

RM Capital Markets Limited

("RM Funds")

Inaugural deployment of capital for the recently launched Community Healthcare strategy

RM Funds, the specialist alternative investment manager focused on public and private assets, announces the closing of its initial property acquisition for the recently launched RM Social Infrastructure Opportunities investment vehicle ("RMSIO"). The property, acquired on a NIY of 6.85%, is located in Taunton, Somerset and let on an Full Repair and Insure lease to an established dental operator.

RMSIO is targeting the acquisition of freehold real estate properties let to dental operators within the UK. RM Funds seeks to offer UK institutional investors a dedicated investment vehicle in which to access high quality, long-dated, index-linked income streams with the potential for capital growth.

RMSIO is seeking to offer an annualised net return of up to 10% to investors over a 3-year investment period.

Investment Highlights

RM Funds is intending to build a portfolio in RMSIO with the following characteristics:

- Contracted, high quality income streams offering above average yields in excess of 5.5%.
- Strong covenant of income, with dental operator tenants having granular client portfolios spread across NHS and private customers.
- Diversified portfolio (both by geography and tenant) of real estate assets.
- Granular in size with average individual investment being under £1m.

Miguel Molina of RM Funds commented:

"We were pleased to close the inaugural RMSIO transaction and demonstrate our ability to originate and execute on our deep pipeline of social infrastructure opportunities. This specific acquisition was above the strategy average target yield, has an established tenant and a new 10 year lease in place. Our focus now moves onto closing the second pipeline property, which also offers returns above the RMSIO strategy average target. This transaction is moving through diligence and should close shortly."

James Robson, Chief Investment officer of RM Funds, commented:

"The RMSIO strategy launch is timely as investors are seeking high quality cashflows combined with the ownership of real assets as they seek protection from inflation. Our proven ability to originate, diligence and deploy capital into this previously hard to access subset of healthcare should appeal to a range of investors.

This specific healthcare sector has previously been hard to access and RMSIO will allow mainstream institutional investors exposure to a quality specialist dental property investment strategy."

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For further information, please contact:

RM Funds - Investment Manager

James Robson
Miguel Plaza

james.robson@rm-funds.co.uk
miguel.plaza@rm-funds.co.uk

