

RM Secured Direct Lending PLC

Monthly Fact Sheet

30th April 2019

Company Overview

ISIN - Ord's	GB00BYMTBG55
ISIN - ZDP's	GB00BG1TSQ91
Ticker Ord's	RMDL
Dividend	Quarterly
Listing	Main Market LSE Premium Listing
Target Dividend Yield	6.5% p.a. ¹
Management Fee	0.875% ² :
Discount Management Strategy	Share buy-backs if 6% discount or more ³
Shares in Issue Ord's	112,224,581
Shares in issue ZDP's	10,869,950
Share Price Ord's mid	102.00p
Gross Assets	£122m ⁴
Net Assets Ord's	£111,100,646
Acc Cap Entitle ZDP's	£11,331,531
NAV per Share Ord's	98.95p
Accrued Capital Entitlement per ZDP	103.78p
Share Price Premium	+ 3.0% Ord's

Non-Executive Directors

Norman Crighton (Chairman)
Guy Heald
Marlene Wood

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

Pietro Nicholls

Investment Management
+44 (0) 20 3697 1768
Pietro.Nicholls@rm-capital.co.uk

www.rm-funds.co.uk

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

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 by investing in Loans sourced by RM Funds (the "Investment Manager" or "RM"). The Loans in which the Company invests are predominantly secured against company assets, real estate or plant and machinery and/or income streams such as accounts receivable.

Portfolio Activity

The Investment Manager experienced another active month, continuing to diversify and grow the size of the portfolio. In early April, the Company funded two portfolios of operating hotel assets owned by a well-established real estate, leisure and hospitality operator. As detailed in the factsheet published on 8th April, the £8.5m and £8.3m commitments contained a robust set of covenants including both balance sheet and cash flow financial covenants.

In addition, the Company completed a £6 million loan to fund a student accommodation development site in Coventry. This loan is secured by a first charge over the property. RMDL will hold the unused portion of the committed funds until the relevant costs have been incurred and signed off by the lender's monitor, as is typical of transactions of this nature structured by the Investment Manager, meaning that capital is advanced only as and when value has been created.

There were two repayments during the month and a number of additional drawdowns for existing borrowers.

Capital invested increased by £18 million taking the portfolio size to £120 million, whilst the total number of investments increased from 33 to 35 loans across a diversified range of sectors. The average yield increased slightly from 8.62% to 8.70%.

NAV & Pipeline

The Ordinary Share NAV as at 30 April 2019 was 98.95 pence per share which is 0.58 pence higher than at 31 March 2019 and is made up of interest income net of expenses of 0.58 pence.

The NAV total return for the month was 0.58% bringing the cumulative year to date figure to 3.72%. During the month the Company declared an interim dividend of 1.625 pence per ordinary share and an additional special dividend of 0.375 for the period from 1 January – 31 March 2019. The additional dividend of 0.375 pence per ordinary share has been declared as a special dividend following portfolio outperformance arising from the early repayment of loans in Q1 2019 and associated prepayment penalties. The ex-dividend date is 6th June and the payment date is 28th June.

The pipeline of opportunities remains strong and it is the Investment Managers intention to draw from the RCF during May or early June.



Company Portfolio at month end

35	£120m	8.70%	3.52 years
Number of Loans	Total invested ⁱ	Average Yield	Average Life

ⁱActual capital invested, excludes undrawn commitments, includes investments yet to settle;

Largest 10 loans by drawn amounts across the entire portfolio

Business Activity	Loan Value (£m)	Expected Yield	WAL
Asset Finance	10.19	8.00%	4.67
Forecourt Operator	8.70	5.36%	3.21
Hospitality	8.50	9.00%	4.93
Hospitality	8.30	9.00%	4.93
Telecommunications	7.44	11.24%	1.93
Business Services	7.00	6.53%	5.57
Automotive Parts Manufacturing	6.49	12.00%	3.66
Healthcare	6.00	6.28%	5.93
Hospitality	4.58	12.18%	0.13
Student Accommodation	4.42	9.50%	0.70

