



HADRIAN'S WALL SECURED INVESTMENTS LIMITED

Quarterly Report – 30 June 2018

Overview

Hadrian's Wall Secured Investments Limited (the "Company") is a Guernsey-domiciled, closed-ended investment company, whose shares are traded on the Main Market of the LSE. The Company's investment objective is to provide Shareholders with regular, sustainable dividends and to generate capital appreciation through exposure, directly or indirectly, to primarily secured loans originated across a variety of channels, assets and industry segments. The Company initially targetted an annualised dividend of at least 6 pence per Ordinary Share, which is expected to grow over time.

The Company invests in loans, which are predominantly secured upon a variety of asset types. The types of loans that the Company targets includes the following:

- General commercial Loans to businesses:** This type of lending may be secured against a range of business assets, including, but not limited to, real estate, plant and machinery, inventory, trade receivables and intellectual property rights.
- Equipment finance:** The Company may finance equipment, including agricultural equipment, industrial and manufacturing machinery, marine vessels, power generation and vehicles. Such loans may be structured as equipment leases, as hire purchase contracts or as other types of loans and will typically be secured against the equipment.
- Specialised Financial Services:** Specialised financial services companies provide finance to small businesses in the form of loans, leases or other financial. The Company may finance these financial services companies secured by the underlying loans, leases or other financial assets.

For complete information about the Company and its investment objectives, refer to the prospectus and other documents available on www.hadrianswallcapital.com/hwsil.

Company Update

The Company has deployed capital totalling £137 million as of 30 June 2018, including loans that were closed and committed in documentation. This amount represents approximately 96% of the total capital of the Company.

The Company closed loans totalling £26 million in the second quarter, which is the largest amount closed in any quarter. The Company has a robust pipeline, including over £20 million committed and in documentation.

The Company will adopt IFRS 9, Financial Instruments, with effect from 1 July 2018. IFRS 9 requires companies to establish loan loss reserves based on a 12 month expected losses of its portfolio. Had IFRS 9 been applicable to the Company for the period end 30 June 2018, the Company would have established loan loss reserves equal to approximately 37 bps of its drawn loans. This provision will directly impact the Company's July month end NAV reported in August 2018.

The weighted average annualised portfolio yield before expenses and excluding upfront or other fees on invested assets is 9.0%. In respect of the second quarter of 2018, the Company has declared a dividend of 1.5 pence per Ordinary Share which is expected to be paid in August 2018.

Investment Portfolio | Largest Investments

Borrower Industry	Loan Amount (£)	% of NAV	Initial WAL	Initial LTV
Manufacturing	13,500,000	9.46%	3.3 years	75%
Property Trading	10,000,000	7.01%	3.0 years	46%
Engineering	8,000,000	5.60%	4.7 years	52%
Auto Leasing	6,500,000	4.55%	5.0 years	93%
Retail	5,535,000	3.88%	4.0 years	71%
Construction	3,958,500	2.77%	5.0 years	94%
Utilities	3,900,000	2.73%	2.5 years	89%
Manufacturing	3,200,000	2.24%	4.7 years	91%

Note

The net asset values and gross yields continue to be reported on an effective interest rate ("EIR") basis excluding certain adjustments which principally relate to upfront fees received. EIR reconciliations are provided in the Company's year end and interim financial statements.

Company Overview as at 30 June 2018

Registered number	61955
Financial year end	30 June
Dividend frequency	Quarterly
Traded on	LSE Main Market
NAV frequency	Monthly

Ordinary Shares

Listing date	20 June 2016
ISIN	GG00BYMYC345
Ticker	HWSL
Shares in issue	125,027,953
Share price	102.00p
Market cap	£127.5m
Total net assets	£123.1m
NAV per share	98.51p
Share price premium	3.56%
Gearing	None

C Shares

Listing date	13 March 2018
ISIN	GG00BG04CB85
Ticker	HWSC
Shares in issue	20,074,263
Share price	102.00p
Market cap	£20.4m
Total net assets	£19.6m
NAV per share	97.70p
Share price premium	4.41%
Gearing	None

Management & Administration

Investment advisor	Hadrian's Wall Capital Limited
Management Fee	1% of net assets
AIFM	International Fund Management Limited
Administrator	Praxis Fund Services
Board	David Warr – Chairman John Falla Paul Craig Nigel Ward

