RNS ANNOUNCEMENT

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")

UPDATE ON PUBLICATION OF FINANCIAL RESULTS AND CONTINUED SUSPENSION OF LISTING

The Board of Directors (the “Board”) of Grit Real Estate Income Group Limited refers shareholders to its announcement of 29 April 2026, in which it advised shareholders of, amongst other matters, the delay in publication of the Company's audited financial results for the 18-month period ended 31 December 2025 and the temporary suspension of the listing and trading of the Company's ordinary shares.

Although the Potential Transaction referenced in the announcement of 29 April 2026 has progressed, the financial statements will only be finalised once engagement with lenders concerning covenant compliance, restructuring options and potential amendments have been completed.

Accordingly, the Company will not be in a position to publish its interim financial results for the six months ended 30 June 2026 by 30 September 2026.

The Company continues to work towards the finalisation and publication of its audited financial results for the 18-month period ended 31 December 2025. Pending publication of those results, the suspension of the listing and trading of the Company's ordinary shares on the London Stock Exchange and the Stock Exchange of Mauritius remains in effect.

The Company will provide further announcements regarding the Potential Transaction and the publication of the outstanding audited financial results for the 18-month period ended 31 December 2025, the interim financial results for the six months ended 30 June 2026, and the restoration of trading in its ordinary shares as and when appropriate.

The Board accepts full responsibility for the accuracy of the information contained in this announcement.

By Order of the Board

29 September 2026

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: Nigel Nunoo (Chairman) +, Bronwyn Knight (Chief Executive Officer) *, Hugo Jordaan (Chief Financial Officer) *, Michael Dorn (Chief Restructuring Officer) *, Lynette Findlay+, Catherine McIlraith+ and Garreth Elston+

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

Company secretary: Intercontinental Fund Services Limited

Corporate service provider: Mourant 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 Ltd

SEM authorised representative and sponsor: Perigeum Capital Ltd

UK Transfer secretary: MUFG Corporate Markets

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.