

# RM Infrastructure Income PLC

## Quarterly Fact Sheet

31<sup>st</sup> March 2023

### Company Overview

ISIN - Ord's	GB00BYMTBG55
Ticker Ord's	RMII
Dividend	Quarterly
Listing	Main Market LSE Premium Listing
Target Dividend	6.5 pence p.a. <sup>1</sup>
Current Dividend Yield	8.23%
Management Fee	0.875% <sup>2</sup>
Discount Management Strategy	Share buy-backs if 6% discount or more <sup>3</sup>
Shares in Issue Ord's	117,586,359
Share Price Ord's mid	79.00p
Investment Manager's holding (shares)	1,329,125
Net Assets Ord's	108,300,821
NAV per Share Ord's	92.10p
Share Price discount to NAV	14.23%

### Non-Executive Directors

Norman Crighton (Chairman)  
Guy Heald  
Marlene Wood

### Advisory & Administration

AIFM: FundRock Management  
Company (Guernsey) Limited  
Administrator & Company Secretary:  
Apex Listed Companies Services (UK) Limited

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 Capital Markets Limited, 4<sup>th</sup> Floor, 7 Castle Street,  
Edinburgh EH2 3AH.

Portfolio Managers:

[James.Robson@rm-funds.co.uk](mailto:James.Robson@rm-funds.co.uk)

[Thomas.LeGrixDeLaSalle@rm-funds.co.uk](mailto:Thomas.LeGrixDeLaSalle@rm-funds.co.uk)

[www.rm-funds.co.uk](http://www.rm-funds.co.uk)

Company Address: RM Infrastructure Income plc, 125  
London Wall, London, EC2Y 5AS.

### Overview

RM Infrastructure Income PLC ("RMII" or the "Company") is a specialist social and environmental infrastructure secured lender. The Company aims to generate attractive and regular dividends by investing in loans sourced by RM Capital Markets Limited (the "Investment Manager", "RM" or "RM Funds"). 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 & Share price performance

The Company's NAV % Total Return for the month of March was 0.26%, which brings the NAV % Total Return for the quarter to 1.33%.

The NAV % Total Return over the last twelve months was 4.43% and inception to date 39.05%.

The Ordinary Share NAV as at 31<sup>st</sup> March 2023 was 92.10 pence per share. This monthly NAV return of -1.385 pence per share arose primarily from the ex-dividend effect of the 1.625 pence per share ordinary dividend for the period Q4 2022, declared and paid in March 2023. Otherwise, there was positive interest income, net of expenses, of 0.52 pence per share and a decrease in portfolio valuations of 0.28 pence per share.

### Summary for March 2023 (pence per share)

Net interest income	+0.520p
Change in portfolio valuations	-0.280p
Payment of Dividend (Q4 2022)	-1.625p
Net NAV Movement	-1.385p

## Market Update

A volatile quarter for markets as a banking crisis caused a pullback to an otherwise strong start to the year. Global equity markets generally finished the quarter higher and in the rates market UK government bond yields remained broadly unchanged in the 5-year part of the curve although short dated UK interest rate expectations continued to rise as 1 year UK government bond yields rose 30bp to circa 3.9%.

Credit spreads saw a material reduction in the risk premium with the Markit ITRX European Crossover Index opening at 475bps in January and closing at 425bp at the end of the quarter. Spreads briefly touched 400bps before widening during March when there were some regional bank failures within the US and further questions were being asked on the stability of the banking system.

RMII has significantly outperformed benchmark loan and bond indices in 1Q2023 as outlined in the below table:

	Total Return		
	1yr	3yr	5yr
<b>RM Infrastructure Income NAV</b>	<b>4.43%</b>	<b>30.73%</b>	<b>32.63%</b>
<b>RM Infrastructure Income Share Price</b>	<b>-8.10%</b>	<b>35.39%</b>	<b>11.89%</b>
S&P European Leveraged Loan Index	-4.18%	12.63%	-6.02%
Ishares Core Corp Bond UCITS ETF GBP	-10.95%	-7.81%	-4.18%

## Portfolio Update

The Investment Manager remains confident with regards to the low interest rate sensitivity of the portfolio. This is largely driven by the short average duration nature of the portfolio, which is currently 2.13 years. This in turn means that loans can be repaid relatively quickly and reinvested at higher yields. This has been evidenced during the last twelve months as a number of loans written over previous years were repaid and the capital redeployed into higher yielding loans. In conjunction with this, the Portfolio Manager has been seeking to increase security with a move up the capital structure by recycling this capital into senior secured loans and reducing mezzanine or junior lending exposure. The portfolio yield has thus increased over the quarter by 50bps from 9.15% to 9.65%.

