

RM Secured Direct Lending PLC

Monthly Fact Sheet

31st January 2021

Company Overview

ISIN – Ords	GB00BYMTBG55
ISIN – ZDPs	GB00BG1TSQ91
Ticker Ords	RMDL
Dividend	Quarterly
Listing	Main Market LSE Premium Listing
Target Dividend	6.5 pence ¹
Management Fee	0.875% ²
Discount Management Strategy	Share buy-backs if 6% discount or more ³
Shares in Issue Ords (ex. treasury shares)	118,104,782
Shares in issue ZDPs	10,869,950
Share Price Ords mid	89.50p
Investment Manager's holding (shares)	1,249,825
Total investments	£128m ⁴
Net Assets Ords	£111,172,447
Acc Cap Entitle ZDPs	£11,976,970
NAV per Share Ords	94.13p
Accrued Capital Entitlement per ZDP	110.18p
Share Price Discount	-4.92%

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

Joint Corporate Brokers: N+1 Singer Advisory LLP
and Peel Hunt LLP

Investment Manager

RM Funds, a trading name of RM Capital Markets Ltd

www.rm-funds.co.uk

Portfolio Managers :

James.Robson@rm-funds.co.uk

Pietro.Nicholls@rm-funds.co.uk

Thomas.LeGrixDeLaSalle@rm-funds.co.uk

Company Address: RM Secured Direct Lending PLC,
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London, EC4V 4AB

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.

NAV

The NAV total return for the month was 0.26%. The Ordinary Share NAV as at 31st January 2021 was 94.13 pence per Ordinary Share, which is 0.25 pence higher than at 31st December 2020. This overall gain comprises interest income net of expenses of 0.21 pence per Ordinary Share and increases in portfolio valuations of 0.04 pence per Ordinary Share (which includes all credit and currency movements and gains from share buy-backs).

The net-interest income was a little lower than normal due to the accounting effect of the buy-back of 581,000 shares on the last day of December 2020 which meant that the December 2020 NAV was accounted using the reduced number of shares in circulation yet the cash outflow was accounted as being paid in January 2021. After adjusting for these movements, the net-interest income in January was 0.57 pence per share (and the corresponding pro forma net interest income in December 2020 would be reduced by 0.36 pence per share).

The Company repurchased a total of 259,500 Ordinary Shares during the month at an average price of 87.02 pence, being an average discount of 7.55% to the latest January 2021 NAV. The Board and the Investment Manager continue to monitor the share price discount to NAV. This brings the total number of shares held in treasury to 4,119,799. The Investment Manager also purchased 12,500 shares during the month at 87.10 pence to bring their total holding to 1,249,825 shares.

Portfolio Activity

As at 31st January, the Company's portfolio consisted of 35 debt investments with a running yield of 8.26%, diversified across 14 sectors with the percentage split between fixed and floating rate of 74% to 26%. The portfolio structure is 72% in bilateral private loans; 26% in syndicated private loans; and 2% in corporate bonds.

The full portfolio is set out on the last page of this factsheet. There were no new investments during January. The focus remains on allocating to Social Infrastructure transactions and the pipeline of opportunities within the Accommodation, Childcare and Healthcare sectors is strong with a number of potential borrowers going through due diligence and documentation. These transactions will likely be funded where loans meet the scheme eligibility criteria by RMDL's increased CBILS allocation which was approved by the British Business Bank during the month. The Investment Manager is targeting investment of up to £25m under this scheme which would represent 22.5% of Company net assets.



Fund performance

	1 month	3 months	6 months	1 year	2 years	Inception to date
NAV Total Return %	0.26%	4.19%	6.44%	2.88%	11.15%	21.78%

2021													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends p	-												
NAV (Cum income) p	94.13												-
NAV Total Return %	0.26												0.26%
Net Interest Income p	0.21												0.21p

2020													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends p	-	-	1.70	-	-	1.625	-	-	1.625	-	-	1.625	6.575p
NAV (Cum income) p	98.31	98.74	86.64	89.10	91.14	91.16	91.56	91.97	91.58	91.91	93.66	93.88	-
NAV Total Return %	0.53	0.43	(10.53)	2.83	2.29	1.80	0.44	0.44	1.35	0.36	1.91	1.97	3.15%
Net Interest Income p	0.60	0.67	0.60	0.53	0.53	0.53	0.53	0.53	0.53	0.45	0.41	1.06	6.97p

