

RM Infrastructure Income PLC

Monthly Fact Sheet

31st August 2021



Company Overview

ISIN – Ords	GB00BYMTBG55
Ticker Ords	RMII
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	90.00p
Investment Manager's holding (shares)	1,262,325
Total investments	£131m ⁴
Net Assets Ords	£115,215,820
NAV per Share Ords	97.69p
Share Price Discount	7.87%

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: Singer Capital Markets
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 Infrastructure Income PLC,
1st Floor, Senator House, 85 Queen Victoria Street,
London, EC4V 4AB

Overview

RM Infrastructure Income PLC ("RMII" 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 +2.18% which takes the NAV % Total Return to +6.58% over the past six months and 13.80% over the past 12 months. The Ordinary Share NAV as of 31st August 2021 was 97.69 pence per Ordinary Share, which is 2.08 pence higher than on 31st July 2021. This overall gain comprises interest income net of expenses of 0.58 pence per Ordinary Share and an increase in portfolio valuations of 1.50 pence per Ordinary Share (which includes all credit and currency movements).

Portfolio Activity

As of 31st August, the Company's portfolio consisted of 34 investments with a weighted average yield of 8.87%. Approximately 46% of the portfolio was invested within the Company's core sectors; Social & Environmental infrastructure, an increase from c.35% as of 30th April. Overall, the portfolio is diversified across 13 sectors and split 85% fixed rate and 15% floating rate. The portfolio's allocation at the month end was 79% in bilateral private loans, 15% in syndicated private loans, 2% in corporate bonds and 4% in a fully owned, unlevered real estate asset. The portfolio had a weighted average life of 2.57 years at the month end.

August saw continued credit enhancements as assets recovered, which led to a significant revaluation of some loans that had been marked lower during the Covid pandemic. These businesses have, in the most part, displayed continued robust operational performance throughout the pandemic. This has been reported to investors previously; furthermore, it is expected that there will be continued credit improvements across the portfolio in coming months.

The following loans were the key components of the valuation uplifts:

- Energie Fitness – business has returned to 92% pre-covid levels and moving to cash pay on interest during Q3. Moved from 82% to 92% of nominal value.
- Hotel exposure – the two largest hotel loans have had an uninterrupted debt service throughout the pandemic and have a material liquidity reserve controlled by the lender. Moved from 95% to 100% of nominal value.
- Beinbauer – the loan now has better credit metrics than at the initial underwriting stage. Moved from 95% to 100% of nominal value.

As Beinbauer has returned to the original loan terms which was 50% cash payment (50% PIK) and Energie Fitness is returning to cash payment during Q3, it is expected that the ratio between Cash and PIK will improve significantly as we move into the latter part of 2021.



Fund performance

	1 month	3 months	6 months	1 year	2 years	Inception to date
NAV Total Return⁶ %	2.18%	3.40%	6.58%	13.80%	13.47%	30.77%

2021													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends p	-	-	1.625	-	-	1.625	-	-	-	-	-	-	3.250
NAV (Cum income) p	94.13	94.84	93.49	94.74	96.08	95.25	95.60	97.69					-
NAV Total Return ⁵ %	0.26	0.76	0.28	1.25	1.42	0.83	0.37	2.18					7.67%
Net Interest Income p	0.21	0.56	0.45	0.51	0.68	0.52	0.59	0.58					4.11p

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 ⁵ %	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

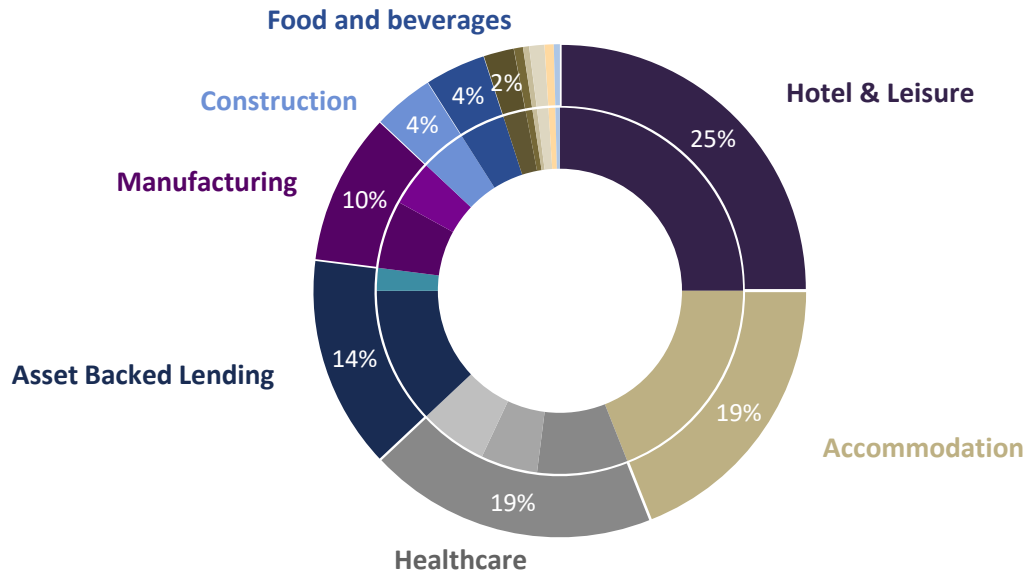
2019													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Dividends p	-	-	1.625	-	-	2.00	-	-	1.625	-	-	1.70	6.95p
NAV (Cum income) p	97.62	98.38	98.36	98.95	99.59	98.00	98.69	99.00	98.05	98.24	98.45	97.79	-
NAV Total Return ⁵ %	0.67	0.78	1.64	0.59	0.65	0.41	0.70	0.31	0.70	0.19	0.21	1.06	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 ⁵ %	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 ⁵ %	(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

