

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

3 September 2024

Sirius Real Estate Limited

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

Notification of transactions by a Person Closely Associated ("PCA") with a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of transactions by a PCA with a PDMR.

Notification of dealing form

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 transactions	Purchase of shares. Following these transactions, Ms. S Clarke-Wills holds a beneficial interest in 93,118 shares (of which 48,220 are held in a Self-Invested Pension Plan) representing 0.0062% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		1. £0.9694 2. £0.9731	3,000 5,126	£2,908.20 £4,988.11
e)	Highest price, lowest price and volume weighted average price	High N/A	Low N/A	VWAP N/A
f)	Date of the transactions	2 September 2024		
g)	Places of the transactions	1. Off Market (XOFF) 2. London Stock Exchange (XLON) main market		

h)	Nature and extent of interest in the transactions	Indirect, non-beneficial
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.	

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