

FINSBURY GROWTH & INCOME TRUST

November 2005

All data as at 30th Nov 2005

Fund Objective

Finsbury Growth & Income Trust invests in UK company shares with the objective of achieving capital and income growth and providing a total return in excess of that of the FTSE All-Share Index.

Fund Breakdown

Top 10 Holdings	% Gross	% NAV	Industry Breakdown	% Gross	% NAV
HBOS (Ord & Pref)	14.0	16.3	Consumer Branded Goods	32.7	38.0
Diageo	7.9	9.2	Financial Services	24.2	28.2
Cadbury Schweppes	7.3	8.5	Technology/Media	21.5	25.0
Wolverhampton & Dudley	7.0	8.1	Preference Shares	15.3	17.8
AG Barr	5.9	6.9	Energy	4.7	5.4
Lloyds TSB	5.3	6.2	Industrials	1.2	1.4
Royal Dutch Shell	4.7	5.4	Other	0.5	0.5
Sage Group	4.7	5.4	Total	100.0	116.5
Reed Elsevier	4.2	4.9			
Reuters	4.2	4.9			
					£
			Total Investments	a	139.8
			Net Cash	b	(2.2)
			Borrowings	c	(17.5mn)
			Net Assets (a+b+c)	d	120.0
			Gearing ((a-d)/d)		16.5%

Fund Exposure	Bonds	Prefs	Equity	Funds	Cash	Total
UK %	2.6	15.2	97.7	1.0	-	116.5
Other %	-	-	-	-	-	-
Total %	2.6	15.2	97.7	1.0	-	116.5

Fund Performance

Past performance is not a guide to future performance. The price of units and the income from them may go down as well as up. Investors may not get back what they invested.

5 Year History (Jan-Dec)	2001	2002	2003	2004	YTD 2005
FGT NAV TR%	-10.9	-22.0	+23.7	+33.2	+16.3
FGT Price TR%	-9.7	-23.9	+28.5	+46.8	+22.6
FTSE All Share TR%	-13.3	-23.2	+22.0	+14.1	+17.4

Source: LTL S&P Micropal. TR=Total Return (with dividends reinvested) LTL was appointed to FGIT in Dec 2000.

2004	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YE 2004
NAV TR %★	+3.4	+3.1	-1.4	+1.9	+0.2	+2.3	-3.8	+2.8	+5.0	+3.3	+1.3	+9.8	+33.2
Price TR %★	+7.5	+3.5	-0.3	+3.5	+0.1	+3.3	-4.5	+3.9	+6.8	+2.6	+2.7	+8.3	+46.8
Since Appointment NAV TR %	-11.4	-8.7	-10.0	-8.2	-8.1	-6.0	-9.5	-7.0	-2.4	+0.9	+2.2	+12.2	
Since Appointment Price TR %	-5.4	-2.1	-2.4	+1.1	+1.2	+4.5	-0.2	+3.7	+10.7	+13.6	+16.6	+26.2	
2005	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2005
NAV TR %★	+0.7	+2.8	+1.4	-3.0	+4.6	+3.1	+0.1	+0.4	+3.8	-2.3	+3.8		+16.3
Price TR %★	+5.8	+3.6	-2.3	+0.3	+3.7	+3.6	-0.7	+0.6	+4.5	-3.0	+4.9		+22.6
Since Appointment NAV TR %	+13.7	+16.2	+17.8	+14.6	+19.2	+23.2	+23.2	+23.9	+28.8	+26.5	+30.3		
Since Appointment Price TR %	+33.6	+38.4	+35.3	+35.7	+40.7	+45.8	+44.8	+45.6	+52.1	+47.6	+54.8		

Source: LTL and S&P Micropal unless otherwise indicated. TR=Total Return (with dividends reinvested) LTL was appointed to FGIT in Dec 2000.

★ Source: Monthly performance is sourced from LTL and Bloomberg.

