

FACT SHEET

30 June 2023 Incl. GREA & APDM acquisitions

Registered In: Guernsey
 Registration Number: 68739
 LSE Premium Listing: Share Code GR1T:LN
 SEM Secondary Listing: Share Code: DEL.N0000
 ISIN: GG00BMDHST63 21380084L
 LEI: CGHJRS8CN05
 Index inclusion: SEMSI, SEM10 & SEM-AFRIDEX

"We are a family of Partnerships, setting the Global Benchmark in Africa, for developing Smart Business Solutions & Impact Real Estate that go Beyond Buildings" Bronwyn Knight - CEO

FY2023 HIGHLIGHTS (30 JUNE 2023)

EPRA NRV per share

US\$72.8cps

FY2022: US\$79.4 CPS

Contractual Rental Collection

101.3%

FY2022: 92.8%

NOI ongoing operations

+5.7%

FY23: total reported -0.5%

grit as of Oct 23

GSL
Properties
100%

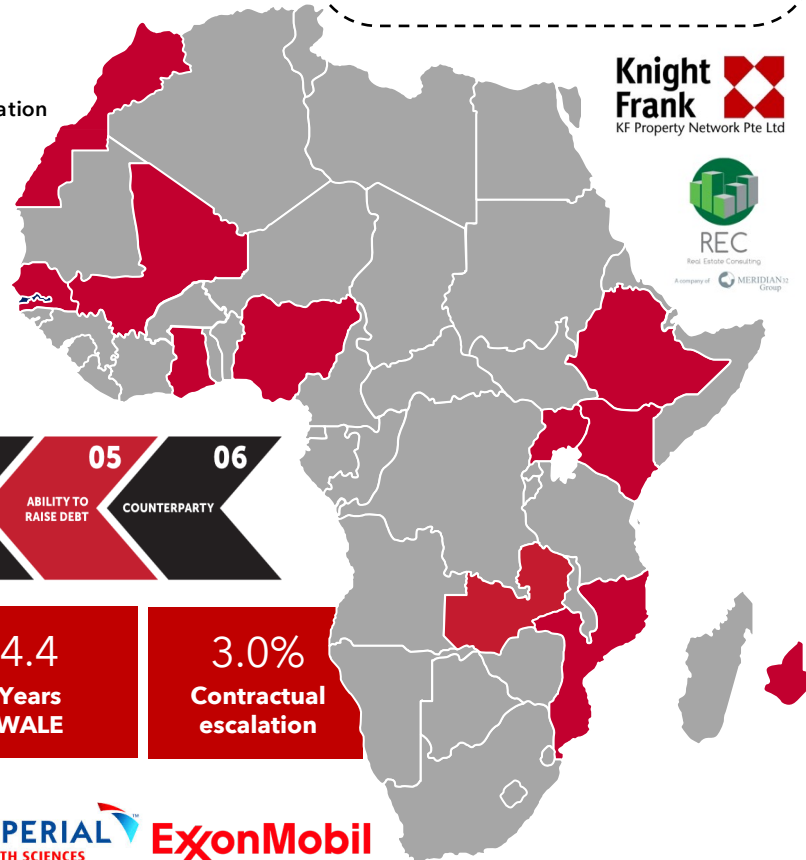
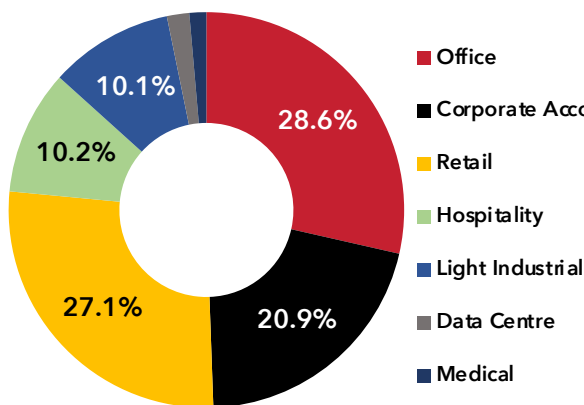
GREA
54.2%
(developed assets)

