

Registered number
8041022

Ground Rents Income Fund plc
Half Yearly Consolidated Financial Report
for the six months ended 31 March 2016

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Ground Rents Income Fund plc
Half Yearly Consolidated Financial Report
for the six months ended 31 March 2016
Company Information

Directors

Robert Malcolm Naish - Chairman
Paul Anthony Craig
Simon Paul Wombwell

Company Secretary

William Martin Robinson

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Ground Rents Income Fund plc
Half Yearly Consolidated Financial Report
for the six months ended 31 March 2016

Chairman's Statement

I am pleased to present the interim results of Ground Rents Income Fund plc ("GRIF"), for the six months ended 31 March 2016.

Revenue for the period was £2,349,353 (2015: £2,047,499) and profit for the period was £6,117,299 (2015: £3,348,083). The profit is stated after a revaluation gain of £4,298,592 (2015: £1,750,271), which demonstrates the strength of the ground rents market during the period.

At 31 March 2016, the Net Asset Value per Ordinary share was 118.9 pence (30 September 2015: 114.3 pence), an increase of 4.0%. Total net assets grew by 4.2% to £110.7m (30 September 2015: £106.2m) due to the revaluation gain at 31 March 2016.

The Group has completed purchases with a total cost of £2.0m in the period and is fully invested. However, Directors will continue to look for suitable additions and have a pipeline of purchases committed by way of the exchange of contracts or option agreements amounting to approximately £4m, of which £2m are expected to complete in the current financial year. These acquisitions will be financed from the Group's cash resources which are derived from short-term loans drawn down in the year, as well as part of an undrawn facility of £3m the Group currently has. Further acquisitions amounting to £2m are being negotiated.

RPI linked portfolio

Acquisitions in the period include three apartment blocks, all RPI-linked assets, on twenty year review terms:

Aurelia, located in Canning Town, London, comprising 123 apartments. Total ground rent income of £37,375, producing an initial yield of 4.56%.

Vimto Gardens, in Salford, comprising 83 apartments and 14 townhouses. Total ground rent income of £24,250, producing an initial yield of 4.30%.

Mulberry House, located in Wakefield city centre, comprising 66 one and two bedroom apartments. Total ground rent income of £16,500, producing an initial yield of 4.30%.

Dividends

The Company has paid two interim PID dividends to Ordinary shareholders in the six months to 31 March 2016. 0.952p per share (total £886,543) was paid for the period to 31 December 2015 and 0.9646p per share was paid for the period to 31 March 2016 (£898,278).

Outlook

The focus of the directors remains on completion of all of the acquisitions for which the Group has exchanged contracts or holds options. Further information on the ground rents market and performance of the fund are set out in the Investment Manager's report.



Robert Malcolm Naish - Chairman
25th May 2016

Ground Rents Income Fund plc
Half Yearly Consolidated Financial Report
for the six months ended 31 March 2016
Investment Manager's Report

Ground Rent Market

The ground rents sector continues to be very competitive and largely transacts amongst a handful of key players, all backed by large scale institutions. There have been a number of smaller new entrants to the market over the past twelve months, some of whom are now starting to gain some traction. However, there is still more capital than stock available which is impacting pricing, as reflected in the increased NAV seen in March.

Over the past twelve months a number of buyers in the ground rents sector have used the current low interest rate environment to fix the cost of their borrowing. This has been possible due to the long term nature of the cash flows produced by ground rents and the desire by some insurers and investment houses to fund this kind of debt facility. This led to a period of price increases within the market, which has now levelled off, based on a number of macro-economic factors.

RPI linked assets still command the highest prices, but this is largely as a result of the institutions acquiring these assets for liability matching purposes within their bulk annuity businesses. There continues to be a market "premium" for scale which is largely unquantifiable from a valuation perspective. However, in February 2016 a large portfolio was put up for sale and has since attracted significant interest from new and established investors. Offers are believed to translate into a yield of under 2.5%, which adds weight to the premium for scale discussion.

This market dynamic is a positive for GRIF, given that over 70% of its portfolio is index-linked, with several short review pattern assets which review every five and ten years.

Asset Management

Brooks Macdonald Funds Limited (BM) continues to focus on additional income opportunities both in terms of day to day management of the portfolio, but also from opportunities within the planning regime whilst actively managing the estate. This approach has led to considerably higher than forecast income from notice, consent and permission fees.

