

Fact Sheet

SUMMARY INVESTMENT OBJECTIVE

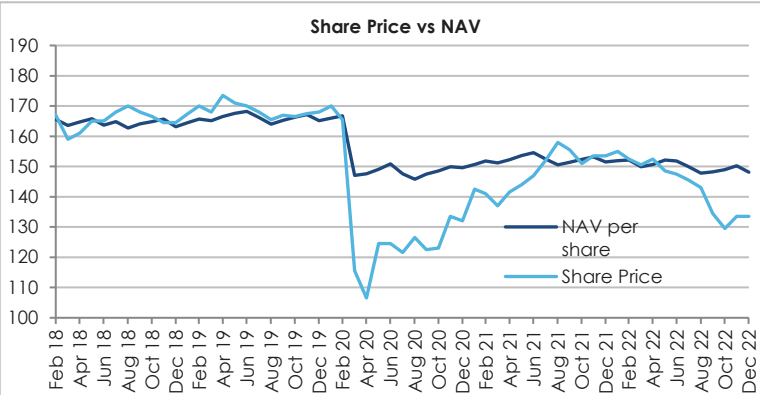
Real Estate Credit Investments (RECI) is a closed-ended investment company which originates and invests in real estate debt secured by commercial or residential properties in Western Europe, focusing primarily on the United Kingdom, France and Germany. The Company's aim is to deliver a stable quarterly dividend with minimal volatility, across economic and credit cycles, through a levered exposure to real estate credit investments. Investments are predominantly in:

- Self Originated Deals; predominantly bilateral senior real estate loans
- Market Bonds: listed real estate debt securities such as Commercial Mortgage Backed Securities (CMBS) bonds

MONTHLY UPDATE

- NAV as at 31 December 2022 was £1.482 per share, representing a decrease of 2.0p per share from the 30 November 2022 NAV of £1.502 per share.
- The change in NAV per share was due to:-
 - the payment of the second interim dividend of 3.0p, which went ex-dividend in December, and
 - 1.0p of interest income.
- RECI's Total NAV Return for the 2022 calendar year was 5.9%.
- During the month of December 2022, three loans fully repaid with the following returns:-
 - A Paris prime resi/retail building fully repaid,
 - A portfolio of six freehold French hotels fully; and
 - A hotel in the southeast of France fully repaid.
- In December, a new loan on loan lending facility was signed. This will increase REC's financing flexibility and assist with increasing portfolio returns and dividend cover.
- The Company expects to deploy its currently available cash resources in near term commitments and continues to see a growing pipeline of senior loans at attractive floating rates.
- RECI expects to re-invest their repayments into high returning deals in 2023.

PERFORMANCE



PORTFOLIO BREAKDOWN

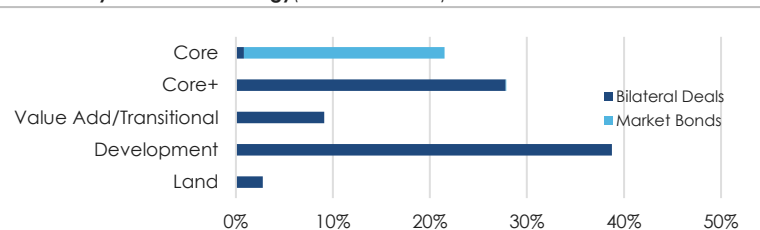
Investment Portfolio⁵
£433.6m

Number of Positions
60

WA Yield⁶
11.2%

WA LTV
56.3%

Portfolio by Investment Strategy (Funded Fair Value)



COMPANY INFORMATION

Domicile	Guernsey
Legal Structure	Closed End Fund
Traded CCY	GBP
Bloomberg Ticker	RECI LN Equity
ISIN	GB00B0HW5366
Launch Date	December 2005
Financial Year End	March 2023
Next AGM	September 2023
Dividend Frequency	Quarterly
Investment Manager	Cheyne Capital
Portfolio Managers	Ravi Stickney, Richard Lang
Management Fee	1.25% of NAV
Performance Fee	20% above 7% hurdle

NAV & SHARE PRICE As at 31 December 2022

Net Assets ¹	£339.8m
Shares Outstanding	229.3m
NAV (pence per share) ¹	148.2
Share Price (pence per share)	133.5
Premium/(Discount)	-9.9%
Dividend Yield ²	9.0%
Market Capitalisation	£306.2m

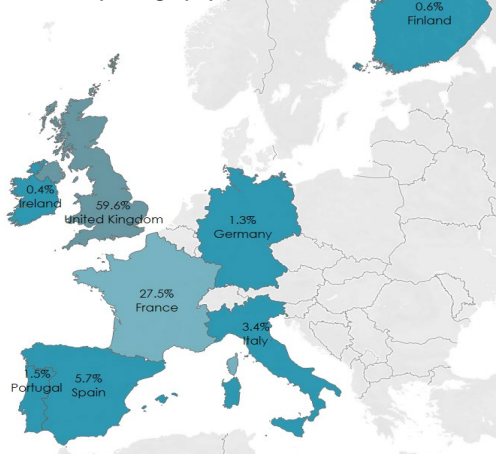
Total NAV Return³

MTD	YTD	1 yr	3 yr	5 yr
0.6%	5.9%	5.9%	13.9%	33.2%

YTD = Calendar year, 1yr = last 12 months, 3yr = last 36 months, 5yr = last 60 months⁴

Past performance is not a guide to the future. The potential for profit is accompanied by the possibility of loss.

