Group RMC Real Income RAIF (Luxembourg)

GROUP RMC

An open ended Luxembourg-based fund focused on real estate royalties (aka ground leases), lease finance, and structured investments, targeting annual distributions of 7.0% and an internal rate of return (IRR) of 15–20%.

It offers tax-efficient, turnkey access to U.S. real estate through Group RMC's established investment platform. Over $100 million has already been deployed in line with the fund's strategies, and the RAIF is designed to scale those efforts by co-investing or feeding into these investments. The fund's objective is to deliver diversified consistent income, inflation protection, downside security, and long-term capital appreciation.

With roots tracing back to 1986, Group RMC and its principals have built enduring value across multiple market cycles and have a proven track record of capitalizing on real estate market dislocations for over four decades. They have achieved IRRs in the high teens and 20% + over previous investment cycles.

Today's credit crunch is creating rare situations, where cash-strapped owners are willing to either sell their land, or sell their lease contracts in order to survive. This provides the RAIF with opportunities to invest at very unusual risk-adjusted returns.

Group RMC Story

1986 – USA
Savings & Loan Crisis
Acquire over 1,000 income producing and highly discounted multi-family units in Texas

1996 – USA
Sale of Texas Assets
Sell multi-family units to Sam Zell's Equity Residential REIT

2000 – CANADA
Quebec Referendum Crash
Acquire 2.5M SF of office and industrial buildings across Quebec with last property acquired in 2010

2007 – CANADA
Sale of Several Assets to BTB REIT
Sell majority of Quebec properties to a publicly listed REIT called BTB soon after it listed on the TSX

2011 – USA
Re-Entry into USA after Credit Crisis
Launch Group RMC and begin acquiring suburban office properties in the U.S. Midwest

2016 – CANADA
Canadian Evergreen Fund Launch
Launch Group RMC Realty LP

2019 – USA
USA Evergreen Fund Launch
Launch Group RMC Master Co-Invest LP

2020 - 2021 – USA
COVID-19
Acquire over 5 million square feet of high quality properties at large discounts

2022 – CANADA
Acquire 3,000 acres in Ottawa, Canada in distressed sale

2022 – USA
No Commercial Property Acquisitions
Maintain discipline and avoid frothy H1 2022 environment

SAFR Launch
Launch real estate royalty platform SAFR

2023
2023 and Onwards
We expect a very attractive window of opportunity for deep value real estate investment across the entire capital structure

CONTACT US
GroupRMC.com

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Group RMC Real Income RAIF

FUND ADMINISTRATION - OVERVIEW

ADMINISTRATOR:	CACEIS Investor Services Bank S.A.
EXTERNAL AIFM:	Fundsight SA in charge of the portfolio management, the risk management and the valuation functions
INVESTMENT ADVISOR:	Group RMC Corporation Inc.
DEPOSITORY:	CACEIS Investor Services Bank S.A.
AUDITOR:	Forvis Mazars. It will fulfil all duties prescribed by the AIFM Rules and the RAIF Act.
CLASS A ISIN:	LU2888536492
CLASS I ISIN:	LU2798162934
FUND ADVISORY COMMITTEE:	To be formed of up to three (3) representatives of the Limited Partners

STRATEGY – CORE PORTFOLIO

LEASE FINANCE	Direct cash flow stream from a diversified pool of corporate tenants. Consistent double-digit returns distributed quarterly.
REAL ESTATE ROYALTIES (50 TO 60% OF FUND)	Ground leases with safe and growing quarterly distributions with **embedded inflation protection** on wide range of assets, primarily multifamily in large gateway markets.
STRUCTURED INVESTMENTS	Rezoning underutilized sites into modern, high density, high-value mixed use, multifamily and retail assets, unlocking significant upside. Private credit, preferred equity and other structures investment with contractual returns

TARGET RETURNS – SAMPLE CASH FLOW

YEAR	1	2	3	4	5	6	7	TOTAL
Investment Amount	**$1,000,000**							
Yearly Distributions	$70,000	$70,000	$70,000	$70,000	$70,000	$70,000	$70,000	**$490,000**
Capital Appreciation	$1,095,000	$1,199,025	$1,312,932	$1,437,660	$1,574,238	$1,723,791	$1,887,551	**$1,887,551**
Total Value (including all prior year distributions)	**$1,165,000**	**$1,339,025**	**$1,522,932**	**$1,717,660**	**$1,924,238**	**$2,073,791**	**$2,377,551**	**$2,377,551**
Total Return	16.5%	34%	52%	72%	92%	114%	138%	**2.38x**
IRR over 7 year period								**15%**

Liquidity / Redemptions twice per year. Up to ten percent (10%) of the Fund's assets in cash or cash equivalents (including uncalled Capital Commitments) in order to facilitate annual redemption requests.

Available on Clearstream and IfSAM. Can be structured as a Listed Security.

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