In the last six months this income has been in excess of £299,000 and we would anticipate that this positive trend will continue. This income was not forecast to have such a significant impact at IPO and is therefore a welcome additional income stream for the company. The property management of the portfolio continues to be undertaken, where appropriate, by Braemar Estates (BE).

In the past six months, with the assistance of our insurance brokers and underwriters, we have implemented a new Health and Safety (H&S) monitoring system called Meridian. This live, online system automatically uploads all documentation directly into the insurance underwriting systems, creating an audit trail and a robust due-diligence archive, mitigating risk and protecting leaseholders.

Outlook

The first quarter of this year was a time of widespread volatility in markets, caused by uncertainty about the direction of the global economy. By the end of March the FTSE 100 had recouped earlier losses, falling only 1.1% after a belated recovery in commodity prices, but transactional activity in the UK property market slowed significantly. Such volatility is illustrated in a REIT context by the nine percentage point widening to 23% of the average discount to net asset value for the sector's two largest companies, Land Securities and British Land.

As investors looked for defensive stability, the specialist REITs, such as Tritax Big Box and Primary Health Properties, continued to perform well, maintaining their premium to net asset value, whilst long-dated UK government bonds climbed 6.9% and gold enjoyed its best quarter since 1986.

GRIF offers investors protection within the current volatile economic environment, as within its ground rent portfolio the income is upwards only and largely index-linked.

Ground Rents Income Fund plc
Half Yearly Consolidated Financial Report
for the six months ended 31 March 2016
Investment Manager's Report

Outlook continued

We believe interest rates look set to stay low for longer, with gilt and bond yields following a similar trend. The income premium for ground rents over these comparably defensive instruments continues to look attractive, given ground rents' stable and secure income streams, which we feel will under-pin the market over the next year. These attractive characteristics are reflected in the increasing trading activity in GRIF's stock, bringing new shareholders onto the register and strong NAV performance.



James Agar
On Behalf of Brooks Macdonald Funds Limited
25th May 2016
Investment Manager

Ground Rents Income Fund plc
Condensed Consolidated Income Statement
for the six months ended 31 March 2016

	Notes	unaudited 6 months to 31 March 2016 £	unaudited 6 months to 31 March 2015 £	audited Year ended 30 September 2015 £
Continuing Operations				
Revenue	3	2,349,353	2,047,499	4,173,523
Administrative expenses		(417,489)	(437,876)	(879,599)
Profit on sale of ground rent assets		31,835	-	73,005
Net revaluation gain on investment properties		4,298,592	1,750,271	9,186,057
Operating profit		<u>6,262,291</u>	<u>3,359,894</u>	<u>12,552,986</u>
Finance income		14,573	40,206	52,163
Finance costs	4	(159,465)	(52,017)	(167,946)
Profit before income tax		<u>6,117,399</u>	<u>3,348,083</u>	<u>12,437,203</u>
Income tax (charge) / credit		(100)	-	20,880
Profit for the period attributable to owners of the parent		<u>6,117,299</u>	<u>3,348,083</u>	<u>12,458,083</u>
Earnings per share				
Basic	7	6.58p	3.87p	13.82p
Diluted	7	6.52p	3.86p	13.70p

There is no other comprehensive income for the period.

The accompanying notes from pages 9 to 14 form an integral part of the interim consolidated financial statements.

Ground Rents Income Fund plc
Condensed Consolidated Statement of Financial Position
as at 31 March 2016

	Notes	unaudited 31 March 2016 £	unaudited 31 March 2015 £	audited 30 September 2015 £
Assets				
Non current assets				
Investment properties - ground rents	5	111,540,000	94,562,234	104,213,000
Total non-current assets		<u>111,540,000</u>	<u>94,562,234</u>	<u>104,213,000</u>
Current assets				
Trade and other receivables		2,723,320	1,985,548	3,044,602
Cash and cash equivalents		4,153,568	8,143,118	5,381,720
Total current assets		<u>6,876,888</u>	<u>10,128,666</u>	<u>8,426,322</u>
Total Assets		<u>118,416,888</u>	<u>104,690,900</u>	<u>112,639,322</u>
Current liabilities				
Trade and other payables		(2,664,329)	(944,473)	(1,442,267)
Corporation tax liability		(778)	(27,185)	-
Borrowings	6	(5,028,368)	(4,900,362)	(4,957,362)
Total current liabilities		<u>(7,693,475)</u>	<u>(5,872,020)</u>	<u>(6,399,629)</u>
Total Liabilities		<u>(7,693,475)</u>	<u>(5,872,020)</u>	<u>(6,399,629)</u>
Net assets		<u>110,723,413</u>	<u>98,818,880</u>	<u>106,239,693</u>
Financed by:				
Equity				
Share capital	8	46,562,156	46,482,856	46,482,856
Share premium account		43,979,409	43,907,467	43,907,467
Profit and loss account		20,181,848	8,428,557	15,849,370
Total equity		<u>110,723,413</u>	<u>98,818,880</u>	<u>106,239,693</u>

The accompanying notes from pages 9 to 14 form an integral part of the interim consolidated financial statements.

