

# Ground Rents Income Fund plc

31 March 2013

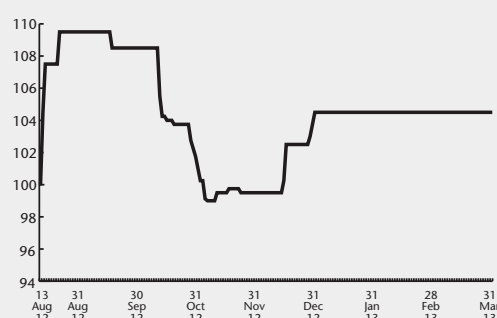
One Park West

## Fund Facts

Launch date: 13/08/2012

Share price: 104.5p

Market capitalisation: £50.4m



Share ISIN: GB00B715WG26  
Share SEDOL (CISX): B715WG2  
Share SEDOL (SETSqx): B8K0LM4  
Share Ticker: GRIO

Warrant ISIN: GB00B8N43P05  
Warrant SEDOL (CISX): B8N43P0  
Warrant SEDOL (SETSqx): B8K0RP9  
Warrant Ticker: GRIW

Gearing: 0%

Annual Management Fee: 0.55% of market capitalisation

Performance Fee: Nil

Dividend: Quarterly

Quarterly Ex-Dividend Date: 22 May 2013

## Investment Objective

The Ground Rents Income Fund plc (GRIF) is a Real Estate Investment Trust (REIT), listed on the Channel Islands Stock Exchange (CISX) and traded on the SETSsx platform of the London Stock Exchange.

GRIF provides secure long-term performance through investment in long dated UK ground rents, which have historically had little correlation to traditional property asset classes and have seen their value remain consistent regardless of the underlying state of the economy.

GRIF's income is from ground rents and associated income. The company seeks to generate consistent income returns for shareholders by investing in a diversified portfolio of ground rents including freeholds and head leases of residential, retail and commercial properties located in the UK. The company joined the REIT regime in August 2012 and by 31 December 2012 had invested over 50% of the funds raised.

## Market Commentary and Investment Update

The rally in equity markets in the first few months of the year have seen a marked increase in investors' appetite for risk, particularly after the greater than expected quantitative easing stimulus from the Bank of Japan.

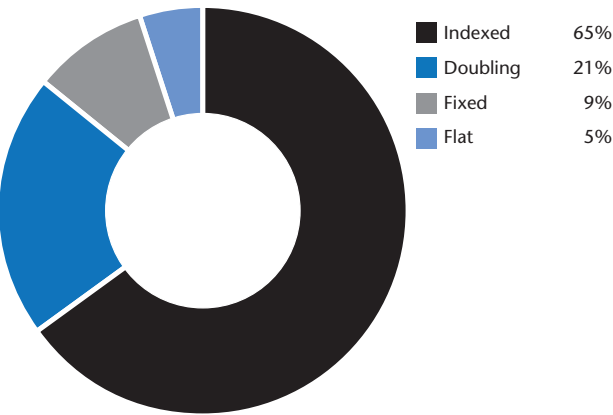
However, the volatility which these market movements have brought underlines the attractiveness of ground rents as stable, inflation-linked, asset-backed instruments. The large fall in the price of gold, which had previously been viewed as a safe haven by many investors, again provides evidence of the volatility which still exists within the macro environment.

GRIF has continued to invest into the ground rent market, delivering a greater than anticipated weighting to index-linked assets. These index-linked characteristics continue to make ground rents attractive to investors, with larger scale institutions now looking to gain exposure to the sector. The low gilt rate environment is driving this investment, whilst GRIF remains the only listed vehicle in the sector, providing exposure and more importantly liquidity in a close-ended format.

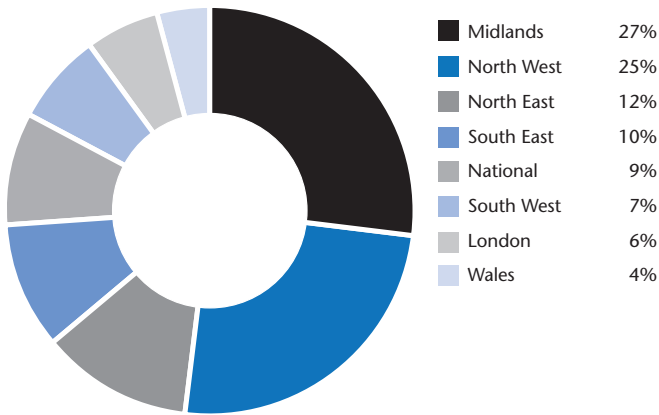
The Company has clear visibility on the deployment of the remaining funds from the IPO in August 2012 and have built a pipeline of acquisitions, anticipating a further capital raise later in the year once fully invested. The Manager and Board intends to continue to build on its over exposure to RPI and index-linked assets in order to provide greater inflation-linked income to shareholders.

# Ground Rents Income Fund plc (GRIF)

## Portfolio Review type



## Geography



## Top 5 Assets



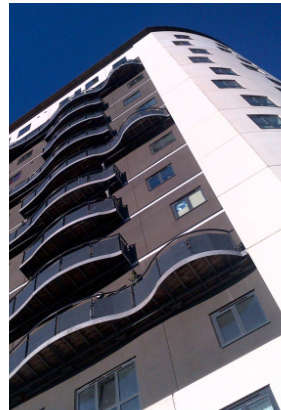
One Park West  
Liverpool



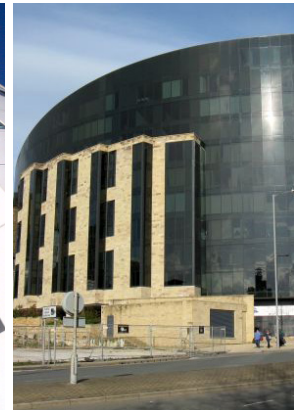
The Gateway  
Leeds



PostBox  
Birmingham



The Hive, Masshouse Block M  
Birmingham



The Gatehaus  
Bradford

For more information about these assets please visit [www.groundrentsincomefund.com](http://www.groundrentsincomefund.com)

## Contact Details

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## Management Team

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## Risk Warning

Investors should be aware that the price of units in this company, and the income generated, can go down as well as up and that neither is guaranteed. Past performance is not a guide to the future. Investors may not get back the amount invested. Changes in asset value may have an adverse affect on the price or income of an investment. Investors should be aware of the additional risks associated with investment in the UK ground rents market.

The information in this document does not constitute advice or a recommendation and you should not make any investment decisions on the basis of it. This document is for the information of the recipient only and should not be reproduced, copied or made available to others.

This document is issued and approved by Ground Rents Income Fund plc (GRIF).

GRIF is incorporated in England and Wales Company No. 8041022. Registered Office: 111 Park Street, London W1K 7JL.