



CMP/APR/2017/0005

15<sup>th</sup> April 2017

**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 Signs to Acquire US Virginia Data Center**

GFH Financial Group would like to inform its shareholders and the markets that its wholly-owned subsidiary, GFH Capital ("GCL"), has announced signing for a new investment in a US Virginia-based Data Center with a market value exceeding US\$100 million. GCL intends to offer the investment for the private placement.

The investment is being undertaken in partnership with Corporate Office Properties Trust (COPT), a US\$5 billion NYSE-listed REIT and one of the leading data center operators in the US. COPT, in addition to managing the assets, have also made a 20% investment in the portfolio, which is expected to provide investors with attractive semi-annual cash distributions at an annual rate averaging 9.5% over the investment period and an IRR of 12%.

The portfolio consists of two state-of-the-art, built-to-suit data center facilities located in high technology business parks in the US state of Virginia. The investment provides GFH and its investors with exposure to the positive dynamics of the US real estate market and, in particular, increasing demand for data centers in the US led by growth in cloud services and data storage needs with Virginia serving as top data center destination.

This transaction is expected to reflect positively on GFH's financial results for Q2-2017.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Nabeel Mirza', with a stylized flourish at the end.

**Nabeel Mirza**

Senior Director - Compliance & MLRO