APDM
78.9%
(fee generation)

Knight Frank
KF Property Network Pte Ltd

REC
Real Estate Consulting
A subsidiary of MERIDIAN Group

HIGH QUALITY DIVERSIFIED PORTFOLIO



94.5%
Hard Currency

93.6%
EPRA Occupancy

85.3%
Multinational tenants

4.4
Years WALE

3.0%
Contractual escalation



TOTAL

DENTONS



ExxonMobil

| | Value of Property Portfolio | | | Rental Revenues FY 2023 | | | NOI FY23 | | EPRA | |
|-------------------------|-----------------------------|--------------|---------------------|-------------------------|-------------------|--------------------|---------------|--------------------|-------------|---------------|
| | 30 Jun 23 | 12M Change | Fair value movement | Reported revenue | Rental Collection | Ongoing Ops Change | Reported NOI | Ongoing Ops Change | NIY | Topped Up NIY |
| | USD'000 | % | USD'000 | USD'000 | % | % | USD'000 | % | % | % |
| Retail | 212,711 | +7.7% | 551 | 19,074 | 95.0% | +3.6% | 12,363 | +2.9% | 7.8% | 8.0% |
| Hospitality | 79,992 | -51.4% | 3,959 | 9,164 | 136.2% | +4.9% | 9,164 | +4.9% | 6.9% | 6.9% |
| Office | 215,444 | +10.0% | 1,921 | 18,163 | 98.0% | +3.1% | 16,139 | +4.1% | 7.5% | 7.7% |
| Light Industrial | 79,450 | -1.2% | -9,518 | 6,229 | 105.3% | +64.1% | 5,995 | +62.4% | 6.7% | 6.7% |
| Data Centre | 14,390 | +110.4% | 658 | 803 | 15.9% | +83.5% | 148 | n/m | 5.8% | 5.8% |
| Medical | 12,227 | +100.0% | 2,108 | 53 | 100.0% | +100.0% | 53 | n/m | 6.0% | 6.0% |
| Corp Accom | 157,772 | +8.1% | -5,621 | 14,147 | 96.1% | +0.5% | 11,545 | -3.9% | 8.3% | 8.9% |
| LLR | - | - | 150 | 1,588 | n/a | -100% | 1,455 | -100.0% | - | - |
| Corp & GREA | 16,241 | +22.9% | -159 | 1,444 | n/a | +4.0% | 2,023 | 1.2% | - | - |
| TOTAL | 788,227 | -4.5% | -5,951 | 70,665 | 101.3% | +7.3% | 58,885 | +5.7% | 7.5% | 7.8% |

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01 Strong Sustainable Operations

02 Targeted disposals

03 Significant capital deployed & strategy refinement

04 Sustainability led Growth

05 Well managed balance sheet

06 Rising debt costs & investment for future

L4L Fair Value move

-0.8%

NOI ongoing operations

+5.7%

Cash collection

101.3%

Developments completed

3

Asset recycling Achieved

>\$136m

Significant reduction in number

Associates

GRE & APDM Acquisition

\$85.5m

Debt reduction

\$28.3m

Fee income

GRIT 2.0 US\$16.6m

LTV

44.3%

Sustainability linked debt

US\$306m

USD debt hedged

78.2%

Cash WACD

8.0%

Hedges

US\$200m

Admin cost ratio

2.4%

Dec'24 Cost cut target

US\$4.0m

KEY EVENTS



Rosslyn Grove

- Delivered July 2022
- 30 June Valuation: US\$56.1 million
- Winner: 2022 API Best Development



LLR

- June 2022 - 4.9% interest disposed for US\$3.4m (c.8% premium)
- December 2022 - 6.79% interest disposed for US\$5.1m (c.15%)



BHI

- December 2022 - Special dividend E14.4m diluting interest from 44.2% to 27.2%
- February 2023 - Disposal of remaining interests



