

Ground Rents Income Fund plc

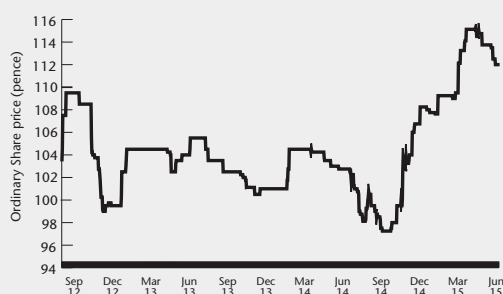
30 June 2015



Vita Student at First Street, Manchester

Fund Facts

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|-----------------------|------------|
| Launch date: | 13/08/2012 |
| Ordinary Share price: | 112.00p |
| Market capitalisation | £104.1m |



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|-----------------|--------------|
| Ordinary Share: | |
| ISIN: | GB00B715WG26 |
| SEDOL (CISEA): | B715WG2 |
| SEDOL (SETSqx): | B8K0LM4 |
| Ticker: | GRIO |

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|-----------------|--------------|
| Warrant: | |
| ISIN: | GB00B8N43P05 |
| SEDOL (CISEA): | B8N43P0 |
| SEDOL (SETSqx): | B8K0RP9 |
| Ticker: | GRIW |

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|---------------------------------|----|
| Gearing (over total fund size): | 5% |
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| Annual management fee: | 0.55% of market capitalisation |
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|------------------|-----|
| Performance fee: | Nil |
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| Dividend: | Quarterly |
|-----------|-----------|

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|-----------------------------|----------------|
| Quarterly Ex-Dividend date: | 20 August 2015 |
|-----------------------------|----------------|

Data as at 30 June 2015

Investment Objective

Ground Rents Income Fund plc (GRIF) is a Real Estate Investment Trust (REIT), listed on the Channel Islands Securities Exchange Authority Limited (CISEA) and traded on the SETSqx platform of the London Stock Exchange.

GRIF's investment strategy is focused on achieving stable, long-term performance by investing in long-dated UK ground rents, which have historically not suffered the same peaks and troughs as the economy and the property market.

GRIF's income derives 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.

Market Commentary and Investment Update

The current uncertainty around Greece and its position in the Eurozone's single currency is having a magnified effect on markets. While we feel that a Greek exit poses less downside risk than in previous years, mainly owing to greater economic strength in the other major European economies and better institutional regulation to deal with such an exit, it still remains a risk and the single biggest contributing factor to market volatility today.

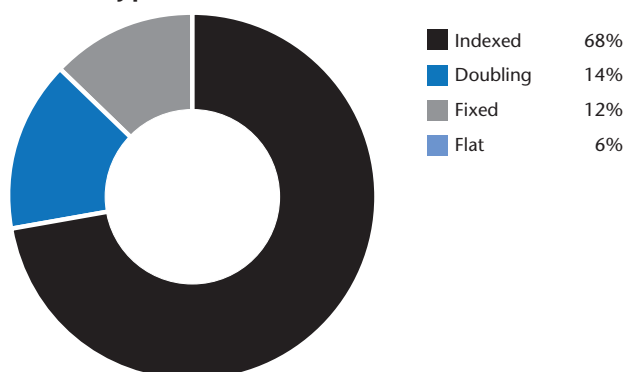
In the UK, wage and employment growth remains positive in the wider economy, and from a real estate perspective output in the construction sector grew by close to 10% in 2014. This improving economic sentiment and data is starting to impact on the Bank of England's policy decisions. Rates have been at a record low for some time and, although at the last meeting the decision to keep rates unchanged was unanimous, it may not be long before there is a split decision.

Ground rents continue to be attractive in this economic climate and the company is well placed with a fully-committed portfolio of more than £100 million. GRIF continues to complete acquisitions of properties, which have been under construction over the past few months. A further debt facility of £3 million has been arranged to facilitate these deals and give the management team flexibility to opportunistically purchase further assets.

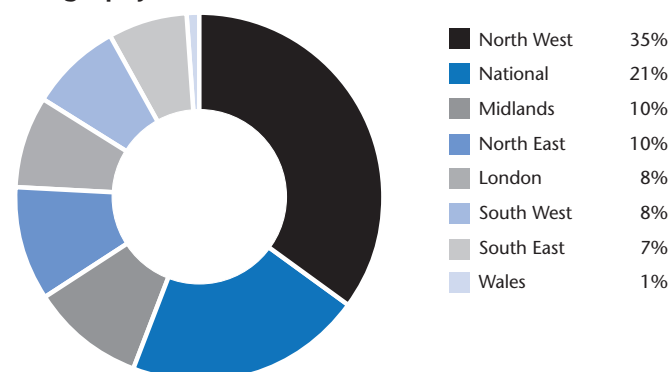
Ground Rents Income Fund plc (GRIF)

Portfolio

Review type



Geography



Data relates to when GRIF will be fully invested and therefore includes assets that have exchanged but not completed. Based on current gross rent roll.

Top 5 Assets (based on asset valuation)



Ladywell Point Manchester

Cost: £2,575,652
Value: £3,930,039
Income: £131,000
Yield: 3.33%
Ground Rent Review: Doubles every 10 years



One Park West Liverpool

Cost: £2,700,000
Value: £3,246,000
Income: £150,281
Yield: 4.63%
Ground Rent Review: Index linked every 25 years



The Gateway Leeds

Cost: £2,360,000
Value: £3,040,000
Income: £138,000
Yield: 4.54%
Ground Rent Review: Doubles every 25 years



Vita Student at First Street, Manchester

Cost: £2,343,600
Value: £2,343,600
Income: £97,650
Yield: 4.17%
Ground Rent Review: Index linked every 10 years



The Hive Masshouse Block M

Cost: £1,065,000
Value: £2,163,000
Income: £72,086
Yield: 3.33%
Ground Rent Review: Index linked every 10 years

For more information about these assets please visit www.groundrentsincomefund.com

Data as at 31 March 2015

Contact Details

Ground Rents Income Fund plc

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Risk Warning

Investors should be aware that the price of shares 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 effect 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 as more particularly set out in part 8 of the Listings Particulars dated 3 May 2013.

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.

GRIF is incorporated in England and Wales Company No. 8041022. Registered Office: 72 Welbeck Street, London W1G 0AY.