

RM Funds Press Release 3rd August 2022.

Second dental asset acquired for its Community Healthcare strategy

RM Funds, the specialist alternative investment manager focused on public and private assets, announces the closing of its second property acquisition for its **RM Social Infrastructure Opportunities** investment vehicle. The property, acquired on a NIY of 6.25%, is located in Egremont, Cumbria and let on a Full Repair and Insurance (“FRI”) lease to **BUPA Dental Care**, a leading national operator of dental services. This is the sole dental surgery providing NHS services within Egremont (source NHS website), thus providing a critical community healthcare service.

RM Social Infrastructure Opportunities is targeting the acquisition of freehold real estate properties let to dental operators within the UK. RM Funds intends to offer UK institutional investors a dedicated investment vehicle to access high quality, long-dated income streams with the potential for capital growth via real asset ownership.

The strategy 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 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 Plaza of RM Funds commented:

“We continue to pursue a growing pipeline in a sector where we see attractive entry points and assets underpinned by strong counterparties and cash flows. BUPA Dental Care is incredibly strong and is a leader in UK dental care.”

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

“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. We are delighted to now be working with BUPA Dental Care, one of the most highly regarded and best covenants within the sector.”

01/08/2022

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