

# Alpha Real Capital

## Alpha Real Capital LLP Strong year for Alpha long income investors

Alpha Real Capital LLP (Alpha), the specialist real assets investment manager, today announces that its long income business performed strongly in 2017.

Alpha's institutional commercial ground rent fund, Index Linked Income Fund, achieved a total return of 6.74% and its institutional social real estate fund, Social Long Income Fund, achieved a total return of 9.27% with both funds outperforming their index linked gilt benchmarks.

As a result of strong demand from investors, Alpha raised over £400m of new commitments from UK pension schemes and deployed more than £550m in to long income real estate for its funds and segregated mandates. Alpha now manages more than £1.2bn of long lease property assets and has more than £390m of undrawn commitments together with a strong pipeline of investment opportunities.

Highlights of the year included:

- Supporting the acquisition funding of Parkdean Resorts through the creation of ground rents over a number of its holiday parks
- Supporting the refinance of HC-One, a leading care home operator, through the creation of new ground rents over a portion of its portfolio
- Completion of the build of four specialist supporting living developments providing, 68 apartments, to be let to Inclusion Housing CIC, a leading registered provider of supported living
- New mandates agreed with a major private scheme and a public sector scheme in ground rents and social real estate respectively
- Presented at the PLSA annual conference: Cashflow driven investing for defined benefit pension schemes

**Hugo James, Head of Long Income** commented *"After a strong year establishing our funds in 2016, it has been very pleasing to see the team build on our successes to complete some very strong transactions. We have demonstrated our ability to create high quality secure income streams for our investors through the creation of new opportunities across M&A, refinancing and forward funding. With cashflow driven investing becoming an increasingly important element of pension schemes' investment strategies we believe that the sector will continue to grow and develop. We start 2018 with a strong pipeline of opportunities that gives us confidence for the coming year."*

**Phillip Rose, CEO** commented *"Long income assets with good inflation linkage are an important tool for investors in constructing their portfolios and Alpha continues to develop a diverse range of high quality solutions that focus on meeting the long term needs of investors"*

**About Alpha Real Capital** ([www.alpharealcapital.com](http://www.alpharealcapital.com)):

Alpha Real Capital LLP is an investment services group focussed on income security and income longevity. We invest in asset-backed income from real estate, infrastructure, and lending, with an emphasis on long income. Headquartered in London, Alpha has an 100 plus strong professional team with over £2 billion of assets under management, including capital commitments. Established in 2005, Alpha is jointly owned by Phillip Rose, members of the Alpha management team and companies ultimately owned by the PS Gower Personal Settlement.

Alpha's experienced management team combines seasoned real estate, infrastructure and asset-backed lending experience with specialist sector knowledge to create value-added real-asset investment solutions. We look for long term relationships with our investment partners, tenants, lenders and other stakeholders.

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