

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

6 June 2025

Sirius Real Estate Limited

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

Notification of a transaction by a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of a transaction by a PDMR.

Notification of dealing form

1.	Details of PDMR			
a)	Name	Kremena Wissel		
2.	Reason for the notification			
a)	Position / status	Chief Marketing & Impact 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	Sale of shares.  Following this transaction, Mrs. Wissel holds a beneficial interest in 1,051,090 shares, representing 0.0695% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		£0.971734	298,320	£289,887.69

e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	5 June 2025		
g)	Place of the transaction	Outside of a trading venue (XOFF)		
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.			

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