



CMP/JAN/2019/0013

16th January 2019

Mr. Hassan Al Serkal

EVP, COO – Head of Operations Division, Market Operations Division
Dubai Financial Market
P.O Box 9700
Dubai - United Arab Emirates

Dear Mr. Al Serkal,

Subject: GFH Acquires Westside – a Class A Business Park in North M25 London Market

GFH Financial Group would like to inform its shareholders and the markets that it has acquired Westside Office Business Park in Hemel Hempstead. Located just north of London and off the M25, the ring road around greater London, in a prime office market, the complex comprises four Class A office buildings with approximately 200,000 sq. ft. of contemporary office space set along the Grand Union Canal with abundance of on-site parking and excellent connection to Central London via both rail and road. With Heathrow and Luton airports in easy reach, the location is also ideal for national and international businesses. Upon acquisition, the property was 96% occupied by a well-diversified, credit-rated tenant base ranging across various industries.

Workman LLP will be retained as the property manager for Westside. Workman LLP is the largest, independent, specialist commercial property management and building consultancy firm in the UK.

GFH along with its clients will invest throughout the holding period up to GBP 39.2 million. GFH will hold up to 5% of the transaction. The investment is expected to have attractive returns over the investment period given attractive exchange rate of the Pound at the time of acquisition.

GFH cannot disclose any further information due to the confidentiality clauses of the signed contract with the counterparty.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Nabeel Mirza', enclosed within a blue oval scribble.

Nabeel Mirza

Senior Director Compliance & MLRO