Market Capitalisation	£ 123.1mn
Net Asset Value	£ 2.5790
Share Price	£ 2.6475
Premium (Discount)	2.7%
Estimated Gross Yield ▲	3.4%

Source: Bloomberg. ▲Source: LTL & Close Finsbury AM

Fund Manager:	Nick Train
Launch Date:	1926
Denominated Currency:	Sterling
Year End:	30th September
Dividend:	
<i>Interim:</i>	Ex-Date - June Payable - June
<i>Final:</i>	Ex-Date - November Payable - January
Benchmark:	FTSE All Share Index (net dividends reinvested)
Investment Trust Sector:	UK Growth & Income
Annual Mgmt Fee:	0.65% of average market capitalisation
Performance Fees:	15% of any increase in Trust's mkt capitalisation in any year, subject to an absolute return hurdle being the sum of the increase in the Retail Price Index in the year plus 6%. Total fee payable capped 1.25% of average market capitalisation.
The Board:	MAF Reeve JP Allard VE Renwick GWB Warman
ISIN:	GB0007816068
Bloomberg:	FGT LN
Listing:	London Stock Exchange

Fund Manager's Comments

November was a decent month for your Company, both absolute and relatively. The NAV rose 3.8%, compared to the 2.8% of the FT All-Share Index, making for two consecutive months of outperformance. If we sound a bit defensive, it is because we are conscious that the NAV needs a few more decent months to pull back the underperformance delivered during the 3rd quarter of this year.

November was marked by a broadening out of the market. What hurt us through the Summer was the exclusive nature of the rally - if you didn't own oil and mining (and we don't, to any great extent), then you were in trouble, as we were. Last month, though, saw some great moves outside those previously favoured sectors. In particular, one element of our strategy really began to pay off. This is our commitment to "market proxies". These are companies whose share prices are influenced by the general trend in the UK equity market. We believe the general long term trend for UK equities is definitively upwards, even though we are uncertain at any given point in time which sectors are likely to be driving the All-Share higher. When we have intellectual doubts about a popular sector, like mining companies, it is a comfort to us to know that elsewhere in the portfolio are shares which can do well just because the market is doing well too. For instance, Reuters and Euromoney gained c12.0% in November, both companies whose businesses prosper when markets are buoyant and active. Pearson, where we have invested a lot of shareholders' capital since June, rose 7.0% on the month, with some investors expecting the strong equity market to assist recovery in the Financial Times. Fund manager Rathbone Brothers, a new holding for your Company in 2005, put on 6.5% - as market gains increased the value of its funds under management. The LSE, too, rose 5.8%, partly because rising volumes of trade and new listings are so beneficial to it.

Elsewhere, the month was marked by a rise in gilt prices, taking yields at the long end to lows unseen in my investment career, of 24 years. The new 50 year gilt is trading at less than a 4.0% yield. The cause of this move was the Bank of England's downgrading of growth and inflation forecasts for the UK economy in 2006. We think yields could fall further, because inflation seems a waning threat. If so, then your Company's investment in high-yielding, high-quality preference shares should be most rewarding, we think. Their yields are alluringly high.

FINSBURY GROWTH & INCOME TRUST

All data as at 30th Nov 2005

**Investment Manager:
Close Finsbury Asset
Management**

10 Crown Place
London EC2A 4FT

Freephone Helpline 0800 169 6968
Fax 020 7247 4722
www.CloseFinsbury.com
info@CloseFinsbury.com

**Discretionary Investment Advisor:
Lindsell Train Limited
35 Thurloe Street
London SW7 2LQ**

Phone: +44 20 7225 6400
Fax: +44 20 7225 6499
www.LindsellTrain.com
enquiry@LindsellTrain.com

**Lindsell Train is authorised and
regulated by the Financial
Services Authority.**

Reports can be found on our
website at www.LindsellTrain.com

This document is intended for use by persons who are authorised by the UK Financial Services Authority ("FSA") and those who are permitted to receive such information in the UK. The information contained in this document does not constitute an offer or invitation to buy or sell any investments. Nothing in this document constitutes investment, legal, tax or other advice. Lindsell Train and/or persons connected with it may have an interest in this investment.

The value of any investment in securities or funds and the income generated from them may go down as well as up and are not guaranteed. Past performance cannot be used as a guide or guarantee of future performance. You may not get back the original amount you have invested. Changes in foreign exchange rates may cause the value of your investment to go up or down. Some funds with higher gearing may be subject to higher volatility and the investment value may change substantially. The net asset value (NAV) performance of an investment trust is not the same as its market share price performance.

Issued by Lindsell Train Limited. Authorised and regulated by the Financial Services Authority. 19-Jan-06 LTL 000-031-9