

WELCOME

A happy new year to all our readers! We hope you will flourish in every way in 2019.

Giroma's mindset at the start of this year is entrepreneurial, passionate and resilient. We're continuing to seek out the best opportunities to help us build the company up. This requires discernment, courage and imagination. We think Henry Dodd put it well when he said, "The reason most people do not recognise an opportunity when they meet it is because it usually goes around wearing overalls and looking like Hard Work."

Meanwhile, our rental property portfolio is keeping us very busy. We hope you'll enjoy reading about the work our team has done recently.

Our quote of the quarter is by Sandeep Biswas, a global business leader, diversity champion and winner of an Alumni Excellence Award last year from the Vice-Chancellor of the University of Queensland. We like the value he places on diversity. No two people have the same perspective, and we all have much to learn from people who see the world very differently from us. This is why we're so grateful for all the feedback we receive.

PROPERTY MAINTENANCE UPDATE

By focusing on prevention and teamwork throughout the year, we and our tenants had a peaceful Christmas season: only two maintenance problems came to our attention. We appreciate everything the tenants are doing to play their part, helping to keep the properties in good order and telling us promptly if things go wrong. This enables us to be proactive and find solutions before small niggles escalate into emergencies.

Recent maintenance work included replacing a blocked drain and connecting to outlet.

Cut through concrete floor from front to back of garage. Include silt trap.



Cover new drainage pipe which leads out to connection with drain behind the garage.



Clean up around the new, lower drainage grid at front of garage.



Giroma Property Development Ltd. Registered in England and Wales No. 5004648

Registered Office: Brae d'Or, Pontshill, Ross-on-Wye, HR9 5SY, United Kingdom

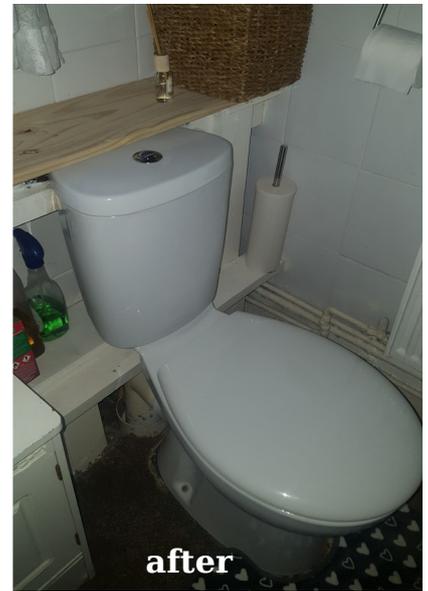
Postal Address: The Coach House, Telford House, 46 New St, Ross-on-Wye, HR9 7DA, United Kingdom

Tel: +44 (0) 1989 555 090 **Email:** info@giroma.co.uk **Web:** www.giroma.co.uk



Other maintenance work included:

- replacing a toilet
- repairing a fence
- doing the annual gas safety checks for several properties
- fitting a new electric shower
- installing a new cooker
- fitting a new front door to replace the old one which was leaking
- obtaining quotes to repair or rebuild fences in other properties



COMPANY PROGRESS

We are reporting to our shareholders every quarter by means of an insert in their copy of the newsletter.

NEXT EDITION

Our spring newsletter will be sent to investors in April. For news and information before then, please visit the website or contact us directly.

Thank you for your continued interest in Giroma.

QUOTE OF THE QUARTER

“As leaders we can make far better decisions and deliver superior results by bringing together different perspectives to drive our thinking and approach – whether that difference comes from our cultural backgrounds, gender diversity, our experience, or which generation we are from.”

(Sandeep Biswas)

Giroma Property Development Ltd. Registered in England and Wales No. 5004648

Registered Office: Brae d'Or, Pontshill, Ross-on-Wye, HR9 5SY, United Kingdom

Postal Address: The Coach House, Telford House, 46 New St, Ross-on-Wye, HR9 7DA, United Kingdom

Tel: +44 (0) 1989 555 090 **Email:** info@giroma.co.uk **Web:** www.giroma.co.uk