Fund performance

2019													YTD
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Dividends p	-	-	1.625	-	-	-	-	-	-	-	-	-	-
NAV (Cum income) p	97.62	98.38	98.36	98.95	-	-	-	-	-	-	-	-	-
NAV Total Return %	0.67	0.78	1.64	0.58	-	-	-	-	-	-	-	-	3.72%
Net Interest Income p	0.69	0.57	0.56	0.58	-	-	-	-	-	-	-	-	2.40p

2018													YTD
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Dividends (pence)	-	2.00	-	-	-	1.625	-	1.625	-	-	-	1.625	6.875p
NAV (Cum Income) p	99.26	97.76	98.17	98.66	99.14	97.85	98.11	97.01	97.34	98.08	98.20	96.98	-
NAV Total Return %	0.68	0.50	0.41	0.50	0.49	0.34	0.26	0.53	0.34	0.76	0.12	0.41	5.47%
Net Interest Income p	0.85	0.64	0.47	0.48	0.52	0.55	0.56	0.50	0.49	0.60	0.51	0.62	6.98p

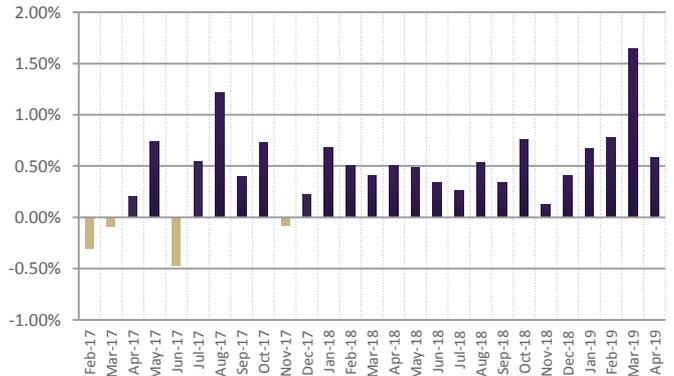
2017													YTD
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Dividends p	-	-	-	-	-	0.20	-	0.20	-	-	1.80	-	2.20p
NAV (Cum income) p	97.70	97.40	97.31	97.51	98.23	97.57	98.11	99.11	99.51	100.24	98.36	98.59	-
NAV Total Return %	(0.31)	(0.31)	(0.09)	0.21	0.74	(0.47)	0.55	1.22	0.40	0.73	(0.08)	0.23	3.18%
Net Interest Income p	(0.20)	(0.13)	(0.03)	0.02	0.33	0.35	0.52	1.25	0.38	0.64	0.47	0.46	4.06p



Cumulative Total Return NAV Performance since inception



NAV monthly return %



Portfolio Statistics

WAL of Loan Book



■ 0-3 Yrs - 38%
■ 3-5 Yrs - 43%
■ >5 Yrs - 19%

Annualised Yield



■ < 7.5% - 28%
■ 7.5-9.5% - 43%
■ > 9.5% - 29%

Coupon Type



■ Fixed - 62%
■ Floating - 37%
■ Inflation Linked - 1%

Investment Type



■ Senior - 56%
■ Junior - 28%
■ Holdco - 16%

Notes

1. Dividend Yield based on IPO issue price. 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. Management fee on Net Assets including ZDP issue.
3. Discount control mechanism triggers if shares trading at an average discount of more than six percent over previous 6 month trading period.
4. Gross asset calculation is the sum of Net Assets, ZDPs and drawings of RCF.
5. NAV total return % is calculated as NAV (cum income) at the end of the period, plus dividends declared during the period, divided by NAV (cum income) calculated on a per share basis at the start of the period.
6. YTD NAV Total Return assumes dividends are reinvested at NAV and includes compounding.
7. YTD Net Interest Income per share is the aggregate of the monthly net interest income per share figures based on the number of Ordinary shares in issue at the end of each respective month which can be diluted over the year by new Ordinary Shares being issued and therefore does not necessarily reflect the year end position for the Ordinary shareholders.
8. Cumulative NAV performance rebased at 100 on Jan 2017 and assumes dividends are reinvested at NAV and includes compounding.

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