

Alpha Real Capital

ALPHA REAL CAPITAL'S INDEX LINKED INCOME FUND (ILIF) RETURNS 7.2% IN 2021

Alpha Real Capital's £2.0bn¹ UK commercial ground rents fund, ILIF, has delivered a net return to its UK pension fund investors of 7.2% over 2021. This takes the Fund's annualised net performance since inception (December 2015) to 5.1%.

The Fund owns a diversified portfolio of nearly 600 UK commercial ground rents across a range of sectors such as healthcare, social, education, leisure, and hotels, providing investors with secure income, with a WAULT of 140 years and inflation indexation.

Anthony Curl, Co-Head of Long Income at Alpha Real Capital said:

"As we look back on another year of disruption and uncertainty, it is reassuring that our Index-Linked Income Fund has delivered dependable income returns and inflation protection. Over 2021, total net performance stood at 7.2%, with just over 5% capital appreciation reflecting accelerating income from RPI-linked rent reviews. In this higher inflationary environment, our investors can take comfort from the explicit inflation protection that ILIF provides. Since the Fund's inception, over 6 years ago, ILIF has delivered an annualised net return of over 5%."

Phillip Rose, CEO, said: "ILIF is the UK's leading commercial ground rents fund with a strong emphasis on social infrastructure ground rents. The 7.2% return to investors for 2021 demonstrates the advantages of having strong inflation linkage in an environment of unexpectedly high inflation. ILIF has benefited from its focus on secure income, which has proved highly resilient through the Covid period, and its focus on annual RPI indexation."

-Ends-

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About Alpha Real Capital (www.alpharealcapital.com)

Alpha is a specialist real assets investment manager focused on secure income strategies. The firm invests in UK and European assets with predictable secure long-term cash flows. Alpha provides market leading and innovative real asset solutions across a range of investments

¹ Including investor capital commitments

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such as commercial ground rents, UK renewable infrastructure, social infrastructure and secured lending, combining operational real asset expertise and fixed income skills.

Alpha has a 160 plus strong professional team with over £4.5 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 wealth managers.