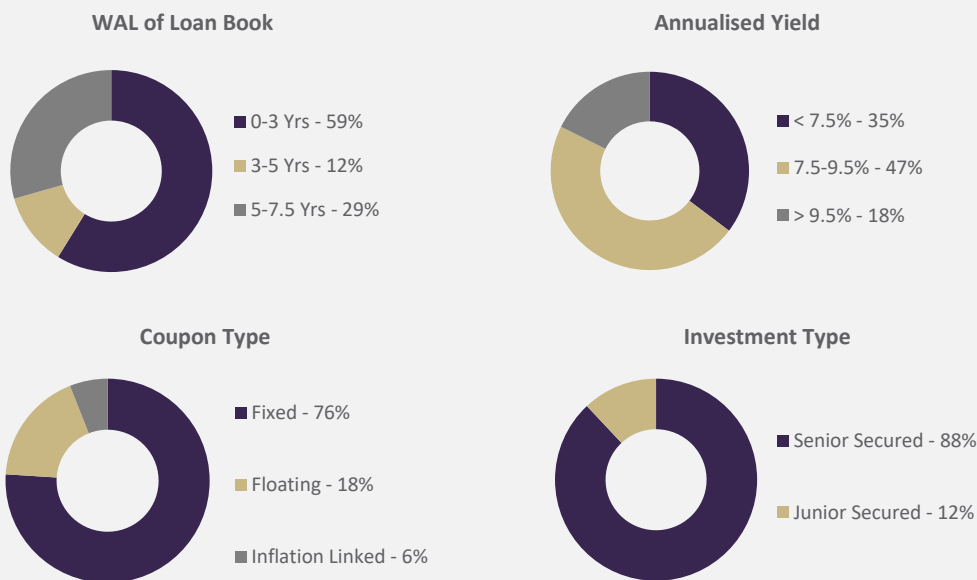
<b>17</b>	<b>£54.8m</b>	<b>7.65%</b>	<b>3.63 years</b>
<b>Number of Loans</b>	<b>Total Committed<sup>2</sup></b>	<b>Average Yield</b>	<b>Average Life<sup>3</sup></b>

### Largest 10 loans

Market Sector	Business Activity	Loan Value	Expected Yield %	WAL <sup>3</sup>
Property	Property Bridging	£5.00m	8.00	1.00
Capital Equipment	Asset Finance	£4.85m	11.50	1.47
Capital Equipment	Domestic Boiler Finance	£4.85m	8.00	3.62
Property	Property Bridging	£4.85m	8.00	1.00
Sov & Public Finance	Student Accommodation	£4.40m	8.00	2.75
Services (consumer)	Forecourt Operator	£4.08m	6.00	5.50
Healthcare & Pharma	Healthcare	£4.00m	6.00	7.00
Beverage & Food	UK Restaurant Group	£4.00m	8.62	5.20
Energy	Renewable Energy	£4.00m	7.00	3.00
Hotel & Leisure	Hotel Business	£3.10m	6.25	2.00

<sup>1</sup>As at 10 May 2017; <sup>2</sup>Committed funds exceeds investment capital available by a margin as not all Loans drawn at the same time; <sup>3</sup>Weighted-Average Life.

### Portfolio Analysis



**Disclaimer** - This Report is intended solely for the information of the person to whom it is provided by the Company, the Investment Manager or the Administrator. This Report does not constitute an offer or solicitation for the purchase or sale of any investment or financial instrument in the Company and should not be relied on by any person for the purpose of accounting, legal or tax advice or for making an investment decision. The payment of dividends and the repayment of capital are not guaranteed by the Company. Any forecast, projection or target is indicative only and not guaranteed in any way, and any opinions or views expressed in this Report are those of the Investment Manager, and do not constitute investment advice and are subject to change without notice, and neither the Company nor the Investment Manager is under any obligation to update such opinions. Any potential investments identified by the Investment Manager are prospective only and there is no guarantee that the Company will proceed with any of them. Whether the Company proceeds with any investment is dependent on multiple factors including, but not limited to the completion of satisfactory due diligence. Past performance is not a reliable indicator of future performance, and investors may not get back the original amount invested. Unless otherwise stated, the sources for all information contained in this report are the Investment Manager and the Administrator. Information contained in this Report is believed to be accurate at the date of publication, but none of the Company, the Investment Manager and the Administrator gives any representation or warranty as to the Report's accuracy or completeness. This report does not contain and is not to be taken as containing any financial product advice or financial product recommendation. None of the Company, the Investment Manager and the Administrator accepts any liability whatsoever for any loss (whether direct or indirect) arising from any use of this Report or its contents. RM Capital Markets Limited is authorised and regulated by the FCA, registered in Scotland (Registered Number: SC380707). Registered Office: 7 Melville Crescent, Edinburgh EH3 7JA, United Kingdom. 1. Dividend Yield based on IPO issue price and last announced target dividend yield of 4 pence per share year one to increase to 6.5 pence per share for the year to 31 December 2018. The target dividend should not be taken as an indication of the Company's expected future performance or results. The target dividend is a target only and there is no guarantee that it can or will be achieved and should not be seen as an indication of the Company's expected or actual return. Target returns are hypothetical and are neither guarantees nor predictions or projections of future performance. Actual events and conditions may differ materially from the assumptions used to establish the target dividend. 2. The management fee is 0.5% whilst gross assets are below £75m, thereafter 0.875%, the manager will be investing 50% of their management fee into ordinary shares of the Company.