

SIRIUS REAL ESTATE LIMITED
(Incorporated in Guernsey)
Company Number: 46442
JSE Share Code: SRE
LSE (GBP) Share Code: SRE
LEI: 213800NURUF5W8QSK566
ISIN Code: GG00B1W3VF54

4 June 2024

Sirius Real Estate Limited

("Sirius Real Estate", "Sirius" or the "Company")

Notification of transactions by Persons Discharging Managerial Responsibilities ("PDMRs") and by a Person Closely Associated ("PCA")

Notification and public disclosure of a transaction by PDMRs and a PCA.

Notification of dealing forms

1.	Details of PDMR				
a)	Name	Andrew Coombs			
2.	Reason for the notification				
a)	Position / status	Chief Executive Officer			
b)	Initial notification / amendment	Initial notification			
3.	Details of the issuer				
a)	Name	Sirius Real Estate Limited			
b)	LEI	213800NURUF5W8QSK566			
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.			
b)	Identification code	GG00B1W3VF54			
c)	Nature of the transaction	Purchase of shares into a self-invested pension. Following this transaction, Mr. Coombs holds a beneficial interest in 11,153,889 shares, representing 0.8274% of the Company's issued share capital.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		£0.99077	10,000	£9,907.70	

e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	3 June 2024		
g)	Place of the transaction	London Stock Exchange (XLON) main market		
h)	Nature and extent of interest in the transaction	Direct, beneficial		
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.			

1	Details of the PCA with the PDMR			
a)	Name	Sharon Clarke-Wills		
2	Reason for the notification			
a)	Position/status	PCA to Andrew Coombs, CEO		
b)	Initial notification /Amendment	Initial Notification		
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a)	Name	Sirius Real Estate Limited		
b)	LEI	213800NURUF5W8QSK566		
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		
b)	Identification code	GG00B1W3VF54		
c)	Nature of the transaction	Purchase of shares. Following this transaction, Ms. S Clarke-Wills holds a beneficial interest in 84,992 shares, representing 0.006% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		£0.99070	5,035	£4,988.17
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	3 June 2024		
g)	Place of the transaction	London Stock Exchange (XLON) main market		
h)	Nature and extent of interest in the transaction	Direct, beneficial		
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

1.	Details of PDMR	
a)	Name	Craig Hoskins
2.	Reason for the notification	
a)	Position / status	Asset Management & Group Employee Engagement Director

b)	Initial notification / amendment	Initial notification		
3.	Details of the issuer			
a)	Name	Sirius Real Estate Limited		
b)	LEI	213800NURUF5W8QSK566		
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.		
b)	Identification code	GG00B1W3VF54		
c)	Nature of the transaction	Sale of shares. Following this transaction, Mr. Hoskins holds a beneficial interest in 451,222 shares, representing 0.0335% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		£0.99005	218,283	£216,111.08
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	3 June 2024		
g)	Place of the transaction	Outside of a trading venue (XOFF)		
h)	Nature and extent of interest in the transaction	Direct, beneficial		
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.			

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