The condensed consolidated financial statements on pages 5 to 14 were approved and authorised for issue by the board of directors on 25th May 2016 and signed on its behalf by:



Robert Malcolm Naish
 Director
 25th May 2016

Ground Rents Income Fund plc

Company registered number: 8041022

Ground Rents Income Fund plc
Consolidated Statement of Cash Flows
for the six months ended 31 March 2016

	Notes	unaudited 6 months to 31 March 2016 £	unaudited 6 months to 31 March 2015 £	audited Year ended 30 September 2015 £
Cash flows from operating activities				
Cash generated from operations	10	2,421,287	1,097,543	2,302,601
Interest paid on bank loan		(88,195)	-	(76,118)
Taxation paid		(922)	(3,326)	(2,304)
Net cash generated from operating activities		<u>2,332,170</u>	<u>1,094,217</u>	<u>2,224,179</u>
Cash flow from investing activities				
Interest received		14,573	39,355	52,163
Purchase of ground rent assets		(1,975,804)	(25,552,663)	(27,767,643)
Sale of ground rent assets		34,488	-	-
Net cash absorbed by investing activities		<u>(1,926,743)</u>	<u>(25,513,308)</u>	<u>(27,715,480)</u>
Cash flows from financing activities				
Proceeds of issue of shares		151,242	8,841,386	8,841,385
Proceeds from borrowings		-	4,886,112	4,886,112
Dividends paid to shareholders		(1,784,821)	(1,528,356)	(3,217,543)
Net cash (used in) / generated from financing activities		<u>(1,633,579)</u>	<u>12,199,142</u>	<u>10,509,954</u>
Net decrease in cash and cash equivalents		<u>(1,228,152)</u>	<u>(12,219,949)</u>	<u>(14,981,347)</u>
Net cash and cash equivalents at the start of the period		<u>5,381,720</u>	<u>20,363,067</u>	<u>20,363,067</u>
Net cash and cash equivalents at the end of the period		<u>4,153,568</u>	<u>8,143,118</u>	<u>5,381,720</u>

The accompanying notes from pages 9 to 14 form an integral part of the interim consolidated financial statements.

Ground Rents Income Fund plc
Consolidated Statement of Changes in Equity
for the period from 1 October 2014 to 31 March 2016

	Share capital £	Share premium account £	Distributable reserve £	Total £
At 1 October 2014	42,257,142	39,291,796	6,608,830	88,157,768
Comprehensive income				
Profit for the period	-	-	3,348,083	3,348,083
Total comprehensive income	42,257,142	39,291,796	9,956,913	91,505,851
Transactions with owners				
Issue of share capital	4,225,714	4,817,314	-	9,043,028
Share issue costs	-	(201,643)	-	(201,643)
Dividends paid (note 9)	-	-	(1,528,356)	(1,528,356)
At 31 March 2015	46,482,856	43,907,467	8,428,557	98,818,880
Comprehensive income				
Profit for the period	-	-	9,110,000	9,110,000
Total comprehensive income	-	-	9,110,000	9,110,000
Transactions with owners				
Dividends paid (note 9)	-	-	(1,689,187)	(1,689,187)
At 30 September 2015	46,482,856	43,907,467	15,849,370	106,239,693
Comprehensive income				
Profit for the period	-	-	6,117,299	6,117,299
Total comprehensive income	-	-	6,117,299	6,117,299
Transactions with owners				
Issue of share capital	79,300	79,300	-	158,600
Share issue costs	-	(7,358)	-	(7,358)
Dividends paid (note 9)	-	-	(1,784,821)	(1,784,821)
At 31 March 2016	46,562,156	43,979,409	20,181,848	110,723,413

The accompanying notes from pages 9 to 14 form an integral part of the interim consolidated financial statements.

Ground Rents Income Fund plc
Notes to the Condensed Consolidated financial statements
for the six months ended 31 March 2016

1 General information

Ground Rents Income Fund plc ("the Company") is the parent company of a group of companies ("the Group") which operates a property investment and rental business. The Group's primary activities are set out in its annual report and financial statements for the period from 1 October 2014 to 30 September 2015. A copy of the statutory annual report and financial statements has been delivered to the Registrar of Companies.