### Increased investments

- **Environmental Infrastructure – Energy Efficiency, Ref 96:** £135k
- **Social Infrastructure – Care Home, Ref 97a&b:** c.£120k
- **Social Infrastructure – Health and Well-being, Ref 76:** £100k
- **Social Infrastructure – Aged Care, Ref 88:** c.£38k

### Repayments:

- **Environmental Infrastructure – Energy Efficiency, Ref 62:** £20k
- **Environmental Infrastructure – Energy Efficiency, Ref 63:** c.£47k
- **Non-Core – Asset Finance, Ref 61:** c.£4,500k
- **Environmental Infrastructure – Renewable Heat Incentive, Ref 9&52:** c.£61k
- **Social Infrastructure – Child Care, Ref 95a&b:** £40k
- **Social Infrastructure – Health and Well-being, Ref 94a:** £35k

## Shareholder consultation update

In Q2 2021, the Company consulted widely with Shareholders regarding a potential liquidity opportunity, to consider their liquidity needs and structure a set of proposals that were suitable and cost effective, with the result being that Shareholders were overwhelmingly supportive of the Company's performance, particularly during the pandemic and its recovery, as well as the updated investment focus and strategy. Based on this feedback and the lack of demand for a near-term liquidity opportunity, the Board determined that the next liquidity opportunity consultation would be put to Shareholders in 2024, as per the Company's prospectus, or, should the Company's shares trade at a discount over the six-month period from 1 October 2022 to 31 March 2023, the Board would bring the liquidity opportunity consultation forward by 12 months to prior to the 2023 AGM.

The Company has generated a NAV total return of 9.24% during 2021 and 4.98% during 2022, outperforming many other fixed income comparables. However, the Company's shares, in common with many investment trusts, have traded at a discount over the last six months, and accordingly the Board confirms it is bringing forward the liquidity opportunity consultation and will consult with shareholders shortly.

RMII has paid consistent dividends since IPO and as announced in March 2023, based on the current run rate, the Company is on track to generate a net interest income of more than 7 pence per share for FY2023, in excess of the annual dividend target of 6.5 pence<sup>1</sup>. Since the last consultation and in line with the Company's refreshed investment focus on social & environmental infrastructure, the Company has increased exposures to its core target sectors of [accommodation, healthcare, childcare & education, clean energy & renewables, waste management and energy efficiency & carbon reduction] with 58% of the portfolios committed capital invested within social & environmental infrastructure.

Peel Hunt and Singer Capital Markets, joint financial advisers and brokers to the Company, will contact Shareholders in due course. Any Shareholders not contacted by Peel Hunt or Singer Capital Markets wishing to participate in the shareholder consultation are invited to contact Peel Hunt or Singer Capital Markets.

Any retail Shareholder who wishes to participate in the consultation should contact their own broker / independent financial adviser for advice or the Company Secretary via email ([ciara.mckillop@apexfs.group](mailto:ciara.mckillop@apexfs.group)). Neither the Company nor its advisers can provide any advice to Shareholders on this matter. If you are in any doubt about the contents of this announcement you are recommended to seek your own financial advice from an independent financial adviser who is authorised under the Financial Services and Markets Act 2000 (as amended) if you are in the United Kingdom, or from another appropriately authorised independent financial adviser if you are in a territory outside the United Kingdom.

A further announcement will be made following the Board's review of the shareholder consultation.

