

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")



DEALING IN SECURITIES BY PERSON CLOSELY ASSOCIATED WITH DIRECTOR/PERSON DISCHARGING MANAGERIAL RESPONSIBILITIES

The board of directors (the "**Board**") of Grit Real Estate Income Group Limited, a leading pan-African real estate company focused on investing in and actively managing a diversified portfolio of assets underpinned by predominantly US\$ and Euro denominated long-term leases with high quality multi-national tenants, has been notified that on 1 December 2021, Mr. Leon van de Moortele, Chief Financial Officer of Grit, acquired 39,000 ordinary shares of no par value ("**Ordinary Shares**") in the Company at a price of GBP 0.38 per share, through Cuckoos Nest Trust.

Following the above mentioned transaction, Mr. Leon van de Moortele now holds 2,172,734 Ordinary Shares representing 0.66% of the Company's issued share capital.

Mr. Leon van de Moortele is a Person Discharging Managerial Responsibilities ("**PDMR**") for the purposes of the Market Abuse Regulation ("**MAR**") and Cuckoos Nest Trust is regarded as a Person Closely Associated ("**PCA**") with a PDMR.

The Notification of Transaction Form provided in accordance with the requirements of the MAR in relation to the transaction mentioned above is set out below.

Notification of a Transaction pursuant to Article 19(1) of Regulation (EU) No. 596/2014				
1	Details of the person discharging managerial responsibilities/person closely associated			
a.	Name of PDMR	Leon van de Moortele		
b.	Name of PCA	Cuckoos Nest Trust		
c.	Relationship of PDMR to PCA	Settlor and Beneficiary		
2	Reason for notification			
a.	Position/Status	Chief Financial Officer		
b.	Initial notification/ Amendment	Initial Notification		
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a.	Name	GRIT REAL ESTATE INCOME GROUP LIMITED		
b.	LEI	21380084LCGHJRS8CN05		
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted			
a.	Description of the financial instrument, type of instrument	Ordinary shares of No Par Value		
	Identification Code	GG00BMDHST63		
b.	Nature of the transaction	Purchase of shares		
c.	Price(s) and volume(s)	Price(s)	Volume(s)	Total
		GBP 0.38	39,000	GBP 14,820

d.	Aggregated information - Aggregated Volume - Price	Single transaction As mentioned above
e.	Date of the transaction	1 December 2021
f.	Place of the transaction	London Stock Exchange

By Order of the Board

2 December 2021

FOR FURTHER INFORMATION, PLEASE CONTACT:

Grit Real Estate Income Group Limited

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NOTES:

Grit Real Estate Income Group Limited is the 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 holds its primary listing on the Main Market of the London Stock Exchange (LSE: GR1T and a secondary listing on the Stock Exchange of Mauritius (SEM: DEL.N0000).

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

* These are targets only and not a profit forecast and there can be no assurance that they 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)*, David Love+, Sir Samuel Esson Jonah+, Nomzamo Radebe, Catherine McIlraith+, Jonathan Crichton+, Cross Kgosidiile+ and Bright Laaka+ (Permanent Alternate Director to Nomzamo Radebe).

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

Company secretary: Intercontinental Fund Services Limited

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

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

UK Transfer secretary: Link Asset Services Limited

SEM authorised representative and sponsor: Perigeum Capital Ltd

This notice is issued pursuant to the FCA Listing Rules, Article 19 of MAR and SEM Listing Rule 11.3 and the Mauritian Securities Act 2005. The Board of the Company accepts full responsibility for the accuracy of the information contained in this communiqué.