

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

25 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 | Sale of shares. Following these transactions, Ms. S Clarke-Wills holds no shares of the Company's issued share capital. | | |
| d) | Price(s) and volume(s) | Price(s) | Volume(s) | Total(s) (GBP) |
| | | 1. £1.00 2. £0.99313 | 48,220 44,828 | £48,220.00 £44,520.03 |
| e) | Highest price, lowest price and volume weighted average price | High | Low | VWAP |
| | | N/A | N/A | N/A |
| f) | Date of the transactions | 24 September 2024 | | |
| g) | Places of the transactions | 1. Off Market (XOFF) 2. London Stock Exchange (XLON) main market | | |
| h) | Nature and extent of | Indirect. non-beneficial | | |

| | | |
|----|---|--|
| | interest in the transactions | |
| 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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JSE Sponsor
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