

GRIT REAL ESTATE INCOME GROUP LIMITED

(previously known as Mara Delta Property Holdings Limited)

(Registered by continuation in the Republic of Mauritius)

(Registration number: C128881 C1/GBL)

SEM share code: DEL.N0000

JSE share code: GTR

ISIN: MU0473N00036

(“Grit” or “the Company”)



ANNOUNCEMENT IN RESPECT OF THE FINAL DIVIDEND CURRENCY EXCHANGE RATE (SOUTH AFRICAN RAND)

Grit shareholders are referred to the announcement released on the Stock Exchange of Mauritius Ltd (“SEM”) and the JSE Limited (“JSE”) on Thursday, 8 February 2018, relating to the payment of a cash dividend for the six months ended 31 December 2017 (“interim dividend”).

Shareholders on the South African share register will receive the final dividend in South African Rand (“ZAR”), converted from United States Dollars (“USD”) at an exchange rate of USD1.00: ZAR11.79000. Accordingly, the final dividend of US\$6.07000 cents per share will be equal to ZAR 71.56530 cents per share.

In terms of the JSE Listings Requirements regarding Dividends Tax, the following information is only of direct application to shareholders on the South African share register, as the dividend is regarded as a foreign dividend for shareholders on the South African register:

- the gross local final dividend amount is ZAR71.56530 cents per share for shareholders exempt from paying South African Dividends Tax; and
- the net local final dividend amount is ZAR57.25224 cents per share for shareholders liable to pay South African Dividends Tax.

A dividend withholding tax will be applicable to shareholders who are not exempt.

For the avoidance of doubt, dividend tax, and therefore the information provided in this announcement, is only of direct application to shareholders on the South African register.

By order of the Board

20 February 2018

JSE sponsor and corporate advisor to

Grit



SEM authorised representative and sponsor to

Grit



Directors: Sandile Nomvete (chairman), Bronwyn Corbett*, Peter Todd (lead independent), Chandra Gujadhur, Ian Macleod, Leon van de Moortele*, Matshepo More, Nomzamo Radebe, Catherine McIlraith and Maheshwar Doorgakant# (*executive director) (#alternate to Mr Gujadhur)

Company secretary: Intercontinental Fund Services Limited

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

Transfer secretary (South Africa): Computershare Investor Services Proprietary Limited

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

Transaction advisor and JSE sponsor: PSG Capital Proprietary Limited

Sponsoring Broker: Axyx Stockbroking Limited

SEM authorised representative and sponsor: Perigeum Capital Ltd

This notice is issued pursuant to the JSE Listings Requirements, SEM Listing Rule 11.3 and Rule 5(1) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007. The board of directors of the Company accepts full responsibility for the accuracy of the information contained in this communiqué.