The Precinct

- Delivered May 2023
- 30 June 23 Valuation: US\$33.1 million
- 5 star green rated, Eco district certified

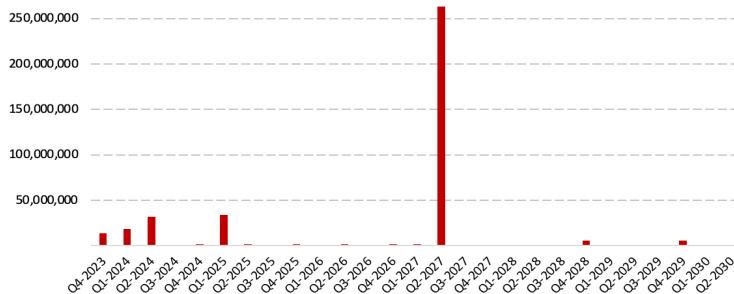


Artemis Curepipe

- Delivered May 2023
- 30 June Valuation: US\$23.7 million
- Winner: International Property Awards

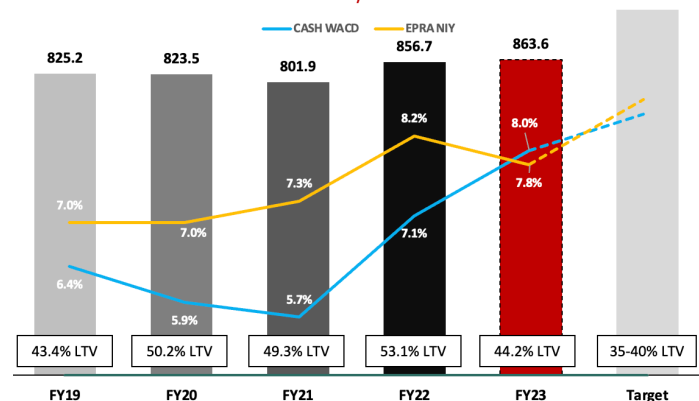


DEBT EXPIRY PROFILE



| Hedge sensitivities | Cash WACD | WACD | Move |
|---------------------|--------------|---------------|----------------|
| 30 June 2023 | 7.97% | 8.43% | |
| 31 October 2023 | 9.09% | 9.55% | |
| +200bps | 9.93% | 10.39% | +84bps |
| +100bps | 9.51% | 9.97% | +42bps |
| -100bps | 8.55% | 9.01% | -54bps |
| -200bps | 7.84% | 8.30% | -125bps |

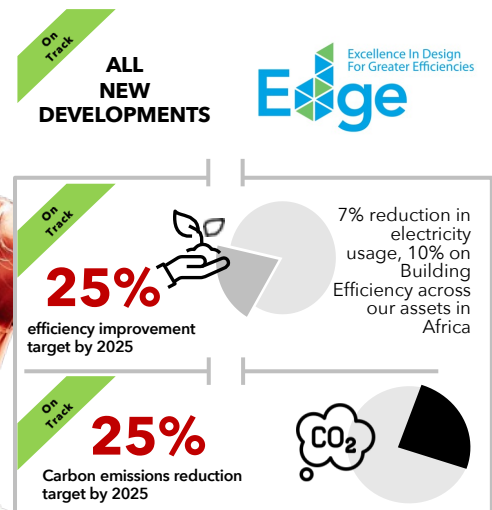
FOCUS ON RESILIENT, IMPACT SECTORS



Management actions include:

- 1 Improve Blended Asset Yields
- 2 Improve WACD
- 3 Reduce debt

ENVIRONMENTAL



41% of women employees in leadership positions

50% of new hires are women

46% of overall Grit staff are women

30% of Board members are women

75% of our development managers in construction are women

1:1 Gender Pay ratio (equal pay)

23% of the team on the Rosslyn Grove site in Kenya were women

We support women in the industry via a "WOMEN WITH GRIT" programme



WE SUPPORT VARIOUS INITIATIVES THAT PROMOTE, PROTECT, EMPOWER AND GROW WOMEN