The Company

Hadrian's Wall Secured Investments Ltd
Le Truchot
St Peter Port
Guernsey GY1 1GR

Website

www.hadrianswallcapital.com/hwsil

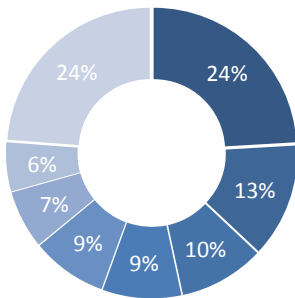
Contact Information

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Investment Portfolio | Analysis

Borrower Industry



- Manufacturing
- Professional, scientific & technical
- Admin & Support
- Construction
- Property Trading
- Retail trade, except of motor vehicles
- Auto Leasing
- Other

Largest Loan	13,500,000
Portfolio Remaining Weighted Average Life	3.2 years
Portfolio Weighted Average LTV and Advance Rate	75.7%
Investment Yield Range	7.50-11.00%
Weighted Average Yield on Invested Assets	9.04%

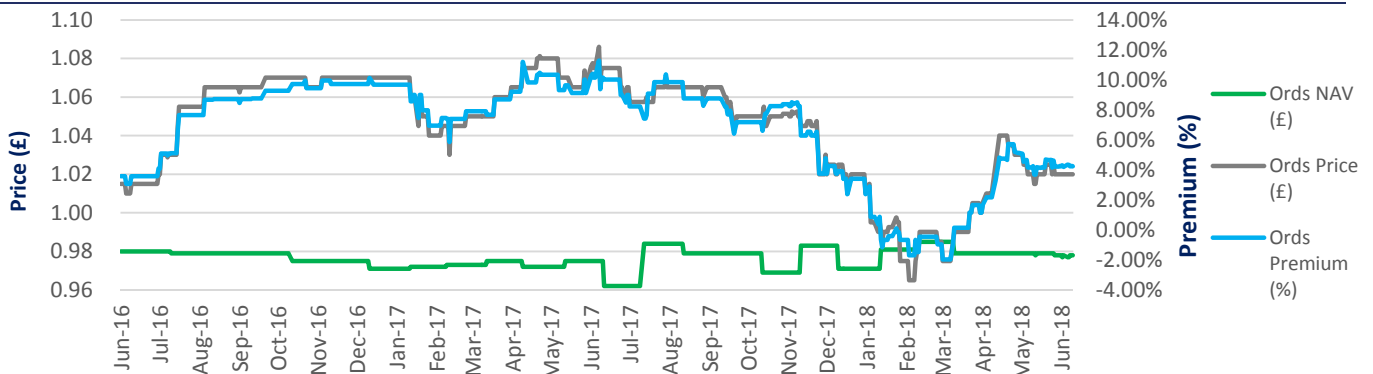
Ordinary Share Performance and Dividend Summary with Portfolio Composition

NAV (Cum Income) Performance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD	ITD
2016	-	-	-	-	-	-	-0.01%	-0.03%	-0.04%	-0.20%	0.01%	0.04%	-0.25%	-
2017	0.08%	0.06%	0.22%	0.36%	0.34%	0.46%	1.95%	-0.98%	0.48%	0.54%	1.36%	0.84%	5.71%	-
2018	0.53%	0.34%	0.37%	0.35%	0.40%	0.38%	-	-	-	-	-	-	1.24%	6.70%

TR Share Price Performance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD	ITD
2016	-	-	-	-	-	-	3.00%	3.40%	0.00%	0.66%	0.00%	0.00%	7.20%	-
2017	-0.56%	-1.42%	0.48%	2.95%	-0.47%	0.47%	-0.23%	0.71%	0.00%	0.00%	-0.48%	-1.91%	-0.46%	-
2018	-3.41%	0.51%	1.02%	5.05%	-0.98%	0.49%	-	-	-	-	-	-	2.68%	9.20%

Dividend Per Share	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD	ITD
2016	-	-	-	-	-	-	-	-	-	0.20p	-	-	0.20p	-
2017	0.40p	-	-	0.60p	-	-	1.50p	-	-	1.50p	-	-	4.00p	-
2018	-	1.50p	-	1.50p	-	-	-	-	-	-	-	-	3.00p	7.20p

Share price, NAV per Share and Premium/(Discount) since launch – Ordinary Shares



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