

GRIT REAL ESTATE INCOME GROUP LIMITED

(Registered by continuation in the Republic of Mauritius)

(Registration number: C128881 C1/GBL)

LSE share code: GR1T

SEM share code: DEL.N0000

ISIN: MU0473N00036

LEI: 21380084LCGHJRS8CN05

("Grit" or the "Company")



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

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 Tuesday, 12 January 2021, Mr. David Love, who is an independent non-executive director of Grit, acquired 41,013 ordinary shares of no par value ("**Ordinary Shares**") in the Company at a price of GBP 0.4874 per share. Following the purchase Mr. Love holds 41,013 Ordinary Shares representing 0.013% of the 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	MU0473N00036	
b.	Nature of the transaction	Purchase of Ordinary Shares	
c.	Price(s) and volume(s)	Price(s)	Volume(s)
		GBP 0.4874	41,013
d.	Aggregated information: • Aggregated Volume • Price	41,013 GBP 0.4874	
e.	Date of the transaction	12 January 2021	
f.	Place of the transaction	London Stock Exchange	

By Order of the Board

13 January 2021

FOR FURTHER INFORMATION, PLEASE CONTACT:

Grit Real Estate Income Group Limited

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Perigeum Capital Ltd – SEM Authorised Representative and Sponsor

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NOTES:

Grit Real Estate Income Group Limited is a 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 currently holds a primary listing on the Main Market of the London Stock Exchange (LSE: GR1T), while its listing on the Official Market of the Stock Exchange of Mauritius Ltd is termed as a secondary listing (SEM: DEL.N0000).

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

* This is a target only and not a profit forecast and there can be no assurance that it 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 Corbett (Chief Executive Officer)*, Leon van de Moortele (Chief Financial Officer)*, Jonathan Crichton⁺, Sir Samuel Esson Jonah⁺, Nomzamo Radebe, Catherine McIlraith⁺, David Love⁺, and Bright Laaka (Permanent Alternate Director to Nomzamo Radebe).

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

Company secretary: Intercontinental Fund Services Limited

Registered office address: c/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cybercity, Ebène 72201, Mauritius

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

Sponsoring broker: Capital Markets Brokers Ltd

SEM authorised representative and sponsor: Perigeum Capital Ltd

UK Transfer secretary: Link Assets Services Limited

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