

**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 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 Thursday, 2 December 2021, Mr. David Love, who is an independent non-executive director of Grit, acquired 56,466 ordinary shares of no par value in the Company ("**Ordinary Shares**") at a price of GBP 0.354 per share.

Following the purchase, Mr. Love now holds 97,479 Ordinary Shares representing 0.029% of the Company's issued share capital.

Mr. David Love is a Person Discharging Managerial Responsibilities ("**PDMR**") for the purposes of the Market Abuse Regulation ("**MAR**").

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

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>			
a.	Name	David Love		
<b>2</b>	<b>Reason for notification</b>			
a.	Position/Status	Independent Non-Executive Director		
b.	Initial notification/ Amendment	Initial Notification		
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>			
a.	Name	GRIT REAL ESTATE INCOME GROUP LIMITED		
b.	LEI	21380084LCGHJRS8CN05		
<b>4</b>	<b>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</b>			
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 Ordinary Shares		
c.	Price(s) and volume(s)	Price(s)	Volume(s)	Total
		GBP 0.354	56,466	GBP 19,988.96
d.	Aggregated information: • Aggregated Volume • Price	56,466 GBP 0.354		
e.	Date of the transaction	2 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**

Bronwyn Knight, Chief Executive Officer  
Darren Veenhuis, Chief Strategy Officer and Investor Relations

+230 269 7090  
+44 779 512 3402

**Maitland/AMO – Communications Adviser**

James Benjamin

+44 7747 113 930  
Grit-maitland@maitland.co.uk

**finnCap Ltd – UK Financial Adviser**

William Marle / 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

**Capital Markets Brokers Ltd – Mauritian Sponsoring Broker**

Neetusha Aubeeluck

+230 402 0285

**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.