

SIRIUS REAL ESTATE LIMITED
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Sirius Real Estate Limited
("Sirius Real Estate", "Sirius", the "Company" or the "Group")

Sirius strengthens leadership team with senior hire from Shurgard

Tom Lampard appointed to capitalise on self storage opportunity in UK & Germany

Sirius Real Estate, the leading owner and operator of branded business and industrial parks providing conventional space and flexible workspace in Germany and the U.K., announces the appointment of Tom Lampard as Property Director - Self Storage, assuming a key role on the BizSpace management board with a remit covering the U.K. and German markets.

Tom will be joining BizSpace from Shurgard Self Storage where he is Real Estate Director overseeing the South East of England and Manchester markets. He joined Shurgard in 2024 when it acquired Lok'nStore Group plc, where he held senior leadership roles over a 12-year tenure.

Tom resigned in October of last year and is currently working out his notice period with Shurgard. He is due to arrive at BizSpace once he has completed his notice period as well as any other contractual restrictions enforced by his employer. When he arrives at BizSpace he will immediately assume primary responsibility for developing BizSpace's self storage offering in the U.K., as well as overseeing opportunistic self storage development projects in Germany, including the planning and construction of new facilities in Berlin.

With a portfolio that already includes over 30 self storage locations across the U.K. and Germany, Sirius has near-term plans to launch further sites in the U.K. and build new stores in Germany. In particular, the Company sees significant potential for further market expansion, having identified several sites within its existing U.K. and German portfolios that are well-suited for conversion to, and where there is clear demand for, self storage.

Andrew Coombs, Chief Executive Officer of Sirius Real Estate, commented:"Tom is the ideal candidate to help drive Sirius' growth in the high-yielding self storage market, where we see strong potential within our existing portfolio alongside a selection of acquisition opportunities currently under review. His arrival will bolster BizSpace's senior leadership team at a critical stage in its growth journey, bringing considerable expertise in a specialised sub-sector that aligns positively with our property portfolio strategy whilst cross referencing learnings from Germany to leverage the full Sirius platform."

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NOTES TO EDITORS

About Sirius Real Estate

Sirius is a property company listed on the equity shares (commercial companies) category of the London Stock Exchange and the premium segment of the main board of the JSE Limited. It is a leading owner and operator of branded business and industrial parks providing conventional space and flexible workspace in Germany and the U.K. As of 30 September 2024, the Group's owned portfolio comprised 145 assets let to 10,025 tenants with a total book value of €2.4 billion, generating a total annualised rent roll of €214 million. Sirius also holds a 35% stake in Titanium, its €350+ million German-focused joint venture with clients of AXA IM Alts.

The Company's strategy centres on acquiring business parks at attractive yields and integrating them into its network of sites - both under the Sirius and BizSpace names and alongside a range of branded products. The business then seeks to reconfigure and upgrade existing and vacant space to appeal to the local market via intensive asset management and investment and may then choose to refinance or dispose of assets selectively once they meet maturity, to release capital for new investment. This active approach allows the Company to generate attractive returns for shareholders through growing rental income, improving cost recoveries and capital values, and enhancing returns through securing efficient financing terms.

For more information, please visit: www.sirius-real-estate.com

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