

2nd October 2020

Redacted
Personal
data

SUBJECT TO CONTRACT
EXCLUSIVE OF VAT

Dear Owen

Plot 1, Llantarnam Business Park, Cwmbran NP44 3DE

I am instructed to submit an offer for the above property, subject to the following terms and conditions:

Purchaser	MGTS St Johns High Income Property Fund c/o MGTS Fund Management Limited 1 Sovereign Court Graham Street Birmingham BR1 3RJ
Total Consideration	£375,000 subject to contract (three hundred and seventy-five thousand pounds) exclusive of VAT. We understand the property is purchased subject to the information contained within the attached marketing particulars and data room provided by Alder King
Conditions of Purchase	The offer is subject to: 1) Contract
Tenure	The property will be purchased freehold with a net developable area of 1.93 acres on a total site of 3.35 acres.
Funding & Approvals	Cash Purchase – The fund purchaser will make its investment on a cash basis; no third-party bank financing is required. The board is supportive of the offer and no further approvals are required. Please find financial info attached which I trust should satisfy your client. The MGTS St Johns High Income Property Fund was launched by Alan Hudson, CEO of AFH PLC in 2012. St Johns Asset Management Ltd, one of the AFH Group

companies, are the Investment Advisers to the said Fund. The Fund is a cash purchaser with no requirement for debt financing.

The Fund has acquired a mixed-use portfolio of over 30 assets, (60 individual units) over the last 5 years across the country, including industrial assets, offices, leisure, retail warehouse and a supermarket.

Information not captured by the request

Timescale

Upon receipt of a full legal pack, my client will aim to exchange contracts within 28 working days, simultaneous completion is targeted, however should completion not be achievable simultaneously they will pay a deposit equal to 10% of the purchase price.

Lawyers

[REDACTED] janehartleyassociates.co.uk

Solicitor and Managing Director

JaneHartley Associates Limited
The Waterhouse, 4th Floor, 41 Spring Gardens, Manchester, M2 2BG
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Both the Fund Manager [REDACTED] and Asset Manager [REDACTED] have inspected the property and are satisfied with the legal information provided to date.

As you will know my clients own the adjoining property and have been attempting to purchase the site for some time. Their existing tenant Multi-Colour Cwmbran UK Ltd are a major occupier within Cwmbran and wish to expand production into the adjoining site. Should this not be possible, there is a real threat that they will relocate closer to their other base in Maidenhead.

Please find a plan attached to show a new industrial unit for existing occupier MultiColor to expand accompanied by a letter from the MD of Multicolour explaining the importance of the site expansion. This acquisition will guarantee to retain Multicolor within Cwmbran and provide up to 100 new jobs for the area. The drawings which are subject to change, however provide the approximate scale of development indicated to my client by their valued tenant.

We confirm that we have noted all further conditions detailed in the invitation to offer regarding construction standards etc. and also agree that should my client withdraw from the transaction once solicitors are instructed to cover the vendor's legal fees incurred on the transaction to date.

Should you require clarification on any aspect of this offer, please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely

[REDACTED]