2019													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends p	-	-	1.625	-	-	2.00	-	-	1.625	-	-	1.70	6.95p
NAV (Cum income) p	97.62	98.38	98.36	98.95	99.59	98.00	98.69	99.00	98.05	98.24	98.45	97.79	-
NAV Total Return %	0.67	0.78	1.64	0.59	0.65	0.41	0.70	0.31	0.70	0.19	0.21	1.06	8.18%
Net Interest Income p	0.69	0.57	1.45	0.58	0.71	0.63	0.58	0.79	0.64	0.69	0.58	1.03	8.94p

2018													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
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	6.79p

2017													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
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



Company Portfolio at month end

35

Number of Loans

£128m

Total invested ⁱ

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

8.26%

Average Yield

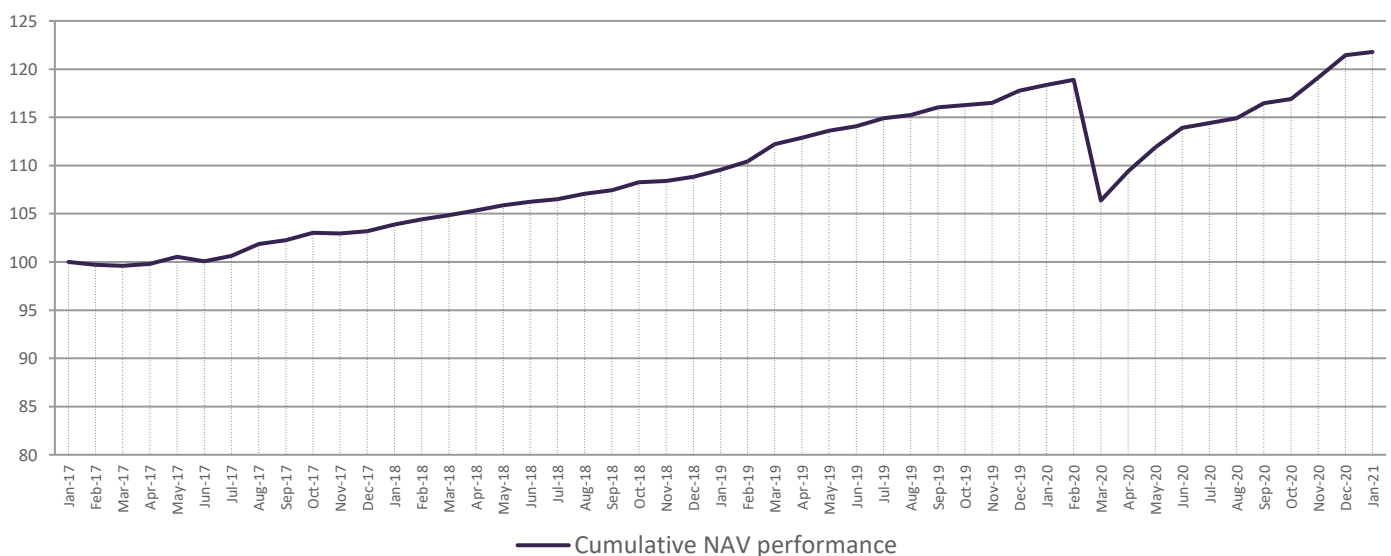
2.95years

Average Life

Largest 10 loans by value

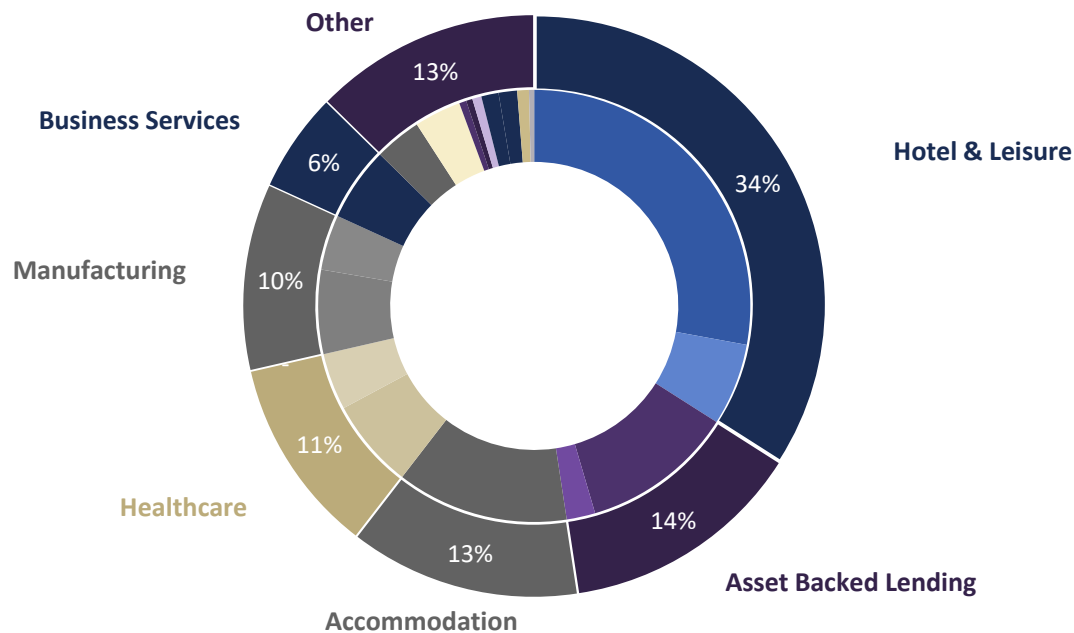
Business Activity	Loan Value (£m)	Expected Yield %	WAL ³
Asset Finance	9.99	8.16%	2.92
Hotel	8.08	9.47%	3.18
