



GFH Partners Announces Successful Exit from U.S. Logistics Facility with US\$151 million Sale to Michelin North America

- Sale of 2 million-square-foot Illinois facility, acquired in 2021, marks GFH Partners' fourth U.S. industrial and logistics exit
- Transaction delivers a strong outcome for investors despite a challenging market environment
- GFH Partners continues to invest in the logistics sector through its US transportation logistics platform

Dubai, UAE - [13 October 2026]- GFH Partners Ltd. ("**GFH Partners**"), a Dubai International Financial Centre ("**DIFC**")-based investment manager and global real estate investment arm of GFH Bank B.S.C, alongside GFH Partners Fund Management, today announced **the** successful exit from a 2-million-square-foot super regional distribution facility and adjacent land parcel in Wilmington, Illinois, through the US\$151 million sale of the property to Michelin North America, the property's long-standing tenant. The transaction was completed in partnership with Silver Creek Development.

GFH Partners acquired the property in February 2021 in partnership with Silver Creek Development. During the investment period, the partners implemented a number of value-enhancing initiatives, including expanding trailer parking and securing an early extension of Michelin's lease beyond its previous November 2027 expiry.

The sale, which closed on October 6, 2026, represents GFH Partners' fourth exit from its U.S. industrial and logistics portfolio and delivered returns to investors in line with the Fund's targeted investment objectives. The result was achieved against a challenging commercial real estate backdrop characterised by higher-for-longer interest rates, constrained debt availability, lower transaction volumes and continued divergence between buyer and seller pricing expectations.

The 100%-occupied facility is one of only two super regional distribution centres used by Michelin in the United States and handles a substantial portion of the company's imported U.S. inventory. Located approximately 60 miles southwest of downtown Chicago, the property sits on a 91-acre site with access to Interstate 55 and the BNSF rail network. The facility supports more than 400 employees and plays an important role in Michelin's U.S. operations.

Commenting on the occasion, **Mr Nael Mustafa, Chief Executive Officer of GFH Partners**, said: "There is no stronger endorsement of an asset's quality than its tenant choosing to own it. Over our investment period, we worked closely with Michelin to enhance the facility and support its operations, culminating in a successful exit for our investors. Delivering this outcome in a difficult market environment is a testament to our investment philosophy:



acquiring well-located, mission-critical assets with high-quality tenants and creating value through active asset management across the full investment lifecycle, from sourcing and acquisition through to realization."

GFH Partners remains an active investor in the logistics sector and continues to deploy capital through its US transportation logistics platform, which focuses on acquiring and aggregating transportation-focused industrial assets, including truck terminals, fleet yards, equipment storage, shipping container yards and other mission-critical logistics properties. The strategy builds on GFH Partners' U.S. industrial and logistics track record of targeting well-located assets supported by high-quality tenants and long-term structural demand.

– Ends –

This announcement is provided for information purposes only and does not constitute, or form part of, an offer, invitation, solicitation or recommendation to buy or sell any securities or interests in any fund or investment product. Any forward-looking statements, including those relating to expected returns, future transactions or market conditions, are based on current expectations and assumptions and are subject to risks and uncertainties. Actual outcomes may differ materially from those expressed or implied. Past performance is not indicative of future results.

GFH Partners Fund Management acts as the fund manager of the fund and GFH Partners Ltd acts as the investment manager.

GFH Partners Fund Management is registered as a Registered Person with the Cayman Islands Monetary Authority ("CIMA") pursuant to section 5(4) and paragraph 2 of Schedule 4 of the Securities Investment Business Act (2020 Revision) ("SIBA"), effective 22 January 2026, to carry on the securities investment business defined by paragraph 3 of Schedule 2 of the SIBA, in respect of securities as defined within Schedule 1 of the SIBA.

GFH Partners Ltd is regulated by the Dubai Financial Services Authority as a Category 2 Authorised Firm (Firm Reference No. F000064).

About GFH Partners Ltd.

GFH Partners Ltd. is a DFSA-regulated global real estate investment manager based in the Dubai International Financial Centre (DIFC), with approximately US\$7 billion in assets under management across the U.S., U.K., and GCC. The firm takes a thematic approach to investing across logistics, living, healthcare and digital infrastructure, and operates through a two-engine model combining fund management with strategic investments in sector-specialist operating platforms.

GFH Partners Ltd. is authorised to provide financial services only to Professional Clients and Market Counterparties, as defined by the DFSA. This announcement is provided for information purposes only and does not constitute an offer to the public or a solicitation to invest in any product or service.

GFH Partners Ltd. is a wholly owned subsidiary of GFH Bank B.S.C. ("GFH"). GFH is listed on the Bahrain Bourse, Boursa Kuwait, Dubai Financial Market, and Abu Dhabi Securities Exchange.

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