

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

24 January 2025

Sirius Real Estate Limited

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

Notification of transactions by Persons Discharging Managerial Responsibilities ("PDMRs") and by a Person Closely Associated ("PCA")

Notification and public disclosure of transactions by PDMRs and a PCA who elected to participate in the dividend reinvestment plan ("DRIP") (as announced on 18 November 2024) and receive their dividends in the form of Sirius shares.

Notification of dealing forms

1.

| | | | | | |
|----|---|---|-----------|---------------------|--|
| 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 transaction | Receipt of shares in lieu of a cash dividend pursuant to the DRIP by the JJC Trust, a family trust of which Mr Coombs is a trustee. Following this transaction, Mr. Coombs holds a beneficial interest in 11,674,016 shares, representing 0.7722% of Sirius's issued share capital. | | | |
| d) | Price(s) and volume(s) | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | |
| | | 0.7740 | 9,391 | £7,268.63 | |

| | | | | | | | | |
|------|--|--|------|-----|------|-----|-----|-----|
| | | | | | | | | |
| e) | Highest price, lowest price and volume weighted average price | <table> <tr> <td>High</td><td>Low</td><td>VWAP</td></tr> <tr> <td>N/A</td><td>N/A</td><td>N/A</td></tr> </table> | High | Low | VWAP | N/A | N/A | N/A |
| High | Low | VWAP | | | | | | |
| N/A | N/A | N/A | | | | | | |
| f) | Date of the transaction | 23 January 2025 | | | | | | |
| g) | Place of the transaction | London Stock Exchange (XLON) Main Market | | | | | | |
| h) | Nature and extent of interest in the transaction | Indirect, beneficial | | | | | | |
| i) | Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements. | | | | | | | |

2.

| | | | | | |
|----|---|---|-----------|------------------|--|
| 1. | Details of PDMR | | | | |
| a) | Name | Andreas Schlesinger | | | |
| 2. | Reason for the notification | | | | |
| a) | Position / status | Contracts, Utilities and Environmental Services Director | | | |
| 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 transaction | Receipt of shares in lieu of a cash dividend pursuant to the DRIP. Following this transaction, Andreas Schlesinger holds a beneficial interest in 194,877 shares, representing 0.0129% of the Company's issued share capital. | | | |
| d) | Price(s) and volume(s) | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | |
| | | 0.7740 | 5,678 | £4,394.77 | |
| | | | | | |
| e) | Highest price, lowest price and volume weighted average price | High | Low | VWAP | |
| | | N/A | N/A | N/A | |
| | | | | | |
| f) | Date of the transaction | 23 January 2025 | | | |

| | | |
|----|--|--|
| g) | Place of the transaction | London Stock Exchange (XLON) Main Market |
| h) | Nature and extent of interest in the transaction | Direct, beneficial |
| i) | Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements. | |

3.

| | | | | |
|-----------|--|--|-----------|---------------------|
| 1. | Details of PDMR | | | |
| a) | Name | Burkhard Honsek | | |
| 2. | Reason for the notification | | | |
| a) | Position / status | Finance Director | | |
| 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 transaction | Receipt of shares in lieu of a cash dividend pursuant to the DRIP. Following this transaction, Burkhard Honsek holds a beneficial interest in 85,474 shares, representing 0.0057% of the Company's issued share capital. | | |
| d) | Price(s) and volume(s) | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) |
| | | 0.7740 | 2,242 | £1,735.31 |
| e) | Highest price, lowest price and volume weighted average price | High | Low | VWAP |
| | | N/A | N/A | N/A |
| f) | Date of the transaction | 23 January 2025 | | |
| g) | Place of the transaction | London Stock Exchange (XLON) Main Market | | |
| h) | Nature and extent of interest in the transaction | 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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