

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

20 November 2024

Sirius Real Estate Limited

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

Notification of transactions by a Person Discharging Managerial Responsibilities ("PDMR") and by a person closely associated ("PCA")

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

Notification of dealing forms

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	Purchases of shares, of which 1,120,973 shares were purchased into a Self-Invested Personal Pension (SIPP). Following these transactions, Mr. Coombs holds a beneficial interest in 11,659,625 shares, representing 0.7712% of the Company's issued share capital.				
d)	Price(s) and volume(s)		Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		(i)	0.87266	2,400,000	2,094,376.80	
		(ii)	0.87800	220,000	193,160.00	
		(iii)	0.87693	1,120,973	982,010.78	

		(iii)	0.07033	1,120,373	303,010.20
e)	Highest price, lowest price and volume weighted average price		High	Low	VWAP
		(i)	N/A	N/A	N/A
		(ii)	N/A	N/A	N/A
		(iii)	N/A	N/A	N/A
f)	Dates of the transactions	18 November 2024 (i) 19 November 2024 (ii) - (iii)			
g)	Place of the transactions	Outside of a trading venue (XOFF) (i) - (iii)			
h)	Nature and extent of interest in the transactions	Direct, beneficial (i) - (iii)			
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.				

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 transaction	Purchase of shares into a Self-Invested Personal Pension ("SIPP"). Following this transaction, Ms. S Clarke-Wills holds a beneficial interest in 50,000 shares, which are held in a SIPP, representing 0.0033% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		£0.87344	50,000	£43,672.20
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	18 November 2024		
g)	Place of the transaction	Outside of a trading venue (XOFF)		
h)	Nature and extent of interest in the transaction	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.			

For further information:

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