

RM Secured Direct Lending PLC

Monthly Fact Sheet

31st October 2018

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 : 50% reinvested in shares
Discount Management Strategy	Share buy-backs if 6% discount or more ³
Shares in Issue Ord's	98,724,581
Shares in issue ZDP's	10,869,950
Share Price Ord's mid	102.5p
Gross Assets	£107.8m
Net Assets Ord's	£96,829,505
Acc Cap Entitle ZDP's	£11,092,496
NAV per Share Ord's	98.08p
Accrued Capital Entitlement per ZDP	102.05p
Share Price Premium	+ 4.5% Ord's

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 Capital Markets Limited, the "Investment Manager". The Loans in which the Company invests are predominantly secured against assets such as company assets, real estate or plant and machinery and/or income streams such as account receivables.

Portfolio activity

The most notable portfolio activity was the announcement that Exterior Media (circa 8.5% of NAV) had been sold to Global, Britain's largest radio group. Under the terms of the loan this change of control triggers an automatic repayment of the facility and the Investment Manager has been notified that this loan is expected to be repaid in November 2018. The exiting of this investment (along with the rumoured price paid by Global of £400m) supports the Investment Manager's original investment view that participation in the £150m Senior Secured Term Loan paying 9.25% was well covered and offered a very attractive risk adjusted yield.

NAV & Pipeline

The Ordinary Share NAV as at 31 October was 98.08 pence which is 0.74 pence higher than at 30 September and is made up of interest income net of expenses of 0.60 pence and an increase in portfolio valuations of 0.14 pence net of currency hedges.

The Investment Manager continues to originate and review a significant number of lending opportunities, but remains highly selective. The Investment Manager is currently in due diligence and documentation relating to five transactions totalling c.£34m of lending opportunities.

Fund Performance – 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

Fund Performance – 2018

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends (pence)	-	2.00	-	-	-	1.625	-	1.625	-	-	-	-	5.25p
NAV (Cum Income) p	99.26	97.76	98.17	98.66	99.14	97.85	98.11	97.01	97.34	98.08	-	-	-
NAV Total Return %	0.68	0.50	0.41	0.50	0.49	0.34	0.26	0.53	0.34	0.76	-	-	4.91%
Net Interest Income p	0.85	0.64	0.47	0.48	0.52	0.55	0.56	0.50	0.49	0.60	-	-	5.66p



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

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Company Portfolio ⁱ

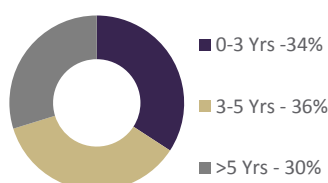
29 <i>Number of Loans</i>	£99m <i>Total invested ⁱⁱ</i>	8.48% <i>Average Yield ⁱⁱⁱ</i>	3.72 years <i>Average Life</i>
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Largest 10 loans by drawn amounts across the entire portfolio

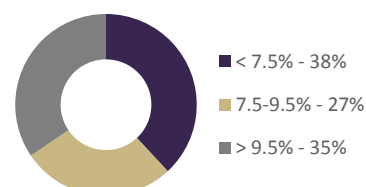
Business Activity	Loan Value (£m)	Expected Yield	WAL
Asset Finance	10.00	8.00%	3.17
Advertising	8.50	9.30%	3.88
Business Services	7.00	6.22%	6.07
Healthcare	6.56	5.80%	0.70
Automotive Parts Manufacturing	6.49	12.00%	4.16
Telecommunications	6.13	11.50%	2.13
Healthcare	6.00	6.13%	5.08
Childcare	5.13	9.81%	4.33
Forecourt Operator	4.43	8.78%	7.40
Student Accommodation	4.42	9.50%	1.19

ⁱ As at 31 October 2018; ⁱⁱ Actual capital invested, excludes undrawn commitments, includes investments yet to settle; ⁱⁱⁱ Av portfolio yields on Ord shares

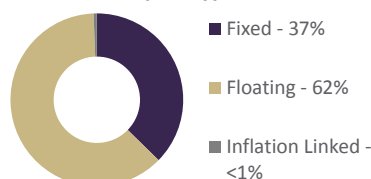
WAL of Loan Book



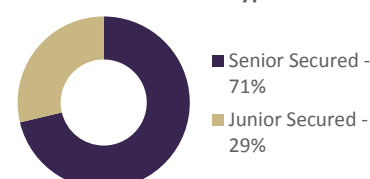
Annualised Yield



Coupon Type



Investment Type





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. 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.
5. YTD NAV Total Return assumes dividends are reinvested at NAV and includes compounding.
6. 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.

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