

GRIT REAL ESTATE INCOME GROUP LIMITED

(Registered by continuation in the Republic of Mauritius)

(Registration number: C128881 C1/GBL)

LSE share code: GR1T

SEM share code: DEL.N0000

JSE share code: GTR

ISIN: MU0473N00036

("Grit" or the "Company" or the "Group")

**TR-1: STANDARD FORM FOR NOTIFICATION OF MAJOR HOLDINGS**

NOTIFICATION OF MAJOR HOLDINGS (to be sent to the relevant issuer and to the FCA in Microsoft Word format if possible)ⁱ

| | |
|---|-----------------------------------|
| 1a. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attachedⁱⁱ: | Grit Real Estate Income Group Ltd |
| 1b. Please indicate if the issuer is a non-UK issuer (please mark with an "X" if appropriate) | |
| Non-UK issuer | X |
| 2. Reason for the notification (please mark the appropriate box or boxes with an "X") | |
| An acquisition or disposal of voting rights | X |
| An acquisition or disposal of financial instruments | |
| An event changing the breakdown of voting rights | |
| Other (please specify) ⁱⁱⁱ : | |
| 3. Details of person subject to the notification obligation^{iv} | |
| Name | M&G Plc |
| City and country of registered office (if applicable) | London, United Kingdom |
| 4. Full name of shareholder(s) (if different from 3.) ^v | |
| Name | |
| City and country of registered office (if applicable) | |
| 5. Date on which the threshold was crossed or reached^{vi}: | 28/11/2019 |
| 6. Date on which issuer notified (DD/MM/YYYY): | 02/12/2019 |
| 7. Total positions of person(s) subject to the notification obligation | |

| | % of voting rights attached to shares (total of 8. A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights of issuer ^{vii} |
|---|---|---|--------------------------------|--|
| Resulting situation on the date on which threshold was crossed or reached | 5.98% | 0.00% | 5.98% | 316,235,546 |
| Position of previous notification (if applicable) | N/A | N/A | N/A | |

8. Notified details of the resulting situation on the date on which the threshold was crossed or reached^{viii}

A: Voting rights attached to shares

| Class/type of shares ISIN code (if possible) | Number of voting rights ^x | | % of voting rights | |
|---|---|--|---|--|
| | Direct (Art 9 of Directive 2004/109/EC) (DTR5.1) | Indirect (Art 10 of Directive 2004/109/EC) (DTR5.2.1) | Direct (Art 9 of Directive 2004/109/EC) (DTR5.1) | Indirect (Art 10 of Directive 2004/109/EC) (DTR5.2.1) |
| ORD NPV (DI) MU0473N00036 | | 18,937,921 | | 5.98% |
| | | | | |
| | | | | |
| SUBTOTAL 8. A | 18,937,921 | | 5.98% | |

B 1: Financial Instruments according to Art. 13(1)(a) of Directive 2004/109/EC (DTR5.3.1.1 (a))

| Type of financial instrument | Expiration date ^x | Exercise/ Conversion Period ^{xi} | Number of voting rights that may be acquired if the instrument is exercised/converted. | % of voting rights |
|------------------------------|------------------------------|--|--|--------------------|
| | | | | |
| | | | | |
| | | | | |
| SUBTOTAL 8. B 1 | | | | |

B 2: Financial Instruments with similar economic effect according to Art. 13(1)(b) of Directive 2004/109/EC (DTR5.3.1.1 (b))

| Type of financial instrument | Expiration date ^x | Exercise/ Conversion Period ^{xi} | Physical or cash settlement ^{xii} | Number of voting rights | % of voting rights |
|------------------------------|------------------------------|---|--|-------------------------|--------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | SUBTOTAL | | |
| | | | 8.B.2 | | |

9. Information in relation to the person subject to the notification obligation (please mark the applicable box with an "X")

| Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer ^{xiii} | | | | |
|--|--|--|---|----------|
| Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity ^{xiv} (please add additional rows as necessary) | | | | X |
| Name ^{xv} | % of voting rights if it equals or is higher than the notifiable threshold | % of voting rights through financial instruments if it equals or is higher than the notifiable threshold | Total of both if it equals or is higher than the notifiable threshold | |
| M&G Plc (Parent Company) | 5.98% | 0.00% | 5.98% | |
| M&G Group Limited (wholly owned subsidiary of M&G Plc) | 5.98% | 0.00% | 5.98% | |
| M&G FA Limited (wholly owned subsidiary of M&G Group Limited) | 5.98% | 0.00% | 5.98% | |
| M&G Investment Management Limited (wholly owned subsidiary of M&G FA Limited) | 5.98% | 0.00% | 5.98% | |
| 10. In case of proxy voting, please identify: | | | | |
| Name of the proxy holder | | N/A | | |

| | |
|---|-----|
| The number and % of voting rights held | N/A |
| The date until which the voting rights will be held | N/A |
| 11. Additional information^{xvi} | |
| | |

| | |
|----------------------------|-------------------------------|
| Place of completion | London, United Kingdom |
| Date of completion | 2 nd December 2019 |

This notice is issued pursuant to the LSE Listing Rules, JSE Listings Requirements, SEM Listing Rule 11.3 and the Mauritian Securities Act 2005. The board of directors of the Company accepts full responsibility for the accuracy of the information contained in this communiqué.

3 December 2019

JSE Sponsor

PSG Capital