

OVERVIEW

GCP Asset Backed is a Jersey-incorporated, closed ended investment company whose shares are traded on the main market of the London Stock Exchange.

The Company's objective is to provide shareholders with regular, growing distributions and modest capital appreciation over the long term through investment in a diversified portfolio of loans secured against assets across a range of sectors predominantly in the UK.

PERFORMANCE

Cumulative performance to 31 December 2019

Total return	3m	6m	1y	2y	4y	Since launch
GCP Asset Backed	1.7%	4.6%	10.2%	20.2%	33.9%	34.8%

Annual performance to 31 December 2019

Total return	Year to 31 Dec 19	Year to 31 Dec 18	Year to 31 Dec 17	Year to 31 Dec 16
GCP Asset Backed	10.2%	9.1%	4.4%	6.7%

Source: Bloomberg. Basis: Percentage growth, total return with net income reinvested. Past performance is not a guide to future performance.

COMPANY UPDATE

Portfolio

At 31 December 2019, the Company was exposed to a diversified portfolio of partially inflation and/or interest rate protected investments comprising 45 loans with an unaudited valuation of £453.4 million. The principal value of the loans was £452.1 million with a weight-adjusted average annualised interest rate of 8.2% and an average life across the portfolio of 6 years. In the three-month period to 31 December 2019, the Company committed £8.1 million to finance six investments, three of which were new loans.

Board appointment

On 7 November 2019, the Company was pleased to announce the appointment of Marykay Fuller as non-executive director. Marykay is a banking and finance professional with 30 years' experience, most recently she was a senior deal and advisory partner at KPMG LLP.

Debt facility

On 16 January 2020, the Company announced that in order to access near term investment opportunities it has extended the £10 million tranche of its revolving credit facility with Royal Bank of Scotland International Limited, such that this will now mature in August 2020. The other terms of the revolving credit facility remain unchanged.

Company overview

Listing date	23 October 2015
SEDOL	BYXX8B0/BYZX8G3
Registered number	119412
Ticker	GABI
Financial year end	31 December

Ordinary share class

Shares in issue	441.5m
Share price	108.50p
Market cap	£479.1m
NAV per share	102.33p
NAV	£451.8m
Share price premium to NAV	6.0%

Ordinary share class NAV

Investment valuation	£453.9m
Cash	£8.7m
Borrowings	-£9.5m
Current net liabilities	-£1.3m
NAV	£451.8m

Dividend information

Dividend paid/declared ¹²	6.45p
Dividend yield on share price	5.9%

Other information

Ongoing charges percentage ³	1.2%
---	------

¹ Dividends paid/declared in the twelve month period to 31 December 2019.

² Includes special dividend of 0.25p.

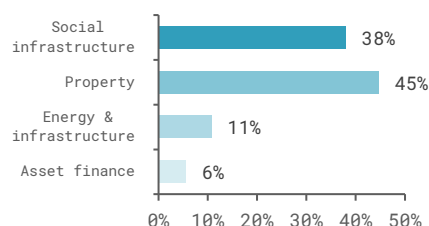
³ Calculated in accordance with the AIC methodology.

INVESTMENT PORTFOLIO

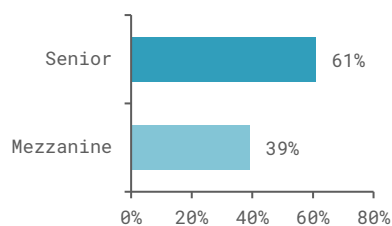
Number of holdings	Principal value of holdings	Annualised interest rate	Average life
45	£452.1m	8.2%	6yrs

INVESTMENT PORTFOLIO - ANALYSIS

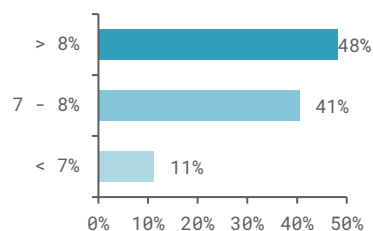
Portfolio by sector



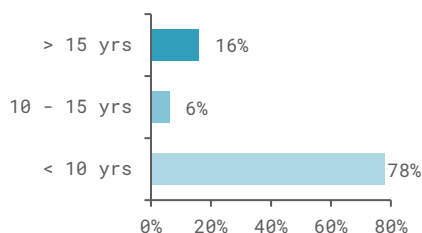
Portfolio by security



Portfolio by interest rate



Portfolio by term



INVESTMENT PORTFOLIO - 10 LARGEST INVESTMENTS

Loan	Sector	Asset	% of total assets
Development Fin Co 6	Property	Residential property	8.9%
Co-living Co 1	Property	Residential property	8.6%
Student Accom 2	Social Infrastructure	Student accommodation	5.4%
Student Accom 3	Social Infrastructure	Student accommodation	4.8%
Student Accom 1	Social Infrastructure	Student accommodation	4.6%
Bridging Co 1	Property	Residential property	4.4%
Student Accom 4	Social Infrastructure	Student accommodation	4.3%
Property Co 2	Social Infrastructure	Social housing	3.8%
Waste Infra. Co	Energy & Infrastructure	Material recovery facility	3.5%
Property Co 7	Property	Residential Property	3.2%

This Investor Report is provided for information purposes only and should not be relied on by any person in making an investment decision. Past performance is not a reliable indicator of future performance, and investors may not get back the original amount invested. The share price may be different to the net asset value and the value of the shares will fluctuate. Whilst it is the intention to achieve the investment objectives of the investment product, there can be no assurance that the objectives will be met. Any forecast, projection or target is indicative only and not guaranteed in any way, and any views expressed are those of Gravis Capital Management Ltd ("Gravis"). Gravis has used all reasonable endeavours to ensure the accuracy of information contained in this Investor Report, but it cannot guarantee the reliability, completeness or accuracy of such content. This Investor Report is a financial promotion and is not intended to be investment advice. It is issued and approved solely for the purpose of section 21(2)(b) of the Financial Services and Markets Act 2000 (as amended) by Gravis which is authorised and regulated by the Financial Conduct Authority. Gravis is registered in England (No: 10471852). Registered Office is 24 Savile Row, London, W1S 2ES.

The Company

GCP Asset Backed Income Fund Ltd
12 Castle Street
St. Helier
Jersey JE2 3RT

Directors

Alex Ohlsson (Chairman)
Joanna Dentskevich
Colin Huelin
Marykay Fuller

Investment Manager and AIFM⁴

Gravis Capital Management Ltd
24 Savile Row
London W1S 2ES
Telephone: 0203 405 8500

David Conlon

david.conlon@graviscapital.com

Dion Di Miceli

dion.dimiceli@graviscapital.com

Company Secretary and Administrator

Apex Financial Services (Alternative Funds) Limited

Advisers on English Law

Gowling WLG

Advisers on Jersey Law

Carey Olsen

Auditor of the Company

PricewaterhouseCoopers LLP

Corporate Broker

Investec Bank plc

Valuation Agent

Mazars LLP

⁴Alternative Investment Fund Manager