Automotive parts manufacturing	6.85	15.29%	1.90
Hotel	6.17	9.47%	3.18
HR and payroll services	6.10	6.15%	4.00
Gym franchise	6.06	9.25%	4.14
Student Accommodation	5.78	9.23%	3.76
Hotel	5.00	8.00%	2.89
Healthcare	5.00	7.50%	2.88
Student Accommodation	4.75	0.00%	0.00

NAV % Total Returns To Date



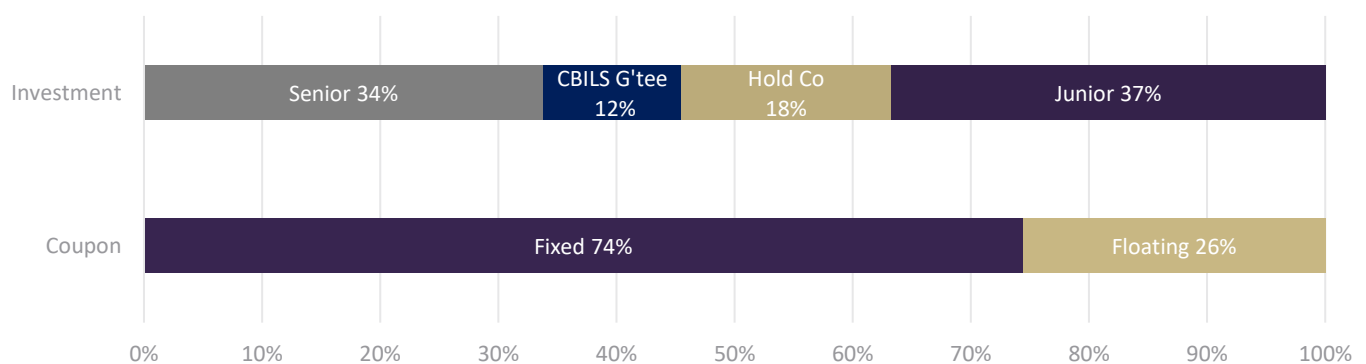


Sector breakdown, January 2021⁹



■ Hotel & Leisure - Hotel - 28%	■ Hotel & Leisure - Gym franchise - 6%	■ Asset Backed Lending - Asset Finance - 11%
■ Asset Backed Lending - Invoice Finance - 2%	■ Accommodation - Student accommodation - 13%	■ Healthcare - Diversified healthcare operator - 7%
■ Healthcare - Care home - 4%	■ Manufacturing - Auto-parts manufacturer - 6%	■ Manufacturing - Manufacturing - 4%
■ Business Services - HR Payroll services - 6%	■ Other - Construction - 4%	■ Other - Food manufacturing - 4%
■ Other - Restaurant - 1%	■ Other - Retail - 0.5%	■ Other - Bridging loans - 1%
■ Other - Forcourt operator - 1%	■ Other - Ports business - 1%	■ Other - Renewable heat incentive - 1%
■ Other - Energy Efficiency - 0.4%		

