

MV Credit: 20 Years of Experience in Fund Financing

INTRODUCTION AND HISTORY

Since inception, fund financing has been an important part of MV Credit's toolbox to deliver attractive risk adjusted returns. The aim of this paper is to illustrate the breadth of experience MV Credit has in using fund financing to create value for investors.

This value predominantly takes the form of:

1. Utilisation of asset level leverage to generate enhanced risk-adjusted returns.
2. Bridge financing for the purposes of LP liquidity and flexibility.
3. Other innovative financing facilities to meet both short term and medium-term needs.

The expertise built up over the years allows MV Credit to offer investors tailored solutions with certainty of deliverability and attractive terms.

MV Credit has a specialist in-house team tasked with sourcing, structuring and managing fund financing and maintaining institutional relationships.

MV Credit's funds have consistently achieved attractive risk adjusted performance thanks to active credit selection, partnering with top tier private equity sponsors and the successful implementation of appropriate financing strategies. The performance and the financing structures have been tested through multiple credit cycles. For example, the 2001 vintage fund returned a 21.5% gross IRR and the 2006 vintage fund returned a 12.0% gross IRR¹.

MV CREDIT'S APPROACH

When sourcing and structuring fund financing, the MV Team utilises its deep relationships with a familiar network of lenders.

MV Credit funds target private equity backed Western European credits within non-cyclical, defensive industries such as subscription-based software services and healthcare. This focus on specific industries and geographies means that financing must be structured to ensure the lender's diversity/risk restrictions are met whilst maximising the borrower's investment flexibility.

MV Credit takes an active stance in structuring fund financing whilst working closely with lenders. The structuring is a collaborative and iterative process that ensures maximum flexibility for MV Credit. This approach is different to the "market norm", where terms are often taken by managers at face value without much participation in structuring or detailed analysis of the suitability of financing for the underlying funds.

The strength of MV Credit's relationships with lenders is attributable to their trust in our investment strategy. Trust is maintained via total transparency as well as MV Credit's ability to demonstrate performance with a long track record of success:

- **Transparency** - MV Credit has maintained healthy relationships with top tier investment banks that are based around transparency. MV Credit's policy is to ensure lenders are informed of all aspects of portfolio performance - good and bad. Any risk reports shared with investors are also circulated to lenders (they are ultimately an investor themselves). These discussions are key to building the lender's trust in MV Credit's ability to select performing credits and manage the fund financing.
- **Track record** - The strong performance track record of MV Credit funds is provided to new lenders in the early stages of the lender's due diligence process. This 20-year long record helps lenders validate the efficacy of MV Credit's investment process, allowing them to become comfortable and offer competitive terms.

MV CREDIT'S FUND FINANCING GUIDELINES

MV Credit's experience structuring fund financing has manifested as a set of lessons learned that help shape MV Credit's negotiations with lenders today. As such, MV Credit retains a cautious approach to 1) *mark-to-market covenants*, 2) *asset veto rights*, 3) *refinancing risk* and 4) *the ultimate utilisation of the facility*:

1) Avoiding a Mark-to-Market

MV Credit's core strategy in structuring fund financing is to avoid Mark to Market risk. The conventional lender proposition used by other managers is to mark portfolio assets to market. While this approach is understandable from the lender perspective, it means that the health of the facility is subject to external market movements. MV Credit's core strategy is centred around the principal of long-term buy-and-maintain investing. Hence, any covenant that re-values assets based on short-term market movements rather than the asset's long-term performance has the potential to upset the strategy's workings.

¹Please note that past performance is not indicative of future performance.

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In the event of a market downturn where investors panic or are forced to sell, asset pricing often falls to a discount below the asset's true value. By structuring a facility so that assets are marked to market only in the event of poor performance, performing assets maintain their value over the course of a market shock. This approach to structuring prevents market shocks from upsetting the workings of the facility.

2) Asset veto rights

Credit selection is a key strength of the MV Credit Team. In structuring fund financing, the MV Credit Team ensures that the facility does not place any restriction on the origination capability of the fund. Vetoes are included in financing documentation by lenders to give them a say on how a portfolio is constructed. As such, each asset that the borrower intends to add to the portfolio must first be approved by the lender. MV Credit believes it is vital to maintain full control over the investment process and the ability to actively select credits.

3) Refinancing risk

Fund financing is structured so that the facility's life matches the fund's life as closely as possible in order to allow for the orderly amortisation of the portfolio to pay down the facility, thereby reducing refinancing risk.

Managers that execute short dated facilities do so for increased flexibility and lower pricing, however these marginal benefits leave the manager vulnerable to a change in market standard terms as the refinancing date draws near. The post COVID-19 market environment highlights the dangers of this short-sighted approach.

4) Active and conservative approach

The negotiation of attractive terms and the flexibility that this enables is one of the key considerations during the structuring process. Pricing is an important factor, however subtle differences in aspects of the facility such as the loan-to-value ratio have significant implications for the usage of the facility. Securing a higher loan-to-value ratio allows for the potential to draw more capital from the facility, as each asset secures higher debt levels.

MV Credit's approach is not to draw on the facility aggressively, but to take a measured and conservative stance towards facility usage. The difference between possible facility usage and the actual utilisation can be thought of as a buffer. This buffer shelters MV Credit from the risk of an adverse scenario. MV Credit's work in collaborating with the lender to secure a high loan-to-value ratio generates value by increasing the size of this buffer.

FUND FINANCING MARKET DYNAMICS

Having weathered numerous market cycles throughout the course of its history, MV Credit has witnessed how banks respond to adverse market conditions. Lending institutions are susceptible to staff turnover and the attitudes of risk teams and lending committees that can change very quickly in response to external shocks like COVID-19 or the Great Financial Crisis. In the current climate, banks are reining in their lending activity and renegotiating terms with borrowers whose portfolios are not performing. As a result, the portfolios of these borrowers suffer.

In stark contrast, since COVID-19 first rocked markets in March 2020, MV Credit has closed one bridge facility at pre COVID-19 pricing. The facility was negotiated over the course of Q1 2020 and was priced competitively relative to the pre-COVID-19 market. Despite the impact of COVID-19 upon the market over H1 2020, the lender did not seek to adjust pricing. This stance was attributable to the pre-existing relationship between MV Credit and the lender.

Furthermore, the MV Credit team is currently working to expand and enhance the MV Credit leverage program through the extension of a leverage facility currently in place with a senior fund of one. This is in stark contrast to the experience of other managers in the industry, who have had banks retreating from putting in new facilities or expanding existing ones.

CONCLUSION

The above examples highlight the value-add of MV Credit's approach to working with lenders. MV Credit's attitudes to transparency and collaboration that help to form trusting relationships, mean lenders are less likely to adjust the lending terms of MV Credit facilities during times of stress. Furthermore, lenders have not been hesitant in their approach to doing new business with MV Credit. MV Credit offers investors the opportunity to invest in resilient credit portfolios with tailor made strategies to further enhance risk return metrics. Having successfully implemented various forms of fund financing over levered and unlevered strategies, MV Credit has the **relationships** necessary to secure attractive terms, as well as the **expertise** and **experience** necessary to use fund financing to create value for investors. These three elements are key to the success of MV Credit's strategy and can only be acquired through many years of investing in private debt markets.

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