The Company is a closed-ended real estate investment trust (REIT) incorporated in England and Wales and is listed on the Channel Islands Securities Exchange Authority (CISEA) and the SETSqx platform of the London Stock Exchange.

2 Accounting policies

Basis of preparation

These unaudited consolidated results are for the six months ended 31 March 2016. They have not been prepared in accordance with IAS 34 Interim Financial Reporting. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group for the year ended 30 September 2015.

The information in this announcement does not comprise statutory financial statements within the meaning of section 434 of the Companies Act 2006. The group's financial statements for the period ended 30 September 2015 have been reported on by the auditors and delivered to the Registrar of Companies. The report of the auditors was unqualified and did not draw attention to any matters by way of emphasis. They also did not contain a statement under section 498(2) or (3) of the Companies Act 2006.

The Group continues to adopt the going concern basis in preparing its consolidated interim financial statements. This financial information for the half year ended 31 March 2016 has neither been audited nor reviewed. The financial information was approved by the Board on 25 May 2016.

Changes in accounting policy and disclosure

The same accounting policies, presentation and methods of computation are followed in the condensed set of financial statements as applied in the Group's latest annual audited financial statements for the year ended 30 September 2015.

3 Segmental information

The Company is mainly concerned with the collection of ground rents. The Company receives some ancillary income to which it is entitled as a result of its position as property freeholder.

	unaudited 6 months to 31 March 2016 £	unaudited 6 months to 31 March 2015 £	audited Year ended 30 September 2015 £
By activity:			
Ground rent income accrued in the period	2,052,851	1,748,196	3,728,637
Other income falling due within the period	296,502	299,303	444,886
	<u>2,349,353</u>	<u>2,047,499</u>	<u>4,173,523</u>

All income of the Group is derived from activities carried out within the United Kingdom. The Group is not reliant on any one property or group of connected properties for the generation of its revenues. The board is the chief operating decision maker and runs the business as one segment.

Ground Rents Income Fund plc
Notes to the Condensed Consolidated financial statements
for the six months ended 31 March 2016

4 Finance costs	unaudited 6 months to 31 March 2016 £	unaudited 6 months to 31 March 2015 £	audited Year ended 30 September 2015 £
Loan interest costs	88,195	37,767	96,696
Amortisation of loan arrangement fees	71,270	14,250	71,250
	<u>159,465</u>	<u>52,017</u>	<u>167,946</u>

Loan set-up costs of £172,682 have been capitalised and deducted from the total loan amount outstanding. These costs are being amortised over 18 months to June 2016.

5 Investment Properties - Ground rents	Ground rent assets £
Market value	
At 1 October 2014	67,259,300
Additions	25,552,663
Surplus on revaluation	<u>1,750,271</u>
At 31 March 2015	94,562,234
Additions	2,214,980
Surplus on revaluation	<u>7,435,786</u>
At 30 September 2015	104,213,000
Additions	3,031,061
Disposals	(2,653)
Surplus on revaluation	<u>4,298,592</u>
At 31 March 2016	<u>111,540,000</u>
Net book value	
At 31 March 2016	<u>111,540,000</u>
At 30 September 2015	<u>104,213,000</u>
At 31 March 2015	<u>94,562,234</u>

The group's investment in ground rents was revalued at 31 March 2016 by Savills (UK) Limited. The valuer has confirmed to the directors that the fair value as set out in the valuation report has been primarily derived using comparable recent market transactions on an arm's length basis. The fair value is defined as "The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date".

The valuer within Savills is a RICS Registered Valuer. Most of the properties have previously been valued by Savills when they were acquired and from time to time as requested by the directors. The valuation of ground rents takes into account external factors such as interest rates and the availability of other fixed rate investments in the market. While interest rates remain low, ground rents are an attractive investment due to their secure, fixed income streams. The valuation of a ground rent depends on the future rental uplift timing and nature. The least attractive ground rents are those which are flat with no future rental increases which attract the lowest YP multiple and the highest yield. The most valuable ground rents assets are those which are RPI linked with reviews every 10 years or less. The valuation is also dependent on other factors such as whether the ownership of the ground rent gives the holder the right to insure and manage the building which can lead to additional income streams.

