

Grit Real Estate Income Group Limited ("Grit" or "the Group") Pioneers in African Real Estate

London-listed Grit is a leading investor in and manager of high-quality African real estate assets. The Company's portfolio is underpinned by mainly US\$ and Euro denominated long-term leases with a wide range of blue-chip multinational tenants across a diverse range of property sectors and countries.

Following the release of the HY22 Results, Bronwyn Knight, CEO of Grit commented:

"The Board is increasingly encouraged by the early signs of recovery in the leisure, office and retail sectors since the period end, which has the potential to deliver enhanced income and capital growth to our shareholders from our portfolio.

We are pleased to resume dividends, today declaring an interim dividend of US\$2.50 cents per share for the 6 months ended 31 December 2021".



Grit at a Glance (HY2022)

US\$2.50cps 1HFY22 Dividend per share ¹ (81% payout ratio)	US\$86.7cps EPRA NRV per share (share price as at 28 Feb 2022 represents a c.40% discount to NRV)	41.4% LTV (FY21: 51.3%, -11.7ppts)	+0.8% Property Portfolio NOI Growth
US\$802.3M Assets*	94.3% EPRA occupancy	91.6% income hard currency	94.9% Collection Rate (as a % of contractual lease income)
54 Assets	8 Countries	5 Sectors	Hard Currency Leases
	High Tenant Quality	Diversified Africa	

* Total income-producing assets
¹ Full year target of US\$5-6cps (implies 10-12% dividend yield on share price as at 28 Feb 2022)

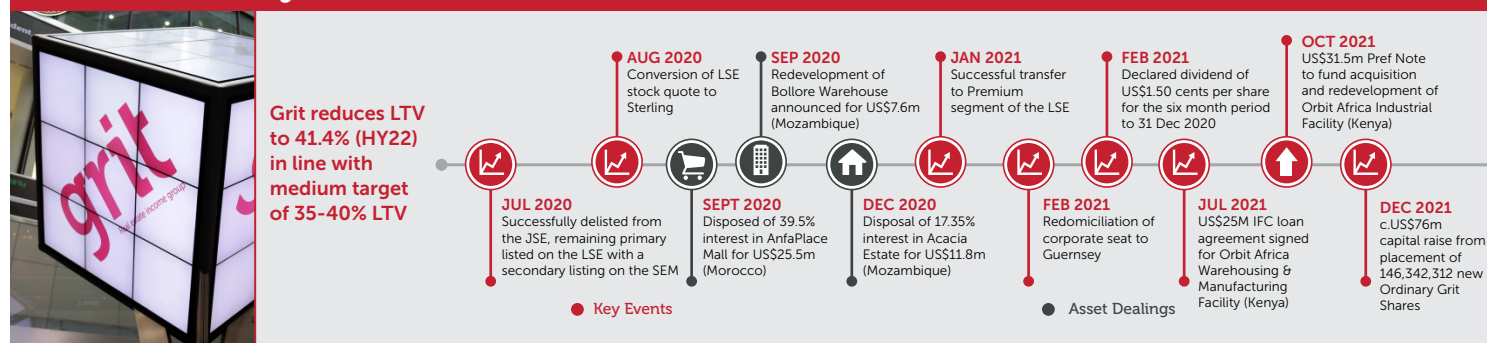
Our High-quality Customers

Our customers include some of the biggest names in oil & gas, retail, hospitality, telecommunications, consular and logistics. We prioritize long-term relationships with our key tenants to create mutually-beneficial growth and expansion opportunities across Africa.



* The logos above represent either the tenant, guarantor, parent or brand name. Trade marks appearing in this page are the property of their respective owners.