Portfolio by Geography (Funded Fair Value)



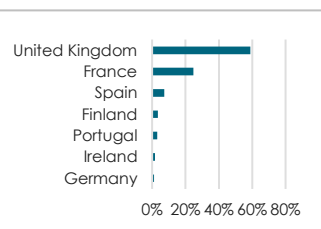
TOP 10 POSITIONS (by commitment)

	Deal Description	Commitment	LTV	Investment Strategy	Sector	Country	Asset Type ⁷
1	UK mixed use portfolio, predominantly office/residential	£83.1m	58%	Senior Loan	Mixed-Use	United Kingdom	Core+
2	London Student Accommodation	£45.2m	55%	Senior Loan	Student Accommodation	United Kingdom	Development
3	London Residential Led Mixed Use Scheme	£32.7m	66%	Senior Loan	Residential	United Kingdom	Development
4	Office development in Saint Ouen, Paris	£30.8m	58%	Senior Loan	Office	France	Development
5	UK Health Care Centre	£23.0m	73%	Market Bond	Healthcare	United Kingdom	Core
6	London Office	£22.8m	59%	Senior Loan	Office	United Kingdom	Core
7	Spanish Villas	£22.5m	49%	Senior Loan	Residential	Spain	Development
8	France Housebuilder Portfolio	£20.7m	36%	Senior Loan	Housebuilder	France	Development
9	Finland Hotel	£20.3m	64%	Senior Loan	Hotel	Finland	Development
10	South of France Hotel	£19.9m	80%	Senior Loan	Hotel	France	Development

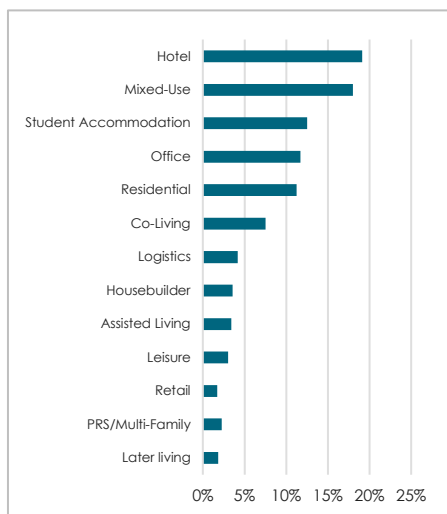
BILATERAL LOAN AND BOND PORTFOLIO SUMMARY (by commitment)

Number of Assets	34
Drawn value	£343.8m
Undrawn commitments	£200.1m
Weighted average unlevered yield ⁸	9.6%
Weighted average levered yield ⁸	10.4%
Weighted average LTV ⁹	59.2%
Weighted average life (yrs)	2.1

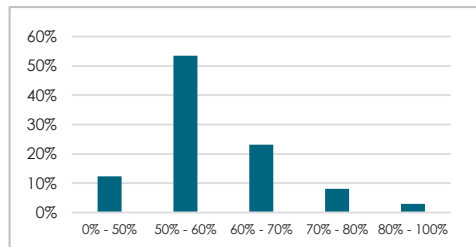
Geography



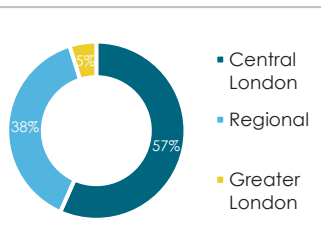
Sector



LTV



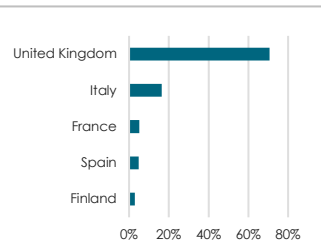
UK Breakdown



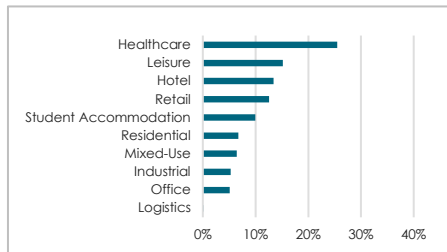
MARKET BOND PORTFOLIO SUMMARY

Number of Assets	26
Fair value	£89.9m
Weighted average unlevered yield ¹⁰	9.4%
Weighted average levered yield ¹¹	20.6%
Weighted average LTV ⁹	47.5%
Weighted average life (yrs)	2.0

