

# Alpha Real Capital

## ALPHA REAL CAPITAL COMPLETES GROUND RENT TRANSACTION ON CARE HOMES OPERATED BY HOME FROM HOME CARE

Alpha Real Capital (“Alpha”), the specialist manager of secure income real assets, has completed a ground rent transaction comprising twelve CQC registered healthcare properties operated by Home From Home Care (“HFHC”) on behalf of its Index Linked Income Fund (“ILIF” or “the Fund”).

HFHC is an award winning specialist residential care provider, providing a range of specialist needed services for adults aged between 18 and 64. The assets have been built to provide flexible living accommodation and bespoke environments to enable individuals to achieve their potential. All five of the sites are centred in village and semi-urban locations and encourage individuals’ assimilation into their local communities.

**Anthony Curl, Co-Head of Long Income at Alpha Real Capital commented:** “The properties we have ground rent financed provide care for up to 91 adults with special needs, learning disabilities, autism, epilepsy, cerebral palsy and profound multiple learning disabilities. ILIF now has over 350 healthcare assets and this latest transaction takes the Fund’s exposure to social real estate ground rents to over £800m.”

**Phillip Rose, CEO at Alpha Real Capital also commented:** “Alpha works very closely with real estate owners and operators to deliver flexible long-term capital solutions. Investing in social real estate is one route for investors to make a positive impact on society while at the same time achieving predictable cashflows over long periods of time with significant component of returns linked to inflation”.



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

Alpha is a specialist real assets investment manager focused on secure income strategies. Alpha invests in UK and European assets with predictable secure long-term cash flows. We provide market leading and innovative real asset solutions across a range of investments such as commercial ground rents, UK renewable infrastructure, social real estate and secured lending, combining operational real estate expertise and fixed income skills.

Alpha has a 160 plus strong professional team with over £4 billion of assets under management, including capital commitments. Alpha operates across diversified investment markets: listed and unlisted property vehicles, open and closed-ended property vehicles, UK and international funds, working with large institutional investors as well as private investors, family offices and wealth managers.

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