



German Property Group GmbH | In den Kolkwiesen 68 | 30851 Langenhagen

4th May 2020

Dear Valued investor

We are writing to you today to further keep you updated on how things are progressing with potential investors, we have continued having many conference call meetings with investors and our lawyers. Negotiations with interested parties wishing to buy the whole portfolio has now come to a conclusion, we had many interested parties looking at purchasing, however, due to the current climate of uncertainty investors decided they would only be interested in limited properties. We need to obtain the maximum return for all of our properties as a whole and talks have now stalled.

The only way forward is the choice between full restructuring of GPG debt or insolvency. With the current economical climate i believe we would see a reduced amount that GPG would be able to return to our investors. We understand that this is not ideal outcome for our investors and the intended outcome for our investors has always been to maximise to the highest level their return. We hope in the coming weeks that we will be able to update you all with the potential returns in more detail.

Insolvency:

We at GPG view that formal insolvency proceedings would result in a near total loss for investors. We have been approached by a group of GPG investors who have gathered together to discuss how they could assist. We here at GPG continue to strive for the best outcome for our investors, we are always open to people approaching us for the good of our investors and as per clause 8 within the LNI we are obliged to assist at all times. We have had several calls now with all their Legal teams and the groups around the world to hear their proposals and how it may benefit all GPG investors. We feel it would be prudent of GPG to further allow this group to communicate with all of our investors.

Our commitment:

We assure you that without your consent we won't pass your details to any third party, we believe that the appropriate option would be as follows:

- We confirm that we will support any activities to help delivering the best return to you as an investor.
- We receive a written communication from the group, we at GPG email this to you the investor. We are committed to support this group in the best as we can.



- The email will guide you to their website and email address for further answers of what there potential offer may entail.

- We at GPG will still have the client relations team available to take any calls between 9-5 with questions you may have, the contact number for the team is **0191 500 54 59**

We thank you for all your patience and we will continue to strive to find the solution best for you.

German Property Group GmbH

A handwritten signature in black ink, appearing to read 'CS', is written over the company name.

iV. Charles Smethurst