Recent Activity



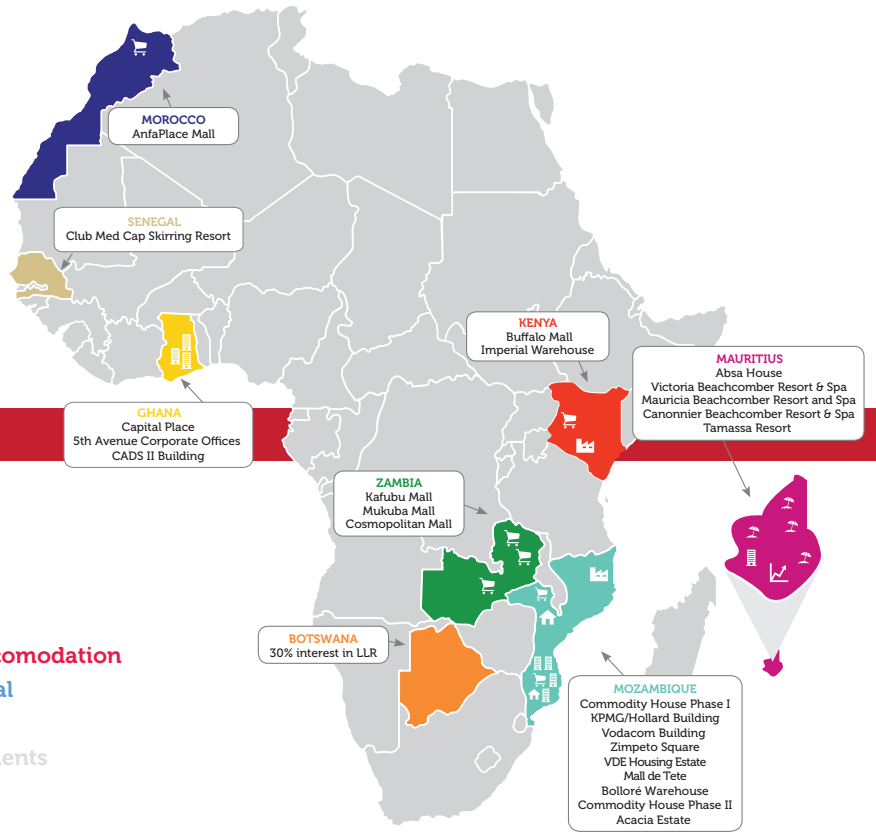
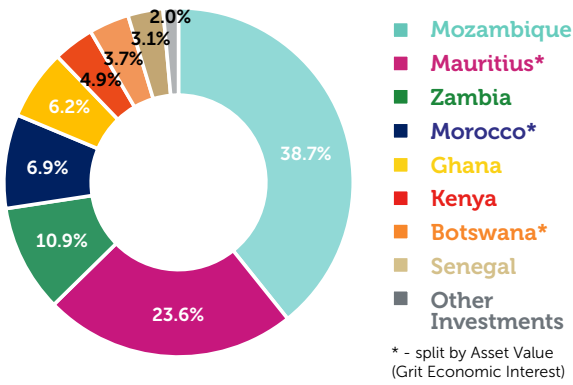
Corporate Details

Board of Directors

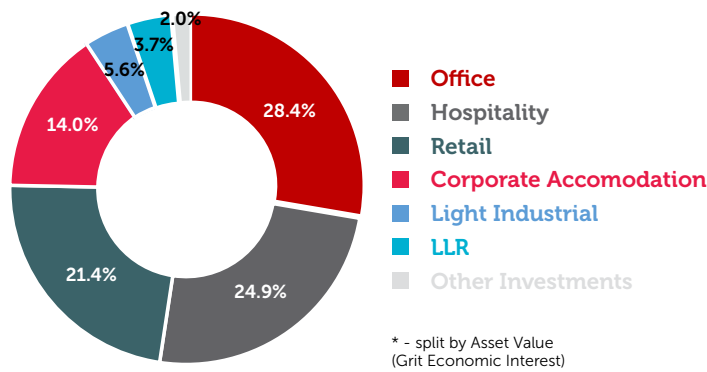
Bronwyn Knight (Chief Executive Officer)*, Leon van de Moortele (Chief Financial Officer)*, Peter Todd* (Chairman), David Love*, Catherine McIlraith*, Sir Samuel Esson Jonah*, Cross Kgosiidiile*, Nomzamo Radebe, Jonathan Crichton*, Bright Laaka* (Permanent Alternate Director to Nomzamo Radebe).

* EXECUTIVE DIRECTOR *INDEPENDENT NON-EXECUTIVE DIRECTOR

Geographical Split (HY2022)*



Sectoral Split (HY2022)*



De-risked Investment Strategy



Development Associate (GREA)



Gateway Real Estate Africa is a private real estate development company specialising in the turnkey construction of accommodation for multinational corporates and retailers. As specialists in African real estate, Grit relies on the expertise of Gateway Real Estate Africa for its development projects, working together with them towards transforming the real estate industry in Africa.

Sustainability

Targets

25%
reduction by 2025
CARBON EMISSIONS



25%
improvement by 2025
BUILDING EFFICIENCY



>40%
Woman leadership positions
GENDER EQUALITY



>65%
Localised
LOCAL REPRESENTATION



Key Associations and Memberships



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