Ground Rents Income Fund plc
Notes to the Condensed Consolidated financial statements
for the six months ended 31 March 2016

6 Borrowings

	unaudited 31 March 2016 £	unaudited 31 March 2015 £	audited 30 September 2015 £
Bank loan repayable within one year	5,058,037	5,058,037	5,058,037
Capitalised loan arrangement fees net of amortisation	(29,669)	(157,675)	(100,675)
	<u>5,028,368</u>	<u>4,900,362</u>	<u>4,957,362</u>

The loan facility is with Santander UK plc and has a termination date of 27 September 2016. The rate of interest payable on the loan is set in advance at three-monthly intervals and is equal to the LIBOR three month rate on the first day of each charging period plus a margin of 2.5%.

An extension to the facility is currently being negotiated, to run concurrently from the termination date.

The loan facility is secured over assets held in group companies, namely The Manchester Ground Rent Company Limited, Gateway (Leeds) Ground Rents Limited, GRIF028 Limited, GRIF041 Limited, GRIF044 Limited, GRIF048 Limited and Opw Ground Rents Limited.

No security or guarantee exists in relation to the facility over any other group assets or assets within the parent company.

The directors have the facility in place to draw down additional funds secured over further ground rent assets if they require further borrowings to complete additional ground rent purchases.

Ground Rents Income Fund plc
Notes to the Condensed Consolidated financial statements
for the six months ended 31 March 2016

7 Earnings per share

Basic Earnings per Share

Earnings used to calculate earnings per share in the financial statements were:

	unaudited 31 March 2016 £	unaudited 31 March 2015 £	audited 30 September 2015 £
Profit attributable to equity shareholders of the Company	6,117,299	3,348,083	12,458,083

Basic earnings per share have been calculated by dividing earnings by the weighted average number of shares in issue throughout the period.

Basic earnings per share	6.58p	3.87p	13.82p
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Diluted Earnings per Share

Diluted earnings per share is the basic earnings per share, adjusted for the effect of contingently issuable warrants and the preference shares in issue in the period, weighted for the relevant periods.

	unaudited 31 March 2016 £	unaudited 31 March 2015 £	audited 30 September 2015 £
Profit attributable to equity shareholders of the Company	6,117,299	3,348,083	12,458,083
Total earnings in the period	6,117,299	3,348,083	12,458,083

	Number	Number	Number
Weighted average number of shares - basic	93,038,695	86,618,374	90,156,309
Effect of warrants	748,811	158,354	773,566
Diluted total shares	93,787,506	86,776,728	90,929,875

Diluted earnings per share	6.52p	3.86p	13.70p
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8 Share capital

		unaudited 31 March 2016	unaudited 31 March 2015	audited 30 September 2015
Allotted, called up and fully paid:				
Ordinary shares	Nominal Value	£0.50 each	£0.50 each	£0.50 each
	Number	93,124,311	92,965,711	92,965,711
	Amount £	46,562,156	46,482,856	46,482,856
Shares in issue during the period:				
Ordinary shares	Nominal Value	£0.50 each	£0.50 each	£0.50 each
	Number	93,124,311	92,965,711	92,965,711
	Amount £	46,562,156	46,482,856	46,482,856

Resolutions were passed at an annual general meeting on 24 July 2012 to authorise the directors to allot shares up to an aggregate nominal amount of £65,000,000. Following the conversion of preference shares to ordinary shares, the Company issued 35,088,185 shares at a price of £1 each during the period to 30 September 2014. Resolutions were passed at the annual general meeting on 20 January 2015 to issue up to a further 10% of share capital resulting in 8,451,428 shares being issued at £1.07 in the period to 31 March 2015.

Warrants were issued for £nil consideration on the basis of one warrant for every five subscription shares. Warrant-holders have the right to subscribe £1 per share for the number of ordinary shares to which they are entitled on 31 August each year up to and including 31 August 2022. The total number of shares issued of 93,124,311 includes 158,600 ordinary shares issued to warrant holders in October 2015.

Ground Rents Income Fund plc
Notes to the Condensed Consolidated financial statements
for the six months ended 31 March 2016

9 Dividends

It is the policy of the group to pay quarterly dividends to ordinary shareholders.

	unaudited 6 months to 31 March 2016 £	unaudited 6 months to 31 March 2015 £	audited Year ended 30 September 2015 £
Dividends declared by the Company during the year:			
Dividends paid	1,784,821	1,528,356	3,217,543
	<u>1,784,821</u>	<u>1,528,356</u>	<u>3,217,543</u>
Analysis of dividends by type:			
Interim PID dividend of 0.847p per share	-	715,836	715,836
Interim PID dividend of 0.874p per share	-	812,520	812,520
Interim PID dividend of 0.934p per share	-	-	868,300
Interim PID dividend of 0.883p per share	-	-	820,887
Interim PID dividend of 0.952p per share	886,543	-	-
Interim PID dividend of 0.9646p per share	898,278	-	-
	<u>1,784,821</u>	<u>1,528,356</u>	<u>3,217,543</u>

Since the period ended 31 March 2016, the Company has announced an Interim PID dividend of 1.0187p per share (£948,657).

