

GRIT REAL ESTATE INCOME GROUP LIMITED

(Registered in Guernsey)

(Registration number: 68739)

LSE share code: GR1T

SEM share codes (dual currency trading): DEL.N0000 (USD) / DEL.C0000 (MUR)

ISINL GG00BMDHST63

LEI: 21380084LCGHJRS8NC05

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

RESULTS OF THE ANNUAL GENERAL MEETING

The board of Directors (the "**Board**") of Grit is pleased to announce that at the annual general meeting of the Company ("**AGM**") held at 2:30 p.m. Mauritian time (10:30 a.m. UK time) on Monday, 22 December 2025, all resolutions were passed with the requisite majority votes. The detailed results of the voting are as follows:

| Resolutions proposed at the AGM | Votes for resolution as a percentage of total number of shares voted at AGM (rounded to 2 decimal places)* | Votes against resolution as a percentage of total number of shares voted at AGM (rounded to 2 decimal places)* | Number of shares voted at AGM | Number of shares voted at AGM as a percentage of shares in issue (rounded to 2 decimal places)* | Number of shares abstained as a percentage of shares in issue (rounded to 2 decimal places)* |
|---|---|---|--------------------------------------|--|---|
| Ordinary Resolution Number 1 – Re-appointment of MHA and Baker Tilly Channel Islands as the statutory auditors of the Company | 83,00% | 17,00% | 433 608 033 | 83,41% | 0,01% |
| Ordinary Resolution Number 2 – Re-election of Peter Todd as a Director of the Company | 56,11% | 43,89% | 433 298 033 | 83,35% | 0,06% |
| Ordinary Resolution Number 3 – Re-election of Bronwyn Corbett as a Director of the Company | 56,11% | 43,89% | 433 298 033 | 83,35% | 0,06% |
| Ordinary Resolution Number 4 – Re-election of David Love as a Director of the Company | 82,99% | 17,00% | 430 000 904 | 82,72% | 0,70% |
| Ordinary Resolution Number 5 – Re-election of Catherine McIlraith as a Director of the Company | 82,99% | 17,00% | 430 000 904 | 82,72% | 0,70% |

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|--|---------|--------|-------------|--------|-------|
| Ordinary Resolution Number 6 – Re-election of Lynette Finlay as a Director of the Company | 82,99% | 17,00% | 430 000 904 | 82,72% | 0,70% |
| Ordinary Resolution Number 7 – Re-election of Nigel Nunoo as a Director of the Company | 82,99% | 17,00% | 433 298 033 | 83,35% | 0,06% |
| Ordinary Resolution Number 8 – Re-election of Gareth Schnehage as a Director of the Company | 82,99% | 17,00% | 430 000 904 | 82,72% | 0,70% |
| Special Resolution Number 1 – Market purchase of own shares / share buy back | 100,00% | 0,00% | 415 181 057 | 79,87% | 3,55% |
| Special Resolution Number 2 – Authority to issue shares for cash on a non-pre-emptive basis | 83,41% | 17,09% | 420 629 793 | 80,92% | 2,92% |
| Special Resolution Number 3 – Authority to sell shares from treasury for cash on a non-pre-emptive basis | 99,92% | 0,08% | 418 478 186 | 80,50% | 2,92% |

* Percentages are expressed as a proportion of the total votes cast (which does not include votes withheld).

Total number of shares in issue as at the date of the AGM was 519,587,834 (excluding the 246,782 ordinary shares held in treasury).

Engagement with Dissenting Shareholders

Shareholders are further advised that, whilst ordinary resolutions number 2 and 3, relating to the re-election of Peter Todd and Bronwyn Corbett as Directors of the Company, were supported by the majority of shareholders, the Company does recognise that they were each voted against by 43,89% respectively, of the votes exercised by the Company's shareholders present in person or represented by proxy at the AGM.

The Independent Directors of Grit (the “**Independent Directors**”) have taken this on board and are committed to achieving a greater understanding of the underlying reasons that has seen some shareholders being unable to support these resolutions. The Independent Directors will initiate a consultation with the Company's shareholders including dissenting shareholders to better understand their concerns and consider their feedback.

An update on the views received from shareholders and actions taken will be published no later than six months after the meeting with the dissenting shareholders.

In accordance with the Listing Rules of the UK Financial Conduct Authority (“**FCA**”), a copy of the resolutions passed at the AGM has been submitted to the FCA via the National Storage Mechanism and will shortly be available to the public for inspection at the link below:

<https://data.fca.org.uk/#/nsm/nationalstoragemechanism>.

By Order of the Board

22 December 2025

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NOTES:

Grit Real Estate Income Group Limited is the leading pan-African impact real estate company focused on investing in, developing 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 holds its primary listing on the Main Market of the London Stock Exchange (LSE: GR1T and a dual currency trading secondary listing on the Stock Exchange of Mauritius (SEM: DEL.N0000 (USD) / DEL.C0000 (MUR))).

Further information on the Company is available at www.grit.group

Directors: Peter Todd (Chairman), Bronwyn Corbett (Chief Executive Officer) *, Gareth Schnehage (Chief Financial Officer) *, David Love+, Catherine McIlraith+, Lynette Finlay+ and Nigel Nunoo+.

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

Company secretary: Intercontinental Fund Services Limited

Corporate service provider: Maurant Governance Services (Guernsey) Limited

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

Registrar and transfer agent (Mauritius): OneLink Limited

SEM authorised representative and sponsor: Perigeum Capital Ltd

UK Transfer secretary: Link Assets Services Limited

Mauritian Sponsoring Broker: Capital Markets Brokers Ltd

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