## Company Portfolio at month end

# 37

Number of Loans

# £122m

Total invested <sup>i</sup>

# 9.65%

Average Yield

# 2.13 years

Average Life<sup>13</sup>

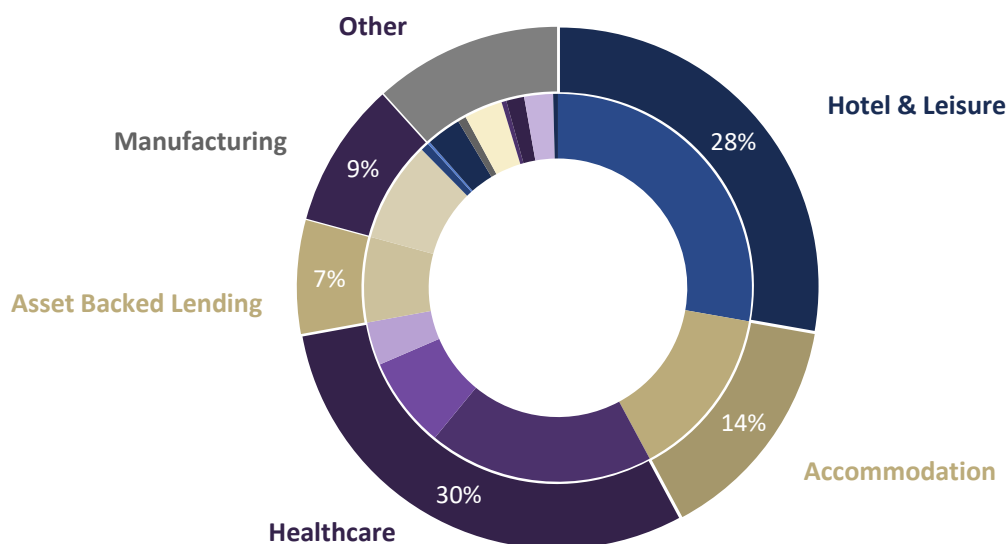
<sup>11</sup> actual capital invested, excludes undrawn commitments, includes investments yet to settle

## Largest 10 investments by value across the entire portfolio

Business Activity	Value (£m)	Expected Yield	Weighted Average Life (years)
Healthcare	12.87	10.37%	1.02
Manufacturing	9.71	14.18%	1.00
Hotel & Leisure	8.50	9.10%	1.01
Asset Backed Lending	8.19	8.00%	0.75
Healthcare	8.06	9.42%	1.98
Hotel & Leisure	5.54	9.10%	1.01
Healthcare	5.00	7.13%	3.88
Hotel & Leisure	5.00	9.79%	0.73
Healthcare	5.00	7.57%	0.72
Hotel & Leisure	5.00	7.59%	1.06

## Portfolio Statistics

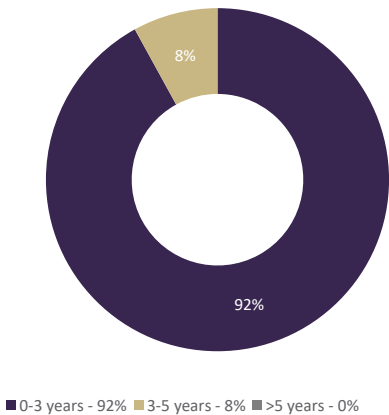
### Sector breakdown<sup>10</sup>



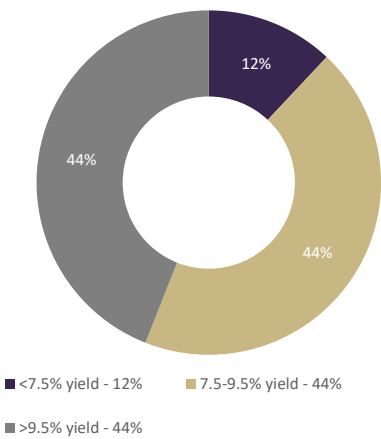
- Hotel & Leisure - Hotel - 27.8%
- Healthcare - Care Home - 18.8%
- Healthcare - Specialist Care - 3.6%
- Manufacturing - Auto Parts Manufacturer - 8.4%
- Other - Renewable Heat Incentive - 0.2%
- Other - Restaurant - 0.7%
- Other - Wealth Management - 0.4%
- Other - Childcare - 2.4%
- Accommodation - Student Accommodation - 14.4%
- Healthcare - Health and Well-being - 7.6%
- Asset Backed Lending - Asset Backed Lending - 7.1%
- Manufacturing - Other Manufacturing - 0.7%
- Other - Energy Efficiency - 2.9%
- Other - Construction - 3.2%
- Other - Ports business - 1.5%
- Other - School - 0.4%

