

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Ground Rents Income Fund plc

Warrants (ISIN: GB00B8N43P05)

This product is listed on the London Stock Exchange and relates to the Ordinary Shares in the Company which is governed by its Board of Directors. The Board has appointed Schroder Real Estate Investment Management Limited as its investment manager, accounting agent and to prepare this Key Information Document. Schroder Real Estate Investment Management Limited was appointed on 13 May 2019. Schroder Real Estate Investment Management Limited is a member of the Schroders Group and is authorised and regulated by the Financial Conduct Authority (FCA). For more information on this product please refer to www.groundrentsincomefund.com or call one of our Investor Services team on 0800 718 777. This document was published in March 2020.

What is this product?

Type

This is a Warrant which offers the right (but not the obligation) to buy Ordinary Shares in a closed-ended investment company incorporated in England and Wales that qualifies as a real estate investment trust.

Investment objectives

To provide holders with the opportunity to convert their Warrants for Ordinary Shares in the Company for a fixed price.

Conversion rights attached to the Warrants may be exercised on an annual basis with the subscription taking place on the 31 August in 2020, 2021 and 2022.

Warrants and their associated rights will lapse on 31 August 2022 following their final subscription date and may do so with no residual value.

The investment objective of the Company is to provide shareholders with the opportunity to invest in a portfolio of assets with the income generated from the collection of ground rents. These investments also have the potential for capital growth, linked to contractual increases in ground rents over the long term.

The investment policy of the Company is to hold a diversified portfolio of ground rents, including freeholds and head leases of residential, retail and commercial properties located in the United Kingdom.

The Company has been established with the aim of providing long-term performance through investment in long-dated UK ground rents, which have historically had little correlation to traditional property asset classes.

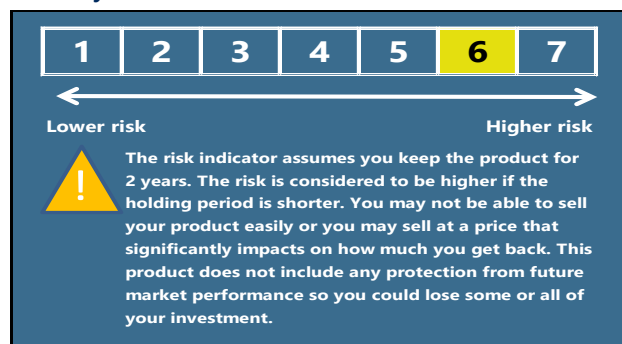
Intended retail investor

An investment in the Company may be suitable for professionally advised retail investors.

An investment in the Company may also be suitable for retail investors who are financially sophisticated, non-advised retail investors who are capable of evaluating the risks and merits of such an investment and who have sufficient resources to bear any loss which may result from such an investment.

What are the risks and what could I get in return?

Summary risk indicator



The summary risk indicator assumes you keep the product for two years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.

We have classified this product as 6 out of 7 which is the second-highest risk class. This category rates the potential losses from future performance at a "high" level and poor market conditions are very likely to impact the products performance.

A property market downturn may adversely affect performance and real estate assets may be difficult to sell. The above classification also does not take account of future legislative reform which could negatively impact performance.

You may not be able to sell your product easily or you may sell at a price that significantly impacts on how much you get back. This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance scenarios

Investment of £10,000			
Scenarios		1 year	2 years (Recommended Holding Period)
Stress scenario	What you might get back after costs Average return each year	£2,788 -72%	£6,118 -39%
Unfavourable scenario	What you might get back after costs Average return each year	£4,042 -60%	£4,842 -52%
Moderate scenario	What you might get back after costs Average return each year	£7,580 -24%	£7,546 -25%
Favourable scenario	What you might get back after costs Average return each year	£13,806 38%	£11,591 16%

This table shows the money you could get back over the period to 31 August 2022, under different scenarios, assuming that you invest £10,000.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs, Company

strategy and how long you keep the investment product.

The stress scenario shows what you might get back in extreme market circumstances and it does not take into account the situation where we are not able to pay you.

The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation which may also affect how much you get back.

What happens if Ground Rents Income Fund plc is unable to pay out?

As a Warrantholder of Ground Rents Income Fund plc you would not be able to make a claim to the Financial Services Compensation Scheme about the Company in the event that the Company is unable to pay out.

What are the costs?

Costs over time

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

Investment £10,000	if you cash in after 1 year	if you cash in after 2 years (Recommended Holding Period)
Total Costs	£0.00	£0.00
Impact on Return (RIY) per year	0.00%	0.00%

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Composition of costs

The table below shows:

- the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period; and
- the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	0.00%	This is the impact of the costs you pay when entering your investment.
	Exit costs	0.00%	The impact of the costs when exiting your investment.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling the underlying investments for the product.
	Other ongoing costs	0.00%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.00%	There is no performance fee.

How long should I hold it and can I take money out early?

The Warrants may not be appropriate for investors who may need to withdraw their money before the final subscription date. While the product should be regarded as a long-term investment, it will become shorter as the final subscription date approaches. Warrants that can be converted to Ordinary shares in the Company may be bought and sold at any time on the London Stock Exchange.

How can I complain?

Should you wish to complain about your investment in the Company, or about Schroders, please write to the Board c/o the Company Secretary, Schroder Investment Management Limited, 1 London Wall Place, London, EC2Y 5AU or send an email to: investorservices@schroders.com

If you have a complaint about financial advice you have received in relation to the Company, or the service you have received when placing transactions in the Company through a third party, please direct your complaint to your adviser or third party accordingly.

Other relevant information

The Company has no fixed life. The Directors are required to propose a Wind-up Resolution after the tenth anniversary but before the eleventh anniversary of first admission to the London Stock Exchange (13 August 2012).

The cost, performance and risk calculations included in this Key Information Document follow the methodology prescribed by the EU rules, and nothing in this document should be construed as a forecast of future returns.

You can get further information about the Company, the risks associated with an investment in the Company, details of the Company's share price and copies of the Report and Accounts and other documents published by the Company, as well as information on the Directors, Terms of Reference of Committees and other governance arrangements from www.groundrentsincomefund.com.

A paper copy of these documents is available free of charge upon request. You can also refer to this website for additional information such as announcements made by the Company to the market.

Tax Legislation: The Company is subject to UK tax legislation which may have an impact on your personal tax position.

Depending on how you buy these warrants you may incur other costs, including broker commission, platform fees and stamp duty. The distributor will provide you with additional documents where necessary.

Without prejudice to ad hoc reviews, this Key Information Document is updated at least every twelve months.