

RM Secured Direct Lending PLC

Monthly Fact Sheet

31st May 2021



Company Overview

ISIN – Ords	GB00BYMTBG55
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)	117,944,782
Share Price Ords mid	91.00p
Investment Manager's holding (shares)	1,262,325
Total investments	£127m ⁴
Net Assets Ords	£113,324,738
NAV per Share Ords	96.08p
Share Price Discount	5.28%

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,
1st Floor, Senator House, 85 Queen Victoria Street,
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 +1.42% which takes the NAV % Total Return to +6.18% over the past six months and 13.03% over the past 12 months. The Ordinary Share NAV as of 31st May 2021 was 96.08 pence per Ordinary Share, which is 1.34 pence higher than on 30th April 2021. This overall gain comprises interest income net of expenses of 0.68 pence per Ordinary Share and increases in portfolio valuations of 0.66 pence per Ordinary Share (which includes all credit and currency movements).

Portfolio Activity

As of 31st May, the Company's portfolio consisted of 34 debt investments with a weighted average yield of 8.92%, diversified across 15 sectors and split 86% fixed rate and 14% floating rate. The portfolio's allocation is 84% in bilateral private loans, 14% in syndicated private loans, and 2% in corporate bonds. The portfolio had a weighted average life of 2.69 years at the month end.

May was a very active month for the portfolio with several repayments allowing the Investment Manager to selectively increase allocations across the Social Infrastructure segment within the healthcare, education, and accommodation sectors. These new allocations bring current infrastructure investments to 41% of the portfolio which rises to over 50% when the additional £13m of committed funding is fully drawn which is expected to be over the next 12 months.

Repayments: 5 loans repaid totalling £10.2m with the key highlight being the planned reduction of hotel exposure as the £4.1m L'Oscar (loan ref 17) hotel loan matured. In addition to this, the other repayments were two property bridging loans (loan refs 45 & 48), Eurogarages (loan ref 44) and Mehilainen (loan ref 51).

New investments: 4 new investments were made totalling £11m, of which £8m was funded under the Coronavirus Business Interruption Loan Scheme "CBILS"; increasing the partially (80%) government guaranteed portion of the portfolio from 19% to 25% over the month. Over the month, 91% of new capital deployed was to social infrastructure with £2m to an education provider (loan ref 91) secured over their campus, £5m to a student accommodation provider (loan ref 89) and £3m to Elysium a diversified healthcare operator (loan ref 6).

ESG & Impact: The new investments made during the month are going through the internal ESG screening metric, working with The Good Economy, as well as the Impact Scoring process which will be reported on later.

At an operational level, May was a strong month for portfolio companies. Energie Fitness saw continued rebound in membership numbers back to nearly 100,000 with continued strong momentum. The Energie Fitness online digital platform initially developed from a standing start during "lockdown 1" has delivered over 70,000 individual classes.



Fund performance

	1 month	3 months	6 months	1 year	2 years	Inception to date
NAV Total Return %	1.42%	3.07%	6.18%	13.03%	11.31%	26.47%

2021													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends p	-	-	1.625	-	-								1.625
NAV (Cum income) p	94.13	94.84	93.49	94.74	96.08								-
NAV Total Return %	0.26	0.76	0.28	1.25	1.42								4.12%
Net Interest Income p	0.21	0.56	0.45	0.51	0.68								2.41p

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

34

Number of Loans

£127m

Total invested ¹

¹ actual capital invested, excludes undrawn commitments, includes investments yet to settle;

