

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", "Sirius" or the "Company")

**Notification and public disclosure of transactions by Persons Discharging Managerial Responsibilities ("PDMRs")**

Sirius Real Estate announces that it granted awards under the Sirius Real Estate Limited 2021 Senior Share Incentive Plan (the "SSIP") on 29 July 2024 to three UK-based PDMRs as set out in the notification of dealing forms below and which all awards have subsequently been accepted.

Each award has been granted in the form of a nil-cost option and will vest, subject to the rules of the SSIP and the satisfaction of performance conditions assessed over three years. The awards comprise i) special alignment awards with a performance period ending on 31 March 2025 and ii) ordinary awards with a performance period ending 31 March 2027.

The SSIP awards will be subject to a one-year holding period and a further one-year restricted dealing period. Following the assessment of the performance conditions, vested awards will be transferred from the Company's Employee Benefit Trust.

**Notification of dealing forms**

<b>1</b>	<b>Details of the PDMR</b>	
a)	Name	Tariq Khader
<b>2</b>	<b>Reason for the notification</b>	
a)	Position/status	Group CIO & BizSpace Finance Director
b)	Initial notification /Amendment	Initial Notification
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>	
a)	Name	Sirius Real Estate Limited
b)	LEI	213800NURUF5W8QSK566
<b>4</b>	<b>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</b>	
a)	Description of the financial instrument, type of instrument	Ordinary shares of no par value
	Identification code	GG00B1W3VF54
b)	Nature of the transaction	Grant of nil-cost option over ordinary shares under the SSIP.

c)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		N/A N/A	i) 120,000 ii) 764,750	N/A N/A
d)	Date of the transaction	29 July 2024		
e)	Place of the transaction	Outside a trading venue (off market)		
f)	Nature and extent of interest in the transaction	Direct, Beneficial		
g)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

<b>1</b>	<b>Details of the PDMR</b>			
a)	Name	Mohamed Jiwaji		
<b>2</b>	<b>Reason for the notification</b>			
a)	Position/status	BizSpace Commercial Director		
b)	Initial notification /Amendment	Initial Notification		
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>			
a)	Name	Sirius Real Estate Limited		
b)	LEI	213800NURUF5W8QSK566		
<b>4</b>	<b>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</b>			
a)	Description of the financial instrument, type of instrument	Ordinary shares of no par value		
	Identification code	GG00B1W3VF54		
b)	Nature of the transaction	Grant of nil-cost option over ordinary shares under the SSIP.		
c)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		N/A N/A	i) 120,000 ii) 532,000	N/A N/A
d)	Date of the transaction	29 July 2024		
e)	Place of the transaction	Outside a trading venue (off market)		
f)	Nature and extent of interest in the transaction	Direct, Beneficial		
g)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

<b>1</b>	<b>Details of the PDMR</b>			
a)	Name	Vince Scammell		
<b>2</b>	<b>Reason for the notification</b>			
a)	Position/status	BizSpace Sales & Operations Director		
b)	Initial notification /Amendment	Initial Notification		
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>			
a)	Name	Sirius Real Estate Limited		
b)	LEI	213800NURUF5W8QSK566		
<b>4</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii)</b>			

	<b>each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>			
a)	Description of the financial instrument, type of instrument	Ordinary shares of no par value		
	Identification code	GG00B1W3VF54		
b)	Nature of the transaction	Grant of nil-cost option over ordinary shares under the SSIP.		
c)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		N/A N/A	i) 120,000 ii) 532,000	N/A N/A
d)	Date of the transaction	29 July 2024		
e)	Place of the transaction	Outside a trading venue (off market)		
f)	Nature and extent of interest in the transaction	Direct, Beneficial		
g)	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:**

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