

HEALTH and SAFETY POLICY STATEMENT

May 2020

Health and Safety Policy Statement

The Ground Rents Income Fund plc (GRIO) and Schroder Real Estate Investment Management (SREIM) is committed to providing best-in-class residential management across our estate. We believe that the successful management of health, safety and security are fundamental to the well-being of our residents, leaseholders, service partners and visitors to our properties together with members of the public.

It is also one of the means by which together we can create a better environment in which to live and work, and this is an essential component of our continued performance and growth.

We believe that a sustainable investment program should deliver enhanced returns to investors, improved performance to consumers and a positive impact to local communities.

The GRIO Board of Directors has overall responsibility for the implementation of this policy by SREIM who is responsible for putting into practice this policy and any associated activities. Our aims are to achieve continual improvement in our health and safety awareness and performance, and to lead the sector in the everyday application of health and safety.

To achieve these objectives, The Company will:

1. Fulfil all legislative requirements
2. Strive to exceed industry best practice (RICS)
3. Remain an industry leader in Health and Safety
4. Provide transparent information to all stakeholders
5. Regularly review our health and safety performance
6. Support the communities in which we operate
7. Minimise the environmental impacts of our operations
8. Deliver value to society by encouraging residents, leaseholders and service partners to act responsibly

The Board and SREIM are committed to the development, implementation and regular review of this Health and Safety Policy, and specifically to exceed our legislative obligations and industry Best Practice. We are committed to ensure that health and safety is fundamental to the way we do business.

We all have a role in the promotion of a progressive health and safety culture, using our collective knowledge and experience to promote continuous improvement in the management of our built environment.

The Directors

Ground Rents Income Fund plc & Schroder Real Estate Investment Management