8.92%

Weighted Average Yield

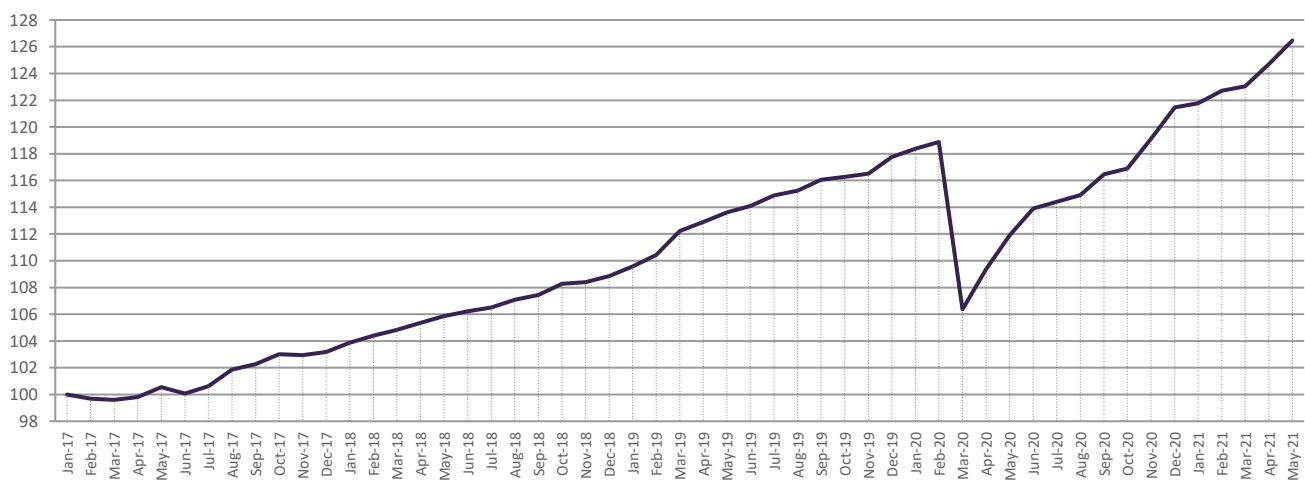
2.69 years

Weighted Average Life

Largest 10 assets by value

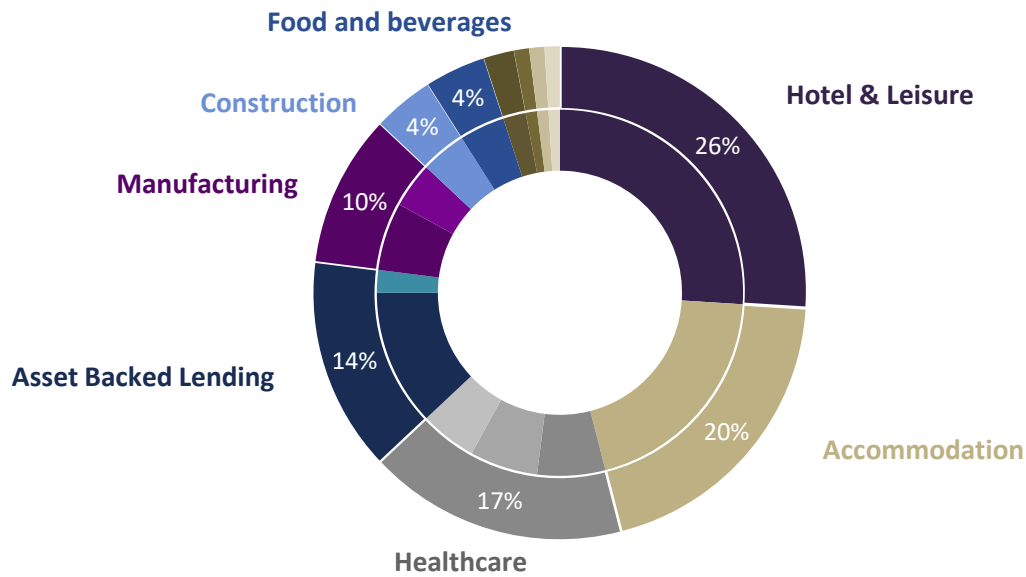
Business Activity	Loan Value (£m)	Expected Yield %	WAL ³
Asset Finance	10.19	8.00%	2.59
Hotel	8.29	9.23%	2.85
Automotive parts manufacturing	7.85	13.68%	1.58
Hotel	6.33	9.23%	2.85
Gym franchise	6.16	11.21%	3.81
Student Accommodation	5.78	9.23%	3.43
Student Accommodation	5.00	8.00%	2.99
Hotel	5.00	8.00%	2.56
Healthcare	5.00	7.50%	2.55
Hotel	4.88	7.69%	2.89

