

Business highlights

- Funding of **£525 million** was committed across 16 loans during the eight-month Period.
- On 27 July 2018, the Group announced that it had closed its first managed account, a partnership agreement with Kohlberg Kravis Roberts (KKR) with exclusivity, and with a value of **£165 million** (of which the Group has committed to invest up to £15 million).
- On 24 December 2018, the Group announced that it had closed its first discretionary senior secure debt facility with UBS into the KKR partnership with a value of up to £165 million, increasing the lending capacity of the partnership to **£330 million**.
- Overall third-party Assets Under Management (AUM) raised for the first eight months of operation totalled **£371 million** (excluding IPO proceeds).

• New committed loans:	£525m
• Deployed by the Group:	£93m
• Projected aggregate income (on loan book over life of loans):	£69m
• Projected aggregate income (the Group share, on loan book over life of loans):	£27m
• Guaranteed minimum income (on loan book over life of loans):	£43m
• Guaranteed minimum income (the Group share, on loan book over life of loans):	£15m
• Weighted average LTGDV:	67%
• Weighted average loan term:	34 months
• Weighted average IRR (unlevered):	10%
• Weighted average money multiple (annualised and unlevered):	1.15x



Birmingham, B15

Senior debt facility to fund development. St Martin's Place will be one of Birmingham's most exclusive luxury residential developments, located in one of the city's most sought-after postcodes, minutes from the main business and professional district. The development comprises 228 apartments, as follows: 88 x 1-bedroom, 29 x 2-bedroom, 97 x 3-bedroom, 13 x 4-bedroom, 1 x 6-bedroom.

SevenCapital is one of the largest privately owned real estate investment and development companies in the UK, and the largest residential developer in Birmingham. The lead contractor, Colmore Tang, is an award-winning firm.

GDV: £66.7m

Financial highlights

- The operating loss before exceptional items for the Period was £1.1 million and the total loss for the Period was £1.7 million, including exceptional costs of £0.9 million and share-based expenses of £0.5 million:
 - revenue of £3.9 million.
 - operating costs before exceptional items were £5 million, representing 0.81% of total committed loans.
- Final proposed dividend of 1.67 pence per share (interim dividend of 0.83 pence per share).

• Income:	£3.9m
• Basic loss per share:	(1.18)p
• Basic loss per share adjusted for exceptional costs:	(0.58)p
• Dividend per share:	2.5P
• Net asset value:	£151m
• Net asset value per share:	95P

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