

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

27 September 2024

Sirius Real Estate Limited

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

Notification of transactions by a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of transactions by a PDMR.

Notification of dealing form

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 transactions	Sale of shares.  Following these transactions, Mr. Coombs holds a beneficial interest in 7,918,652 shares, representing 0.5238% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		i) 0.975448	2,857,671	2,787,508.06
		ii) 0.976758	1,008,700	985,255.79

e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transactions	26 September 2024		
g)	Places of the transactions	i) Off market (XOFF) ii) London Stock Exchange (XLON) main market		
h)	Nature and extent of interest in the transactions	Direct, beneficial		
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.			

For further information:

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