

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

30 July 2024

Sirius Real Estate Limited

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

NOTIFICATION AND PUBLIC DISCLOSURE OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES ("PDMRs")

Awards granted under the Sirius Real Estate Limited 2021 Long Term Incentive Plan (the "LTIP") and one-off awards granted separate to the LTIP

The Company confirms that it granted awards today under the LTIP ("**LTIP Awards**") and one-off awards separate from the LTIP but on equivalent terms to awards that can be granted under the rules of LTIP ("**One-off Awards**") (together, the "**Awards**") to Executive Directors and other Persons Discharging Managerial Responsibilities, which Awards have subsequently all been accepted.

Director/PDMR	Number of ordinary shares subject to LTIP Award
Andrew Coombs	1,148,141
Chris Bowman	980,715
Rüdiger Swoboda	760,160
Kremena Wissel	699,812
Annemie Ress	699,844
Craig Hoskins	266,000
Tobias Schorstädt	266,000
Andreas Schlesinger	266,000
Burkhard Honsek	266,000

Director/PDMR	Number of ordinary shares subject to One-off Award
Andrew Coombs	760,643
Chris Bowman	649,774

LTIP Limit	£15,721
Rüdiger Swoboda	4,590
Kremena Wissel	64,938
Annemie Ress	64,906

Each Award has been granted in the form of a nil-cost option and will vest, subject to the rules of the LTIP (except, that in the case of the One-off Awards, individual award limits will instead be in accordance with the Company's Directors' Remuneration Policy most recently approved by shareholders) and the satisfaction of performance conditions assessed over the three financial years of the Company beginning with the financial year ending 31 March 2025. The performance targets and peer group of companies are set out on page 103 of the Company's Annual Report and Accounts 2024.

As set out in the Directors' Remuneration Policy, any awards that vest in excess of the relevant limit that applies to the participants under the 2021 LTIP plan rules will be settled via non-dilutive market purchase shares. Following the assessment of the performance conditions, vested Awards will be subject to a further two-year holding period.

1.	Details of Director/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	Grant of nil-cost option over ordinary shares under the LTIP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	1,148,141	Nil	
e)	Date of the transaction	29 July 2024			
f)	Place of the transaction	Outside a trading venue (off market)			

g)	Nature and extent of interest in the transaction	Direct, beneficial
h)	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 Director/PDMR									
a)	Name	Chris Bowman								
2.	Reason for the notification									
a)	Position / status	Chief Financial 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	Grant of nil-cost option over ordinary shares under the LTIP.								
d)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr> </thead> <tbody> <tr> <td>N/A</td><td>980,715</td><td>Nil</td></tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	N/A	980,715	Nil		
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)								
N/A	980,715	Nil								
e)	Date of the transaction	29 July 2024								
f)	Place of the transaction	Outside a trading venue (off market)								
g)	Nature and extent of interest in the transaction	Direct, beneficial								
h)	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	Rüdiger Swoboda
2.	Reason for the notification	

a)	Position / status	Chief Operating 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	Grant of nil-cost option over ordinary shares under the LTIP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	760,160	Nil	
e)	Date of the transaction	29 July 2024			
f)	Place of the transaction	Outside a trading venue (off market)			
g)	Nature and extent of interest in the transaction	Direct, beneficial			
h)	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	Kremena Wissel
2.	Reason for the notification	
a)	Position / status	Chief Impact and Marketing 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	Grant of nil-cost option over ordinary shares under the LTIP.						
d)	Price(s) and volume(s)	<table> <tr> <th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr> <tr> <td>N/A</td><td>699,812</td><td>Nil</td></tr> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	N/A	699,812	Nil
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
N/A	699,812	Nil						
e)	Date of the transaction	29 July 2024						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	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 Director/PDMR	
a)	Name	Annemie Ress
2.	Reason for the notification	
a)	Position / status	Group HR 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

b)	Identification code	GG00B1W3VF54		
c)	Nature of the transaction	Grant of nil-cost option over ordinary shares under the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	699,844	Nil
e)	Date of the transaction	29 July 2024		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	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 Dir. & Dir. Of Employee Engagement		
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		Grant of nil-cost option over ordinary shares under the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	266,000	Nil	
e)	Date of the transaction		29 July 2024		
f)	Place of the transaction		Outside a trading venue (off market)		

f)	Place of the transaction	Outside a trading venue (off market)
g)	Nature and extent of interest in the transaction	Direct, beneficial
h)	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	Tobias Schorstädt			
2.	Reason for the notification				
a)	Position / status	Acquisitions 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	Grant of nil-cost option over ordinary shares under the LTIP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	266,000	Nil	
e)	Date of the transaction	29 July 2024			
f)	Place of the transaction	Outside a trading venue (off market)			
g)	Nature and extent of interest in the transaction	Direct, beneficial			
h)	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	Andreas Schlesinger
2.	Reason for the notification	

a)	Position / status	Contracts, Utilities and Environmental Services 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	Grant of nil-cost option over ordinary shares under the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	266,000	Nil
e)	Date of the transaction	29 July 2024		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	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	Burkhard Honsek
2.	Reason for the notification	
a)	Position / status	Finance 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	Grant of nil-cost option over ordinary shares under the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	266,000	Nil
e)	Date of the transaction	29 July 2024		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	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 Director/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	Grant of nil-cost option over ordinary shares under equivalent terms of the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	760,643	Nil
e)	Date of the transaction	29 July 2024		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	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 Director/PDMR			
a)	Name	Chris Bowman		
2.	Reason for the notification			
a)	Position / status	Chief Financial 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	Grant of nil-cost option over ordinary shares under equivalent terms of the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	649,724	Nil
e)	Date of the transaction	29 July 2024		

f)	Place of the transaction	Outside a trading venue (off market)
g)	Nature and extent of interest in the transaction	Direct, beneficial
h)	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		Rüdiger Swoboda		
2.	Reason for the notification				
a)	Position / status		Chief Operating 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		Grant of nil-cost option over ordinary shares under equivalent terms of the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)		Volume(s)	Total(s) (p/GBP)
		N/A		4,590	Nil
e)	Date of the transaction		29 July 2024		
f)	Place of the transaction		Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction		Direct, beneficial		
h)	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	Kremena Wissel

2.	Reason for the notification									
a)	Position / status	Chief Impact and Marketing 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	Grant of nil-cost option over ordinary shares under equivalent terms of the LTIP.								
d)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th> <th>Volume(s)</th> <th>Total(s) (p/GBP)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>64,938</td> <td>Nil</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	N/A	64,938	Nil		
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)								
N/A	64,938	Nil								
e)	Date of the transaction	29 July 2024								
f)	Place of the transaction	Outside a trading venue (off market)								
g)	Nature and extent of interest in the transaction	Direct, beneficial								
h)	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 Director/PDMR	
a)	Name	Annemie Ress
2.	Reason for the notification	
a)	Position / status	Group HR 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	Grant of nil-cost option over ordinary shares under equivalent terms of the LTIP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	64,906	Nil
e)	Date of the transaction	29 July 2024		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

For further information:

Sirius Real Estate
Andrew Coombs, CEO
Chris Bowman, CFO

+44 (0) 20 3059 0855

FTI Consulting (Financial PR)
Richard Sunderland
James McEwan
Talia Shirion

+44 (0) 20 3727 1000

SiriusRealEstate@fticonsulting.com

JSE Sponsor
PSG Capital

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHFLFLFDAIIVIS