

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

Sirius appoints Angus Fay CB as Strategic Defence Adviser

Defence Strategy, Operations and Logistics expert Major General (Retd) Angus Fay to counsel on national security & military logistics with UK and German defence spending set for large increase

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., has appointed Major General (Retd) Angus Fay C.B. as Strategic Adviser, with defence related demand for real estate set to rise.

With new German Chancellor Friedrich Merz having won approval to release an anticipated €900 billion for infrastructure and defence spending by easing Germany's debt brake, and in the wake of the U.K.'s Strategic Defence Review, defence spending across Europe is expected to rise significantly.

Sirius Real Estate estimates that up to 20% of its portfolio is suitable for defence-related purposes, with much of its estate having been in military use in the past, whether as factories or transport hubs for military logistics.

Angus Fay spent 37 years in the British Army, specialising in military logistics. His leadership and expertise spanned roles in the U.K., Germany, Hong Kong, Canada and the United States, as well as operational command on most contemporary operations. Latterly, he was Director General of Global Defence Logistics Operations in the U.K. MOD, and also represented the U.K on NATO's Logistics Committee.

Andrew Coombs, Chief Executive Officer of Sirius Real Estate, commented: "Angus Fay is a leading military logistics expert and his appointment as Strategic Adviser demonstrates Sirius' intent to create options within its portfolio to capitalise on increased demand from the defence industry in the U.K. and Germany.

"Increased defence spending will lead to growing requirements among defence-related real estate occupiers. With Angus's advice we can enhance our aim of creating optionality for these uses across our portfolio, while assisting governments with their defence goals."

Angus Fay, now Managing Director of Squarcle Consulting Ltd., a leading technology enabled specialist supply chain optimisation consultancy, said: "Sirius Real Estate's portfolio is well-positioned to support resilience and defence related readiness objectives, and I will be adding my own advice to the Company's undoubted expertise in this arena.

"As NATO and allied governments call for deeper industry integration and with increased military spending in Germany and the U.K., Sirius is well placed to support businesses as they seek to meet the requirements of rapid mobilisation, flexible use of space and highly secure resilient infrastructure. There will be a need to store and disperse equipment across Europe and industrial property like that within Sirius' portfolio is the best home for this."

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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 31 March 2025, the Group's portfolio comprised 145 assets let to 10,477 tenants with a total book value of over €2.5 billion, generating a total annualised rent roll of €221.4 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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