

Alpha Real Capital

ALPHA REAL CAPITAL'S UK COMMERCIAL GROUND RENTS FUND PROVIDES TOTAL SOCIAL VALUE OF £7.6BN, ACCORDING TO LOOP

Alpha Real Capital's £1.9bn UK commercial ground rents fund, the Index Linked Income Fund ("ILIF"), has been assessed as providing £7.6bn of Total Social Value. This has been calculated by Loop, the expert social value company, using methodologies accredited by Social Value UK. This means that every £1 invested into ILIF provides over £4 of Social Value, helping investors to quantify the ESG benefits ("S" in particular) of their holdings.

ILIF owns a diversified portfolio of nearly 600 UK commercial ground rents across a range of sectors such as healthcare, education, leisure, and hotels, providing investors with contractual inflation-linked income.

Boris Mikhailov, Head of Client Solutions at Alpha Real Capital said: "Commercial Ground Rents, including social infrastructure ground rents that make up nearly half of ILIF's portfolio, is one of the fastest growing secure income strategies over the last few years. For real estate owners or acquirers', they can provide an efficient way to raise capital and for investors they can help cashflow match their longest dated inflation linked liabilities whilst generating attractive investment returns. Now with the help of Loop we can also independently measure, quantify and report 'S' in ESG benefits to our investors from ILIF's social infrastructure assets which total over £800million."

Anthony Curl, Co-Head of Long Income at Alpha Real Capital said: "We are really pleased to have partnered with Loop to assess ILIF's Total Social Value as £7.6bn. While a number of environmental-related metrics are now becoming industry standard, the quantification of societal impact is still fairly new. We are supportive of Loop's robust approach being used more broadly to help investors better understand the positive social impact of their investments."

Phillip Rose, CEO at Alpha Real Capital said: "ILIF, with a portfolio of over £2billion, is the UK's leading commercial ground rents fund with a strong emphasis on social infrastructure ground rents. We believe that the combination of investment grade income, 100% contractual inflation-linkage and a high Social Value Ratio makes ILIF a compelling proposition for institutional investors looking for secure income with a positive social effect."

- Ends -

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Notes to editors

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About Alpha Real Capital (www.alpharealcapital.com)

Alpha is a specialist real assets investment manager focussed 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 such as commercial ground rents, UK renewable infrastructure, social infrastructure, and secured lending, combining operational real asset experience and credit expertise.

Alpha has a 160 plus strong professional team with £4.7 billion of assets under management, including capital commitments – of which over £1bn is in social assets.

Alpha operates across diversified investment markets: listed and unlisted investment vehicles, open and closed ended property vehicles, UK, and European funds, working with large institutional investors and wealth managers.

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