

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

19 December 2024

Sirius Real Estate Limited

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

Notification of transactions by Persons Discharging Managerial Responsibilities ("PDMRs")

Notification and public disclosure of transactions by PDMRs.

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. Following these transactions, Mr. Coombs holds a beneficial interest in 11,664,625 shares, representing 0.7715% of the Company's issued share capital.			
d)	Price(s) and volume(s)		Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
			0.7973	5,000	3,986.50

e)	Highest price, lowest price and volume weighted average price		High	Low	VWAP
			N/A	N/A	N/A
f)	Dates of the transactions	18 December 2024			
g)	Place of the transactions	Outside of a trading venue (XOFF)			
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.				

1	Details of the person discharging managerial responsibilities / person closely associated			
a)	Name	Tariq Khader		
2	Reason for the notification			
a)	Position/status	Sirius Chief Investment Officer		
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		
	Identification code	GG00B1W3VF54		
b)	Nature of the transaction	Purchase of shares. Following this transaction, Mr Khader holds a beneficial interest in 153,828 shares, representing 0.0102% of the Company's issued share capital.		
c)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s) (GBP)
		£0.7955	3,000	£2,386.50
d)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
e)	Date of the transaction	18 December 2024		
f)	Place of the transaction	London Stock Exchange (XLON); Main Market		
g)	Nature and extent of interest in the transaction	Direct, Beneficial		
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Mohamed Jiwaji
2	Reason for the notification	
a)	Position/status	BizSpace Commercial Director
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

		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		
	Identification code	GG00B1W3VF54		
b)	Nature of the transaction	Purchase of shares. Following this transaction, Mr Jiwaji holds a beneficial interest in 159,369 shares representing 0.0107% of the Company's issued share capital.		
c)2,389.34	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s)
		£0.79648	3,000	(GBP) £2,389.34
d)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
e)	Date of the transaction	18 December 2024		
f)	Place of the transaction	London Stock Exchange (XLON); Main Market		
g)	Nature and extent of interest in the transaction	Direct, Beneficial		
h)	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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