Portfolio Statistics

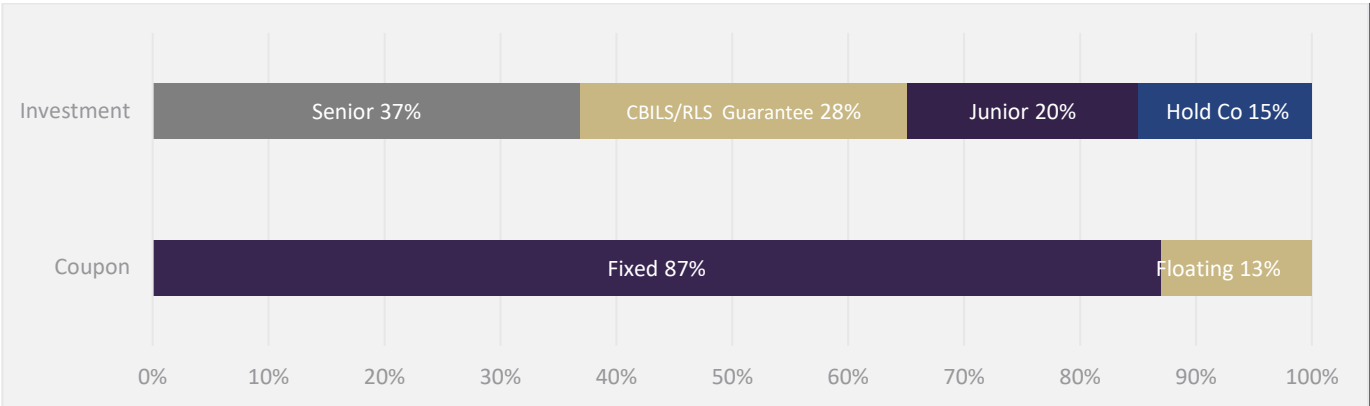
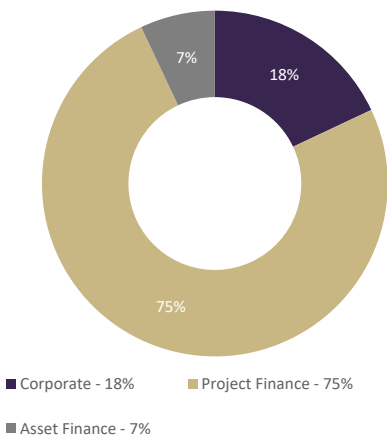
Weighted Avg. Life of Loan Book



Annualised Yield



Investment Type



## Fund performance

	1 month	3 months	6 months	1 year	2 years	ITD
NAV Total Return %	0.26%	1.33%	2.86%	4.43%	13.00%	39.05%

2023													Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Dividends p	-	-	1.625										1.625p
NAV (Cum income) p	93.10	93.49	92.10										-
NAV Total Return %	0.66	0.41	0.26										1.33%
Net Interest Income p	0.61	0.62	0.52										1.75

2022													Total
	Jan*	Feb*	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Dividends p	-	-	1.625	-	-	1.625	-	-	1.625	-	-	1.625	6.5p
NAV (Cum income) p	94.60	94.89	94.54	95.04	95.32	93.68	94.24	94.70	92.73	93.18	93.50	92.50	-
NAV Total Return %	0.20	0.31	1.34	0.53	0.30	(0.02)	0.60	0.49	(0.37)	0.49	0.35	0.66	4.98%
Net Interest Income p	0.37	0.53	0.57	0.54	0.52	0.62	0.53	0.60	0.47	0.54	0.49	0.57	6.33

2021													Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec*	
Dividends p	-	-	1.625	-	-	1.625	-	-	1.625	-	-	1.625	6.50p
NAV (Cum income) p	94.13	94.84	93.49	94.74	96.08	95.25	95.6	97.69	96.68	97.03	97.16	94.41	-
NAV Total Return %	0.26	0.76	0.28	1.34	1.42	0.83	0.37	2.18	0.63	0.36	0.13	(1.16)	7.62%
Net Interest Income p	0.21	0.56	0.45	0.51	0.68	0.52	0.59	0.58	0.68	0.49	0.51	0.49	6.27p

2020													Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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 %	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	6.96p