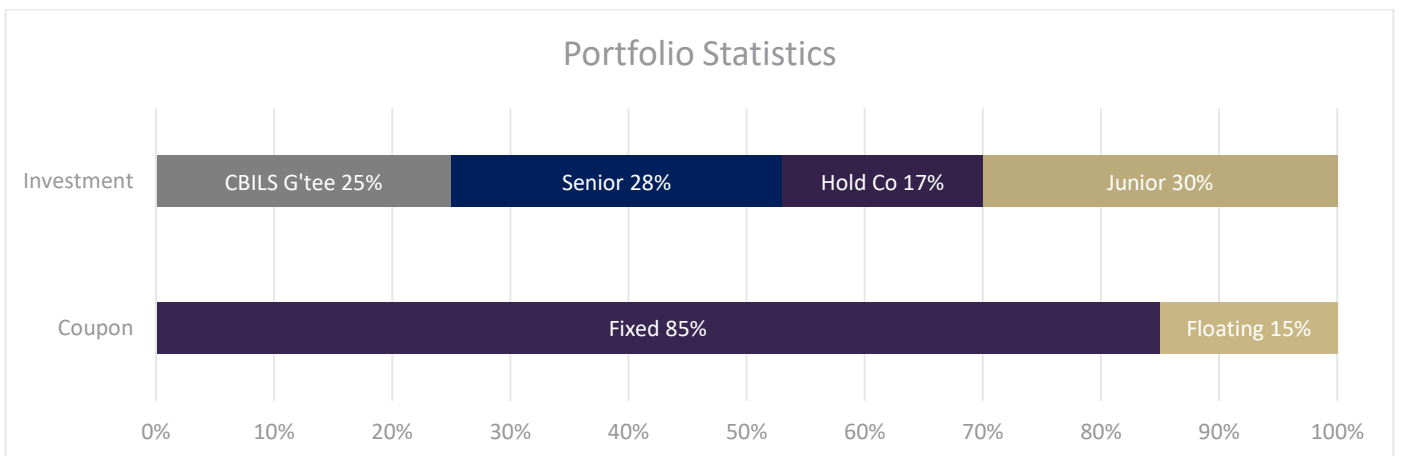


Sector breakdown, August 2021⁹



- Hotel & Leisure - Hotel - 25%
- Accommodation - Student Accommodation - 19%
- Healthcare - Care Home - 8%
- Healthcare - Health and Well-being - 5%
- Healthcare - Specialist Care - 6%
- 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 - 0.6%
- Energy Efficiency - Energy Efficiency - 0.4%
- Transport Assets - Ports business - 1%
- Commercial Property - Restaurant - 0.6%
- Finance - Wealth Management - 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 Backed Lending	10,193,916	10,193,916	V Agent	Cash
66	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	8,504,440	8,504,440	V Agent	Cash
39	Beinbauer	Syndicated Loan	Manufacturing	Auto Parts Manufacturer	8,325,377	8,325,377	V Agent	PIK
76	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	7,724,555	7,145,213	V Agent	PIK
67	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	6,490,560	6,490,560	V Agent	Cash
74	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	5,930,000	5,781,750	V Agent	Cash
68	Equity	Equity	Accommodation	Student accommodation	5,100,000	5,100,000	V Agent	N/A
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
62	Trent Capital	Bilateral Loan	Manufacturing	Other Manufacturing	4,526,780	4,300,441	V Agent	PIK
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	4,494,375	External	Cash
6	Elysium	Syndicated Loan	Healthcare	Specialist Care	4,500,000	4,410,945	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
73	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	4,000,000	4,000,000	V Agent	Cash
84	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	4,000,000	4,000,000	V Agent	Cash
58	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	3,698,716	2,700,063	V Agent	PIK
88	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	3,534,162	3,534,162	V Agent	Cash
16	Voyage Care	Bond	Healthcare	Specialist Care	3,000,000	3,045,000	External	Cash
64	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Invoice Finance	2,750,000	2,750,000	V Agent	Cash
91	Private Loan - SPV	Bilateral Loan	Childcare & Education	School	2,000,000	2,000,000	V Agent	Cash
83	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	1,877,186	1,877,186	V Agent	Cash
71	Euroports	Syndicated Loan	Transport Assets	Ports business	1,716,886	1,706,155	External	Cash
69	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	900,000	855,000	V Agent	Cash
63	Trent Capital (Fusion) RF	Bilateral Loan	Manufacturing	Other Manufacturing	871,625	371,416	V Agent	Cash



87	Private Loan - SPV	Bilateral Loan	Commercial Property	Restaurant	782,623	782,623	V Agent	Cash
76.1	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	560,841	518,778	V Agent	PIK
78	Private Loan - SPV	Bilateral Loan	Energy Efficiency	Energy Efficiency	500,000	500,000	V Agent	Cash
81	Private Loan - SPV	Bilateral Loan	Finance	Wealth Management	500,000	500,000	V Agent	Cash
52	Private Loan - SPV	Bilateral Loan	Clean Energy	Renewable heat incentive	468,890	468,890	V Agent	Cash
9	Private Loan - SPV	Bilateral Loan	Clean Energy	Renewable heat incentive	344,975	275,459	V Agent	Cash
	Sum				130,691,469	127,719,886		

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. 3 Month – 2 Years, YTD and ITD 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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