Portfolio Statistics





Ref	Borrower Name	Deal Type	Sector	Subsector	Nominal	Market Value	Valuer	Payment
60	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Asset Finance	10,193,916	9,990,038	V Agent	Cash
66	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	8,504,440	8,079,218	V Agent	Cash
39	Beinbauer	Syndicated Loan	Manufacturing	Auto-parts manufacturer	8,064,028	6,854,424	V Agent	PIK
67	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	6,490,560	6,166,032	V Agent	Cash
37	Zellis (previously NGA)	Syndicated Loan	Business Services	HR Payroll services	7,097,041	6,103,455	External	Cash/PIK
76	Gym Franchise	Bilateral Loan	Hotel & Leisure	Gym franchise	7,349,972	6,063,727	V Agent	n/a
74	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	5,930,000	5,781,750	V Agent	Cash
80	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	5,000,000	5,000,000	V Agent	Cash
82	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	5,000,000	5,000,000	V Agent	Cash
68	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	6,168,120	4,749,452	V Agent	n/a
79	Private Loan - SPV	Bilateral Loan	Construction	Construction	4,500,000	4,500,000	V Agent	Cash
34	Valeo Foods	Syndicated Loan	Food and beverages	Food manufacturing	4,500,000	4,455,000	External	Cash
61	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Asset Finance	4,469,939	4,380,540	V Agent	Cash
12	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	4,420,000	4,243,200	V Agent	Cash
62	Trent Capital	Bilateral Loan	Manufacturing	Manufacturing	4,385,424	4,166,153	V Agent	n/a
17	L'Oscar	Bilateral Loan	Hotel & Leisure	Hotel	4,100,000	4,100,000	V Agent	Cash
73	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	4,000,000	3,900,000	V Agent	Cash
75	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	3,400,000	3,315,000	V Agent	Cash
51	Mehiläinen	Syndicated Loan	Healthcare	Diversified healthcare operator	3,100,913	3,062,151	External	Cash
16	Voyage Care	Bond	Healthcare	Diversified healthcare operator	3,000,000	2,934,990	External	Cash
64	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Invoice Finance	2,750,000	2,612,500	V Agent	Cash
58	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	3,391,936	2,476,113	V Agent	PIK
6	Elysium	Syndicated Loan	Healthcare	Diversified healthcare operator	2,500,000	2,450,000	External	Cash
71	Euroports	Syndicated Loan	Transport Assets	Ports business	1,771,950	1,764,207	External	Cash
44	EG Group 2L	Syndicated Loan	Transport Assets	Forecourt operator	1,657,914	1,627,872	External	Cash
69	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	900,000	855,000	V Agent	Cash
48	Private Loan - SPV	Bilateral Loan	Commercial Property	Bridging loans	882,862	838,719	V Agent	Cash
52	Private Loan - SPV	Bilateral Loan	Clean Energy & Renewables	Renewable heat incentive	701,595	701,595	V Agent	Cash
45	Private Loan - SPV	Bilateral Loan	Commercial Property	Restaurant	687,343	687,343	V Agent	Cash
63	Trent Capital (Fusion) RF	Bilateral Loan	Manufacturing	Manufacturing	914,609	622,849	V Agent	Cash
28	Private Loan - SPV	Bilateral Loan	Commercial Property	Retail	606,213	606,213	V Agent	Cash
78	Private Loan - SPV	Bilateral Loan	Energy Efficiency	Energy Efficiency	500,000	500,000	V Agent	Cash
83	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	450,304	450,304	V Agent	Cash
76.1	Gym Franchise	Bilateral Loan	Hotel & Leisure	Gym franchise	532,558	439,360	V Agent	n/a
9	Private Loan - SPV	Bilateral Loan	Clean Energy & Renewables	Renewable heat incentive	421,295	332,402	V Agent	Cash



Notes

1. 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. A proportion of the management fee is used by the Investment Manager to buy shares in the Company to align management interests with Shareholders
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 and Loans closed but not settled.
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.
9. Percentages may not add up to 100% due to rounding.

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