10 Gross cash flows

	unaudited 6 months to 31 March 2016 £	unaudited 6 months to 31 March 2015 £	audited Year ended 30 September 2015 £
Reconciliation of profit before income tax to net cash inflow from operating activities			
Profit before income tax	6,117,399	3,348,083	12,437,203
Adjustments for:			
Non-cash revaluation gain	(4,298,592)	(1,750,271)	(9,186,057)
Non-cash loan costs amortisation	-	(14,250)	-
Profit on sale of ground rents	(31,835)	-	-
Net finance cost / (income)	144,892	(11,811)	115,783
Operating cash flows before movements in working capital	<u>1,931,864</u>	<u>1,571,751</u>	<u>3,366,929</u>
Movements in working capital:			
Increase in trade receivables	(733,975)	(811,038)	(1,930,091)
Increase in trade payables	1,223,398	336,830	865,763
Net cash generated from operations	<u>2,421,287</u>	<u>1,097,543</u>	<u>2,302,601</u>

Ground Rents Income Fund plc
Notes to the Condensed Consolidated financial statements
for the six months ended 31 March 2016

11 Related party transactions

Transactions between the Company and its subsidiaries which are related parties, have been eliminated on consolidation. The captions in the primary statements of the company include the amounts attributable to subsidiaries. All amounts due to or from subsidiary companies are interest free and repayable on demand.

Simon Wombwell is also a director of Brooks Macdonald Funds Limited (BMF) and of Brooks Macdonald Group plc, the parent company of BMF and Braemar Estates (Residential) Limited (BER), both of which companies provided services to Ground Rents Income Fund plc during the financial period.

BMF provides investment advisory and administration services to the Company, the fees for which are 0.55 per cent. per annum of the market capitalisation of the Company. In addition, BMF is entitled to an agency fee of 2 per cent. of the purchase price of any property acquired by the Company, where no other agency fee is payable. Where a third party agency fee is less than 2 per cent. of the purchase price, BMF is entitled to an agency fee of 50 per cent. of the difference between 2 per cent. of the purchase price and the third party agency fee.

Transactions between Brooks Macdonald Funds Limited and Ground Rents Income Fund plc during the financial period were as follows:

	unaudited	audited
	31 March	30 September
	2016	2015
	£	£
Advisory fee payable to Brooks Macdonald Funds Limited	186,402	348,019
Acquisition fees payable to Brooks Macdonald Funds Limited	42,418	485,454
Directors fees payable to Brooks Macdonald Funds Limited	12,000	24,000
Other amounts payable to Brooks Macdonald Funds Limited	3,876	12,375
	<u>244,696</u>	<u>869,848</u>

Amounts owing of £47,989 were due to Brooks Macdonald Funds Limited in respect of invoices issued in the period 1 October 2015 - 31 March 2016 at the balance sheet date.

Braemar Estates (Residential) Limited is also a related party by virtue of being under common control with Brooks Macdonald Funds Limited. Transactions between Braemar Estates (Residential) Limited and Ground Rents Income Fund plc during the financial period were as follows:

	unaudited	audited
	31 March	30 September
	2016	2015
	£	£
Other amounts due to Braemar Estates (Residential) Limited	13,680	4,403
	<u>13,680</u>	<u>4,403</u>

Amounts owing of £12,000 were due to Braemar Estates (Residential) Limited in respect of invoices issued in the period 1 October 2015 - 31 March 2016 at the balance sheet date.

12 Other financial commitments

The Company has a number of Ground Rent acquisitions in the pipeline. There are a number of acquisitions to which the company is committed by way of option payments it has made. The company has also paid a deposit of £83,000 for a building under construction. The Company is due to pay £747,000 being the remainder of the purchase price plus any acquisition costs once the property is complete.

13 Events after the balance sheet date

Since the balance sheet date, the Company has continued to progress pipeline ground rent acquisitions and the Group has invested in ground rent assets totalling £1.36m.