

GRIT REAL ESTATE INCOME GROUP LIMITED

(Registered in Guernsey)

(Registration number: 68739)

LSE share code: GR1T

SEM share code: DEL.N0000

ISIN: GG00BMDHST63

LEI: 21380084LCGHJRS8CN05

("Grit" or the "Company" and, together with its subsidiaries, the "Group")



AVAILABILITY OF THE ABRIDGED UNAUDITED RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2020

The Board of Directors of Grit announce that the Company's abridged unaudited results for the six months ended 31 December 2020 have been published and can be viewed on the Company's website (<https://grit.group/financial-results/>).

By Order of the Board

15 February 2021

FOR FURTHER INFORMATION, PLEASE CONTACT:**Grit Real Estate Income Group Limited**

Bronwyn Knight, Chief Executive Officer

Darren Veenhuis, Chief Strategy Officer and Investor Relations

+230 269 7090

ir@grit.group

Maitland/AMO - Communications Adviser

James Benjamin

+44 7747 113 930

Grit-maitland@maitland.co.uk

finnCap Ltd - UK Financial Adviser & Broker

William Marle/Giles Rolls/Teddy Whiley (Corporate Finance)

Mark Whitfeld/Pauline Tribe (Sales)

Monica Tepes (Research)

+44 20 7220 5000

+44 20 3772 4697

+44 20 3772 4698

Perigeum Capital Ltd - SEM Authorised Representative and Sponsor

Shamin A. Sookia

Kesaven Moothoosamy

+230 402 0894

+230 402 0898

NOTES

Grit Real Estate Income Group Limited is a leading pan-African real estate company focused on investing in and actively managing a diversified portfolio of assets in carefully selected African countries (excluding South Africa). These high-quality assets are underpinned by predominantly US\$ and Euro denominated long-term leases with a wide range of blue-chip multi-national tenant covenants across a diverse range of robust property sectors.

The Company is committed to delivering strong and sustainable income for shareholders, with the potential for income and capital growth. The Company is targeting net total shareholder return inclusive of NAV growth of 12.0% p.a.*

The Company currently holds a primary listing on the premium segment of the Main Market of the London Stock Exchange (LSE: GR1T) and a secondary listing on the Official Market of the Stock Exchange of Mauritius Ltd (SEM: DEL.N0000).

Further information on the Company is available at <http://grit.group/>

* This is a target only and not a profit forecast and there can be no assurance that it will be met. Any forward-looking statements and the assumptions underlying such statements are the responsibility of the Board of directors and have not been reviewed or reported on by the Company's external auditors.

Directors: Peter Todd⁺ (Chairman), Bronwyn Knight (Chief Executive Officer)*, Leon van de Moortele (Chief Financial Officer)*, Jonathan Crichton⁺, Sir Samuel Esson Jonah⁺, Nomzamo Radebe, Catherine McIlraith⁺, David Love⁺, and Bright Laaka (Permanent Alternate Director to Nomzamo Radebe).

(* Executive Director) (+ independent Non-Executive Director)

Company secretary: Intercontinental Fund Services Limited

Registered office address: PO Box 186, Royal Chambers, St Julian's Avenue, St Peter Port, Guernsey GY1 4HP

Registrar and transfer agent (Mauritius): Intercontinental Secretarial Services Ltd

Sponsoring broker: Capital Markets Brokers Ltd

SEM authorised representative and sponsor: Perigeum Capital Ltd

UK Transfer secretary: Link Assets Services Limited

This notice is issued pursuant to the FCA Listing Rules and SEM Listing Rules 15.24 and 15.36A and the Mauritian Securities Act 2005. The Board of the Company accepts full responsibility for the accuracy of the information contained in this communiqué.