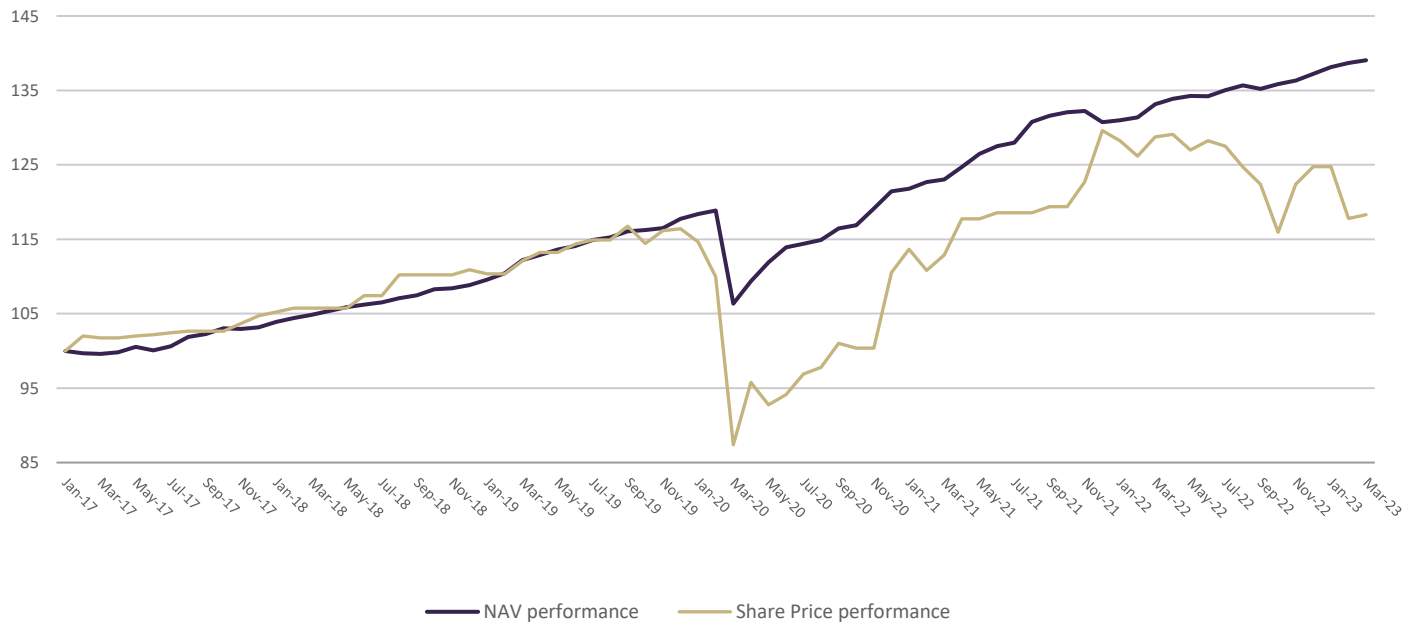
2019													Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Dividends p	-	-	1.625	-	-	2.00	-	-	1.625	-	-	1.70	6.95p
NAV (Cum income) p	97.62	98.38	98.36	98.95	99.59	98.00	98.69	99.00	98.05	98.24	98.45	97.79	-
NAV Total Return %	0.67	0.78	1.64	0.59	0.65	0.41	0.70	0.31	0.70	0.19	0.21	1.06	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													Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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 %	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	6.98p

2017													Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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

\*December 2021, January 2022 and February 2022 NAV have been adjusted for the costs of the cladding replacement at Coventry Student Accommodation (Loan ref 68), which became known in March 2022, as further described in the 2021 Annual Report and Accounts