Cumulative NAV Performance since inception



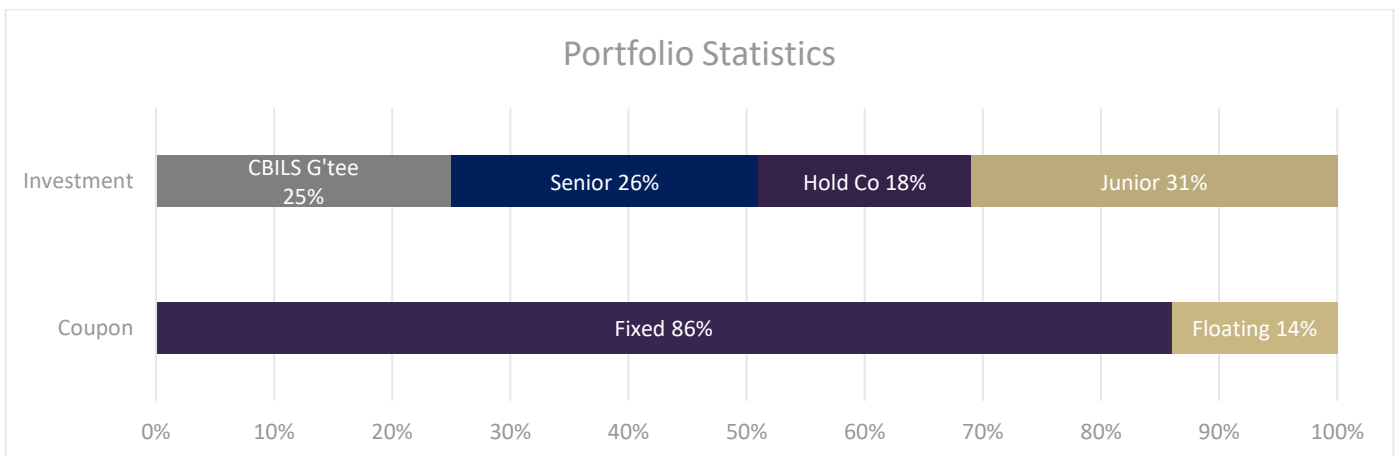


Sector breakdown, May 2021⁹



- Hotel & Leisure - Hotel - 26%
- Accommodation - Student Accommodation - 20%
- Healthcare - Care Home - 6%
- Healthcare - Health and Well-being - 6%
- Healthcare - Specialist Care - 5%
- Asset Backed Lending - Asset Backed Lending - 12%
- Asset Backed Lending - Invoice Finance - 2%
- Manufacturing - Auto Parts Manufacturer - 6%
- Manufacturing - Other Manufacturing - 4%
- Construction - Construction - 4%
- Food and beverages - Food Manufacturing - 4%
- Childcare & Education - School - 2%
- Clean Energy - Renewable Heat Incentive - 1%
- Transport Assets - Ports business - 1%
- Commercial Property - Restaurant - 1%

Portfolio Statistics





Ref	Borrower Name	Deal Type	Sector	Subsector	Nominal	Market Value	Valuer	Payment
60	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Asset Backed Lending	10,193,916	10,193,916	V Agent	Cash
66	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	8,504,440	8,291,829	V Agent	Cash
39	Beinbauer	Syndicated Loan	Manufacturing	Auto Parts Manufacturer	8,265,194	7,851,934	V Agent	PIK
67	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	6,490,560	6,328,296	V Agent	Cash
76	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	7,467,565	6,160,741	V Agent	PIK
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
89	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	5,000,000	5,000,000	V Agent	Cash
86	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	5,000,000	4,875,000	V Agent	Cash
68	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	6,425,575	4,750,000	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	4,488,750	External	Cash
61	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Asset Backed Lending	4,469,939	4,469,939	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	Other Manufacturing	4,432,225	4,210,614	V Agent	PIK
84	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	4,000,000	4,000,000	V Agent	Cash
73	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	4,000,000	4,000,000	V Agent	Cash
6	Elysium	Syndicated Loan	Healthcare	Specialist Care	3,000,000	2,965,500	External	Cash
16	Voyage Care	Bond	Healthcare	Specialist Care	3,000,000	2,906,250	External	Cash
64	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Invoice Finance	2,750,000	2,695,000	V Agent	Cash
58	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	3,562,326	2,600,498	V Agent	PIK
88	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	2,000,000	2,000,000	V Agent	Cash
91	Private Loan - SPV	Bilateral Loan	Childcare & Education	School	2,000,000	2,000,000	V Agent	Cash
71	Euroports	Syndicated Loan	Transport Assets	Port's business	1,740,341	1,731,639	External	Cash
69	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	900,000	855,000	V Agent	Cash
87	Private Loan - SPV	Bilateral Loan	Commercial Property	Restaurant	782,623	782,623	V Agent	Cash
83	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	590,386	590,386	V Agent	Cash



52	Private Loan - SPV	Bilateral Loan	Clean Energy	Renewable heat incentive	586,855	586,855	V Agent	Cash
81	Private Loan - SPV	Bilateral Loan	Finance	Wealth Management	500,000	500,000	V Agent	Cash
78	Private Loan - SPV	Bilateral Loan	Energy Efficiency	Energy Efficiency	500,000	500,000	V Agent	Cash
76.1	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	543,678	448,535	V Agent	PIK
63	Trent Capital (Fusion) RF	Bilateral Loan	Manufacturing	Other Manufacturing	871,625	396,416	V Agent	Cash
9	Private Loan - SPV	Bilateral Loan	Clean Energy	Renewable heat incentive	370,415	291,800	V Agent	Cash
	Sum				127,184,042	120,887,642		

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. 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, Term Loan, 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.
10. Wholly owned student accommodation building. Owned debt free. Yield displayed is anticipated net annual yield 2021/2022 academic year.

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