

GRIT REAL ESTATE INCOME GROUP LIMITED

(Registered in Guernsey)

(Registration number: 68739)

LSE share code: GR1T

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

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, developing and actively managing a diversified portfolio of assets underpinned by predominantly US\$ and Euro denominated long-term leases with high quality multinational tenants, has been notified that on Thursday, 9 November 2023, Mr. David Love, who is an independent non-executive director of Grit, acquired 52,493 ordinary shares of no par value in the Company ("**Ordinary Shares**") at a price of GBP0.1524 per ordinary share.

Following the purchase, Mr. Love now holds 149,972 Ordinary Shares representing 0.03% 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.

1	Details of the person discharging managerial responsibilities/person closely associated			
a.	Name	David Love		
2	Reason for notification			
a.	Position/Status	Independent Non-Executive Director		
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 Ordinary Shares		
c.	Price(s) and volume(s)	Price(s)	Volume(s)	Total
		GBP0.1524	52,493	GBP8,009.88

d.	Aggregated information: • Aggregated Volume • Price	52,493 GBP0.1524
e.	Date of the transaction	9 November 2023
f.	Place of the transaction	London Stock Exchange

By Order of the Board

9 November 2023

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 woman led 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 <http://grit.group>.

Directors: Peter Todd (Chairman), Bronwyn Knight (Chief Executive Officer)*, Leon van de Moortele (Chief Financial Officer)*, David Love+, Sir Samuel Esson Jonah+, Catherine McIlraith+, Jonathan Crichton+, Cross Kgosidiile and Lynette Finlay+.

(* 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 Market Services Limited

SEM authorised representative and sponsor: Perigeum Capital Ltd

Mauritian sponsoring broker: Capital Markets Brokers Ltd

This notice is issued pursuant to the FCA Listing Rules, SEM Listing Rules 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.