

**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")

**TR-1: Standard form for notification of major holdings**

|  |   |   |                                |  |
|--|---|---|--------------------------------|--|
| <b>1a. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached<sup>i</sup>:</b> |   | GRIT REAL ESTATE INCOME GROUP LIMITED                                     |                                |  |
| <b>1b. Please indicate if the issuer is a non-UK issuer</b> (please mark with an "X" if appropriate)                           |   |   |                                |  |
| Non-UK issuer  |   |   |                                | X  |
| <b>2. Reason for the notification</b> (please mark the appropriate box or boxes with an "X")                                   |   |   |                                |  |
| An acquisition or disposal of voting rights  |   |   |                                | X  |
| An acquisition or disposal of financial instruments  |   |   |                                |  |
| An event changing the breakdown of voting rights   |   |   |                                |  |
| Other (please specify) <sup>iii</sup> :  |   |   |                                |  |
| <b>3. Details of person subject to the notification obligation<sup>iv</sup></b>  |   |   |                                |  |
| Name   |   | PUBLIC INVESTMENT CORPORATION SOC LIMITED                                 |                                |  |
| City and country of registered office (if applicable)  |   | PRETORIA, SOUTH AFRICA  |                                |  |
| <b>4. Full name of shareholder(s)</b> (if different from 3.) <sup>v</sup>  |   |   |                                |  |
| Name   |   | Government Employees Pension Fund of South Africa                         |                                |  |
| City and country of registered office (if applicable)  |   | PRETORIA, SOUTH AFRICA  |                                |  |
| <b>5. Date on which the threshold was crossed or reached<sup>vi</sup>:</b>   |   | 11/09/2023  |                                |  |
| <b>6. Date on which issuer notified (DD/MM/YYYY):</b>  |   | 12/09/2023  |                                |  |
| <b>7. Total positions of person(s) subject to the notification obligation</b>  |   |   |                                |  |
|  | % of voting rights attached to shares (total of 8. A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights of issuer <sup>vii</sup> |
| Resulting situation on the date on which threshold was crossed or reached  | 20.84%  |   | 20.84%                         | 495,092,339  |

|   |        |  |        |  |
|---|--------|--|--------|--|
| Position of previous notification (if applicable) | 17.71% |  | 17.71% |  |
|---|--------|--|--------|--|

**8. Notified details of the resulting situation on the date on which the threshold was crossed or reached<sup>viii</sup>**

**A: Voting rights attached to shares**

| Class/type of shares<br>ISIN code (if possible) | Number of voting rights <sup>ix</sup>                  |   | % of voting rights                                  |   |
|---|--|---|---|---|
|   | Direct<br>(Art 9 of Directive 2004/109/EC)<br>(DTR5.1) | Indirect<br>(Art 10 of Directive 2004/109/EC)<br>(DTR5.2.1) | Direct<br>(Art 9 of Directive 2004/109/EC) (DTR5.1) | Indirect<br>(Art 10 of Directive 2004/109/EC)<br>(DTR5.2.1) |
| PAN   | 103,154,342  |   | 20.84%  |   |
|   |  |   |   |   |
|   |  |   |   |   |
| <b>SUBTOTAL 8. A</b>                            | 103,154,342  |   | 20.84%  |   |

**B 1: Financial Instruments according to Art. 13(1)(a) of Directive 2004/109/EC (DTR5.3.1.1 (a))**

| Type of financial instrument | Expiration date <sup>x</sup> | Exercise/ Conversion Period <sup>xi</sup> | Number of voting rights that may be acquired if the instrument is exercised/converted. | % of voting rights |
|------------------------------|------------------------------|---|--|--------------------|
|                              |                              |   |  |                    |
|                              |                              |   |  |                    |
|                              |                              |   |  |                    |
| <b>SUBTOTAL 8. B 1</b>       |                              |   | NIL  | NIL                |

**B 2: Financial Instruments with similar economic effect according to Art. 13(1)(b) of Directive 2004/109/EC (DTR5.3.1.1 (b))**

| Type of financial instrument | Expiration date <sup>x</sup> | Exercise/ Conversion Period <sup>xi</sup> | Physical or cash settlement <sup>xii</sup> | Number of voting rights | % of voting rights |
|------------------------------|------------------------------|---|--|-------------------------|--------------------|
|                              |                              |   |  |                         |                    |
|                              |                              |   |  |                         |                    |
|                              |                              |   |  |                         |                    |
| <b>SUBTOTAL 8.B.2</b>        |                              |   |  | NIL                     | NIL                |

**9. Information in relation to the person subject to the notification obligation** (please mark the applicable box with an "X")

Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer<sup>xiii</sup>

Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity<sup>xiv</sup> (please add additional rows as necessary)

| <b>Name<sup>xv</sup></b>                  | <b>% of voting rights if it equals or is higher than the notifiable threshold</b> | <b>% of voting rights through financial instruments if it equals or is higher than the notifiable threshold</b> | <b>Total of both if it equals or is higher than the notifiable threshold</b> |
|---|---|---|--|
| PUBLIC INVESTMENT CORPORATION SOC LIMITED | 20.84%  |   | 20.84%   |
|   |   |   |  |
|   |   |   |  |
|   |   |   |  |
|   |   |   |  |

**10. In case of proxy voting, please identify:**

|   |     |
|---|-----|
| Name of the proxy holder                            | N/A |
| The number and % of voting rights held              | N/A |
| The date until which the voting rights will be held | N/A |

**11. Additional information<sup>xvi</sup>**

Acquisition of further interest / shares in the Company on the Stock Exchange of Mauritius

|                            |                        |
|----------------------------|------------------------|
| <b>Place of completion</b> | PRETORIA, SOUTH AFRICA |
| <b>Date of completion</b>  | 12 September 2023      |

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This notice is issued pursuant to the FCA Listing Rules and 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.