

RM Secured Direct Lending PLC

30th April 2018

Company Overview

Listing Date - Ord's	15/12/2016
Listing Date – ZDP's	03/04/2018
ISIN - Ord's	GB00BYMTBG55
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	87,415,374
Shares in Issue C's	11,329,363
Shares in issue ZDP's	10,869,950
Share Price Ord's mid	101.5p
Gross Assets	£108.9m
Net Assets Ord's	£86,239,653
Net Assets C's	£11,077,562
Net Assets ZDP's	£10,899,136
NAV per Share Ord's	98.66p
NAV per Share C's	97.78p
NAV per ZDP	100.27p
Share Price Premium	+ 2.9% 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 through loans sourced or originated by RM Capital Markets Limited, (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.

Portfolio activity

During the month RMDL increased its loan to Elysium Healthcare to £6m (of which £5.48m has been drawn to date), secured by its significant asset coverage across the group and highly visible earnings .

Of the initial eight property bridging loans made by RMDL, six have been repaid, with the largest loan of £1.85m repaid during the month. The two remaining loans are due to redeem later this year. The Investment Manager aims to deploy more funds into this sector – these loans have been achieving the yield objective of at least 8% and have been well secured on residential and commercial properties with modest loan to values. Despite the attractive risk adjusted return, the Investment Manager will continue to exercise caution given the price reductions from elevated levels being experienced on property in the South East of England. The Investment Manager is confident that the property bridging pipeline is significant and should lead to an increase in drawdowns during the course of May and the following months as new relationships are established and opportunities documented. The proportion of investments with floating rate exposure has increased from 53% to 57%, in line with the Investment Manager's objective to focus on Libor linked loan exposure wherever possible.

NAV and Pipeline

The Ordinary Shares NAV as at 30 April was 98.66 pence which is 0.49 pence higher than the end of March and is made of up of interest income net of expenses of 0.48 pence and an increase in portfolio valuations and currency movements of 0.17 pence and a cost charged to capital relating to the recent prospectus of 0.16 pence.

Several transactions are nearing completion which should enable the C shares to be largely deployed by early June, in line with previous guidance and the manager's expectations.

Fund Performance – 2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends (pence)	-	-	-	-	-	0.20	-	0.20	-	-	1.80	-	2.20
NAV (Cum Income) p	97.70	97.40	97.31	97.51	98.23	97.57	98.11	99.11	99.51	100.2	98.36	98.59	-
NAV Total Return	(0.30)	(0.30)	(0.09)	0.20	0.72	(0.46)	0.54	1.20	0.40	0.74	(0.08)	0.23	2.80
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	4.06

Fund Performance - as at 30th April 2018

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends (pence)	-	2.00	-	-	-	-	-	-	-	-	-	-	2.00
NAV (Cum Income) p	99.26	97.76	98.17	98.66	-	-	-	-	-	-	-	-	-
NAV Total Return	0.66	0.50	0.41	0.49	-	-	-	-	-	-	-	-	2.06
Net Interest Income p	0.85	0.64	0.47	0.48	-	-	-	-	-	-	-	-	2.44



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

Company Portfolioⁱ

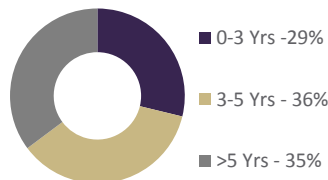
25 Number of Loans	£92m Total invested ⁱⁱ	8.28% Average Yield ⁱⁱⁱ	4.20 years Average Life
------------------------------	---	--	-----------------------------------

Largest 10 loans by drawn amounts across the entire portfolio

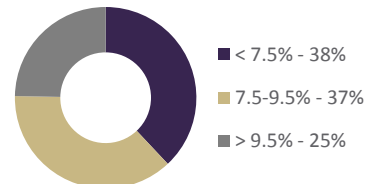
Business Activity	Loan Value (£m)	Expected Yield	WAL
Asset Finance	9.50	8.00%	3.67
Advertising	8.50	9.26%	4.38
Business Services	7.00	6.08%	6.57
Automotive Parts Manufacturing	6.22	12.00%	4.66
Healthcare	5.48	6.06%	5.58
Student Accommodation	4.42	9.50%	1.70
Renewable Energy	4.00	7.00%	1.92
Insurance Brokerage	4.00	8.05%	5.21
Forecourt Operator	4.00	5.48%	6.76
Forecourt Operator	4.00	5.23%	4.21

ⁱ As at 30 April 2018; ⁱⁱ Actual capital invested, excludes undrawn commitments, includes investments yet to settle; ⁱⁱⁱ Av portfolio yields on Ord shares;

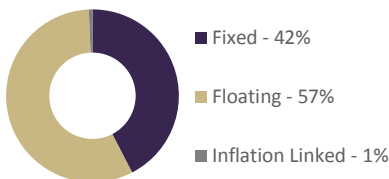
WAL of Loan Book



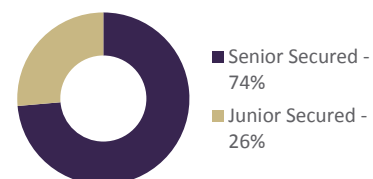
Annualised Yield



Coupon Type



Investment Type



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. 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 Gross Assets excluding any Revolving Credit Facility 3. Discount control mechanism 6% discount trigger mechanism trigger if trading at this discount for six months or more.