## Cumulative Total Return since inception<sup>8</sup>



## Portfolio Statistics

Loan Ref#	Borrower Name	Deal Type	Sector	Business Description	Nominal (£)	Market Value (£)	Valuer	Payment
88	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	12,871,346	12,727,610	V Agent	Cash
39	Beinbauer	Syndicated Loan	Manufacturing	Auto Parts Manufacturer	9,711,992	9,677,884	V Agent	PIK/Cash
66	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	8,504,440	8,410,122	V Agent	Cash
60	Private Loan - SPV	Bilateral Loan	Asset Backed Lending	Asset Backed Lending	8,193,916	8,193,916	V Agent	Cash
76	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	8,062,055	7,918,219	V Agent	Cash
67	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	5,540,560	5,479,113	V Agent	Cash
15	Voyage Care	Bond	Healthcare	Specialist Care	5,000,000	4,117,188	External	Cash
80	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	5,000,000	4,085,178	V Agent	Cash
82	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	5,000,000	4,954,904	V Agent	Cash
86	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	5,000,000	4,942,918	V Agent	Cash
89	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	5,000,000	4,189,466	V Agent	Cash
79	Private Loan - SPV	Bilateral Loan	Construction	Construction	4,500,000	3,676,660	V Agent	Cash
12	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	4,430,000	4,430,000	V Agent	Cash
73	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	4,000,000	3,938,378	V Agent	Cash
84	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	4,000,000	3,958,630	V Agent	Cash
68	Equity	Equity	Accommodation	Student accommodation	3,600,000	3,119,261	V Agent	N/A
62	Trent Capital	Bilateral Loan	Energy Efficiency	Energy Efficiency	3,055,753	2,901,542	V Agent	PIK
83	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	2,796,462	2,771,240	V Agent	Cash
58	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	2,579,143	2,285,000	V Agent	PIK
92	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	2,458,629	2,008,787	V Agent	Cash
95a	Private Loan - SPV	Bilateral Loan	Childcare & Education	Childcare	2,349,061	2,344,363	V Agent	Cash
71	Euroports	Syndicated Loan	Transport Assets	Ports business	1,758,396	1,718,832	External	Cash
69	Private Loan - SPV	Bilateral Loan	Hotel & Leisure	Hotel	952,500	904,163	V Agent	Cash
74	Private Loan - SPV	Bilateral Loan	Accommodation	Student accommodation	930,000	915,870	V Agent	Cash
96	Private Loan - SPV	Bilateral Loan	Manufacturing	Other Manufacturing	835,000	830,086	V Agent	Cash
87	Private Loan - SPV	Bilateral Loan	Commercial Property	Restaurant	782,623	773,253	V Agent	Cash
97a	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	777,255	777,255	V Agent	Cash
76.1	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	681,142	668,990	V Agent	PIK
63	Trent Capital (Fusion) RF	Bilateral Loan	Energy Efficiency	Energy Efficiency	652,987	0	V Agent	PIK
78	Private Loan - SPV	Bilateral Loan	Energy Efficiency	Energy Efficiency	500,000	398,748	V Agent	Cash
81	Private Loan - SPV	Bilateral Loan	Finance	Wealth Management	500,000	494,848	V Agent	Cash
95b	Private Loan - SPV	Bilateral Loan	Childcare & Education	Childcare	468,212	467,276	V Agent	Cash
91	Private Loan - SPV	Bilateral Loan	Childcare & Education	School	450,000	450,000	V Agent	Cash
97b	Private Loan - SPV	Bilateral Loan	Healthcare	Care home	444,948	444,948	V Agent	Cash
94a	Gym Franchise	Bilateral Loan	Healthcare	Health and Well-being	251,391	243,078	V Agent	Cash
52	Private Loan - SPV	Bilateral Loan	Clean Energy	Renewable heat incentive	130,043	129,361	V Agent	Cash
9	Private Loan - SPV	Bilateral Loan	Clean Energy	Renewable heat incentive	88,778	88,300	V Agent	Cash
Total					121,856,632	115,435,386		



#### 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. Tiered management fee on Net Assets of 0.875% NAV up to £250m, 0.80% NAV above £250m and less than £500m and 0.75% of NAV above £500m NAV. Investment Manager will purchase a minimum of £10,000 of shares from this fee quarterly.
3. Discount control mechanism triggers if shares trading at an average discount of more than six percent over previous 6-month trading period.
4. Total Loans includes settled and unsettled investments and excludes commitments entered into which have not yet been funded.
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. NAV Total Return assumes dividends are reinvested at NAV and includes compounding.
7. 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.
10. Percentages may not add up to 100% due to rounding.
11. Senior position is inclusive of wholly owned scheme with no debt obligations.
12. Shareholder total return % is calculated as share price at the end of the period, plus dividends received during the period, divided by share price at the start of the period.
13. Based on Investment Managers maturity profile assessment.

#### 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. 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).