Geography



Sector



FINANCING SUMMARY

	Balance Sheet Leverage ¹²	Cash	Net Effective Leverage	Asset Level Structured Funding
£ Amount	£108.0m	£24.0m	£84.0m	£8.4m
% of NAV	32.2%	7.2%	25.0%	2.5%
W/A cost of finance	4.3%	-	-	6.7%

Footnotes

1. Unaudited estimated figures produced by Cheyne Capital. Final audited values may be materially different from the numbers shown. The NAV of the Company's investments are a function of the following: Mark to market on its listed, public market bond portfolio; and the Manager's valuation of its bilateral loan book on a fair value basis, rather than amortised cost (senior and mezzanine loans), which recognise potential future impairments in accordance with IFRS 9. IFRS 9 uses an expected credit loss impairment model. This means RECI accounts for expected credit losses at initial recognition and changes to expected credit losses at each monthly reporting date to reflect changes in credit risk since initial recognition. Since 1 March 2020, the Manager has reflected its assessment of the long term negative impact of COVID 19 on real estate markets and to the long term potential recovery of its loan assets. These fair value adjustments applied to the bilateral loan book since 1 March 2020 are not realised losses.
2. Dividend yield based on last reported dividend and share price at fact sheet date.
3. Total NAV return assumes dividends are reinvested.
4. Total NAV Return calculations are based on a rolling model.
5. Investment Portfolio is based on the drawn Fair Value of bonds and loans.
6. The weighted average effective yield is based on Cheyne Capital's pricing assumptions and actual returns may differ materially from those expressed or implied herein. For bonds this is the weighted averaged levered yield of the bond portfolio.
7. Asset type definitions:
Core – assets that benefit from having long term income
Core + – assets that benefit from having strong current income, but do require some measure of asset management to optimise its income profile and term
Value add / transitional – assets that require asset management (typically refurbishment) and re-letting to secure a core income profile
Development: Groundworks/Super-Structure – assets that are to be built from the ground up and are in the ground-works stage or building the super-structure has commenced. These typically already benefit from the requisite consent to develop.
Development: Fit-Out – assets that have either been built from the ground up and have reached the completion of the super-structure ("topped out"), or assets which are in need of substantial refurbishment works. These typically already benefit from the requisite consent to develop.
Development: De-Risked – development assets which benefit from being substantially pre-sold or pre-let.
Real Estate Op-Co/Prop-Co Loan – loan secured by both the operating company as well as all of the company's real assets.
8. Reflects average levered current yields weighted by the net fair value of each investment. Some loans also enjoy equity upside participation, which is only recognised following evidenced delivery, which can result in significant incremental gains in excess of the accounting yield. The yield is based on Cheyne Capital's pricing assumptions and actual returns may differ materially from those expressed or implied herein. The portfolio includes listed notes, of which some are leveraged.
9. The weighted average LTV has been calculated by Cheyne Capital by reference to the current value ascribed to the collateral by Cheyne Capital. In determining these values, Cheyne Capital has undertaken its own internal valuation of the underlying collateral. Such valuations have not been subject to independent verification or review.
10. The weighted average effective yield is based on Cheyne Capital's pricing assumptions and actual returns may differ materially from those expressed or implied herein. Bond yields are presented as yield to stated maturity (and considering the current marked price) on the underlying loans in the CMBS.
11. Bond portfolio is only partially leveraged. The Company is not utilising its maximum capacity for leverage. See Financing Summary for further details.
12. RECI has a limit on balance sheet leverage of 40% of NAV, as stated in its borrowing policy.

All figures are as at 31 December 2022 unless specified otherwise.

Further information on the Company including the latest share price, prospectus and financial statements may be found at [www.https://realestatecreditinvestments.com](https://realestatecreditinvestments.com) and is available from Cheyne Capital Management at richard.lang@cheynecapital.com or on +44 (0) 207 968 7328.

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Past performance is not a reliable indicator of future results.

Among the risks we wish to call to the particular attention of recipients are the following:

- (1) RECI's investment programme is speculative in nature and entails substantial risks;
- (2) the investments of RECI may be subject to sudden and large falls in price or value and there could be a large loss upon realisation of a holder's investment, which could equal the total amount invested;
- (3) as there is no recognised market for many of the investments of RECI, it may be difficult or impossible for RECI to obtain complete and/or reliable information about the value of such investments or the extent of the risks to which such investments are exposed;
- (4) the use of a single investment manager could mean a lack of diversification and, consequently, higher risk, and may depend upon the services of key personnel, and if certain or all of them become unavailable, RECI may suffer losses;
- (5) Cheyne Capital will receive performance-based remuneration;
- (6) the market price of shares in RECI does not necessarily reflect its underlying net asset value; and
- (7) the price of shares (and the income from them) can go down as well as up and may be affected by changes in rates of exchange.