

## **SHUAA and Northacre announce successful completion of prestigious real estate portfolio management**

- 5 Year mandate contributed to the growth of multi-billion-pound portfolio in Prime Central London
- Northacre to leverage experience, expertise and track record as part of its growth expansion

United Arab Emirates, 25 January 2023: SHUAA Capital psc (DFM: SHUAA), the region's leading asset management and investment banking platform, and Northacre, London's leading super-prime developer with over 30 years of experience in creating exceptional living spaces, today announced the successful completion of its five-year portfolio management through SHUAA's subsidiary, Astrea in London.

The portfolio management builds on the track record established by SHUAA's real estate platform, Northacre, as a global leader in real estate development and asset management. With the commencement of portfolio management responsibility in 2017, SHUAA and Northacre have consistently delivered best-in-class investment, property development and management services to the distinguished properties incorporating benchmark sustainability and environmental standards. During the five-year mandate, SHUAA and Northacre successfully managed the multi-billion-pound portfolio, helped in building a strong management team with exceptional experience in real estate, and contributed to sustainable and consistent growth. The successful portfolio management has resulted in robust performance for the Prime Central London mixed-use portfolio which comprises prestigious properties, with the majority of the assets located in Mayfair, Knightsbridge and Oxford Street. Following the successful completion of SHUAA and Northacre's mandate, portfolio management has been delivered to the client as planned, supported by an expert leadership team that was chiefly recruited by SHUAA.

**Fawad Tariq Khan, Group Chief Executive Officer of SHUAA Capital and Director of Northacre,** said: "We are delighted to successfully complete our management of the portfolio through our subsidiary Astrea as we embark on the next chapter of our growth story. Northacre's focus moving forward is to continue funding, developing, and managing a diverse and unique portfolio of projects in the UK and the Middle East with a key focus on sustainability. We look forward to building on our years of experience, expertise, and track record to bring together a mix of profitable investments, assets, services, and real estate projects that share a common mission to achieve ambitious and practical environmental, wellbeing, social and economic goals for people and businesses. We are committed to creating places that benefit the wellbeing of communities, whilst proactively balancing financial gain with minimized environmental impact to generate long-term value throughout all market cycles."

The completion of the portfolio management aligns with a new era of growth and development for SHUAA and its real estate platform, Northacre. The company is currently developing a diverse and unique portfolio of projects across the UK and the GCC in excess of USD 3.6 billion alongside its investment and asset management platforms. Last year, Northacre announced project completion for its landmark London scheme The Broadway in the heart of Westminster, SW1. In

addition, Northacre launched the Ocean House, a development that will bring an exclusive collection of oceanfront residences to Palm Jumeirah off the Dubai Coast.

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#### About SHUAA Capital psc

SHUAA Capital psc (DFM: SHUAA) is a leading asset management and investment banking platform. SHUAA Capital psc is recognized for its strong track record and pioneering approach to investing through a differentiated, innovative, and global product offering focused on public and private markets, debt, and real estate.

The asset management segment, one of the region's largest, manages real estate funds and projects, investment portfolios and funds in the regional equities, fixed income, and credit markets; it also provides investment solutions to clients, with a focus on alternative investment strategies. The investment banking segment provides corporate finance advisory, transaction services, private placement, public offerings of equity and debt securities, while also creating market liquidity on OTC fixed-income products. The firm is regulated as a financial investment company by the Securities and Commodities Authority.

To learn more about SHUAA Capital, please visit:

- Website: [www.shuua.com](http://www.shuua.com)
- Twitter: [https://twitter.com/SHUAA\\_Capital](https://twitter.com/SHUAA_Capital)
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*This document contains forward-looking statements. Forward-looking statements are neither historical facts nor assurances of future performance. Instead, they are based only on our current beliefs, expectations and assumptions regarding the future of our business, future plans and strategies, projections, anticipated events and trends, the economy and other future conditions. Forward-looking statements can be identified by words such as: "anticipate," "aspire," "intend," "plan," "goal," "objective," "seek," "believe," "project," "estimate," "expect," "forecast," "strategy," "target," "trend," "future," "likely," "may," "should," "will" and similar references to future periods.*

*Examples of forward-looking statements include, among others, statements we make regarding:*

- *Expected operating results, such as revenue growth and earnings.*
- *Anticipated levels of expenditures and uses of capital.*
- *Ability to identify and merge with a target and access to capital markets.*

- *Current or future volatility in the capital and credit markets and future market conditions.*

*Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict and many of which are outside of our control. Our actual results and financial condition may differ materially from those indicated in the forward-looking statements. Therefore, you should not rely on any of these forward-looking statements. Important factors that could cause our actual results and financial condition to differ materially from those indicated in the forward-looking statements include, among others, the following: Our ability to maintain adequate revenue levels and cost control; economic and financial conditions in the global markets and regional markets in which we operate, including volatility in interest rates, commodity and equity prices and the value of assets; the implementation of our strategic initiatives, including our ability to effectively manage the redeployment of our balance sheet and the expansion of our strategic businesses; the reliability of our risk management policies, procedures and methods; continued volatility in the capital or credit markets; geopolitical events; developments and changes in laws and regulations, including increased regulation of the financial services industry through legislative action and revised rules and standards applied by our regulators.*

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