



CMP/JUL/2019/0015

22nd July 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 US\$ 180 Million Senior Healthcare Portfolio in the US

GFH Financial Group would like to inform its shareholders and the markets that it has, through its fully owned subsidiary GFH Capital Limited, acquired a Diversified Senior Healthcare Portfolio consisting of six income yielding properties located in the U.S. states of California, Washington and Michigan in a deal exceeding US\$ 180 million in value .

The properties are currently 93% occupied by residents, caters to senior citizens seeking Independent Living, Assisted Living and Memory Care. The properties will be managed by JEA Senior Living, Senior Resource Group and Independence Village, three best-in-class operators with strong management teams and investment track records in the U.S. market. GFH will hold 4.55%, GFH's investors will hold up to 86.45%, and the joint venture partner Madison Marquette will hold 5.88%. Senior Resource Group and JEA Senior Living have also co-invested alongside GFH and Madison Marquette in their respective portfolios .

The investment is expected to make an ROI of 160% over the investment period of 5 years and will accordingly have a positive impact on GFH's 2019 financials.

Yours Sincerely,

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

Nabeel Mirza
Head of Compliance