

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

9 June 2025

Sirius Real Estate Limited

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

Notification of transactions by persons closely associated ("PCAs") with a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of transactions by PCAs with a PDMR, Chris Bowman, CFO. Following these transactions, Chris Bowman and his PCAs hold an aggregate beneficial interest in 208,139 shares, representing a 0.014% holding in the Company.

Notification of dealing forms

On 6 June 2025, the Company was notified of the following purchases of shares by persons closely associated with Chris Bowman, CFO (PDMR).

1.

1. Details of the PCA with the PDMR		
a)	Name	Samira Bowman
2. Reason for the notification		
a)	Position / status	PCA to Chris Bowman, CFO
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	Purchase of shares. Following the transaction Mrs. Samira Bowman's total shareholding in the Company is 98,139 shares, representing 0.0065% of the Company's total issued share capital.

d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		0.974525	15,000	14,617.88	
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP	
		N/A	N/A	N/A	
f)	Date of the transaction	6 June 2025			
g)	Place of the transaction	London Stock Exchange (XLON)			
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial			
i)	Relationship with Director	Spouse			
j)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.				

2.

1. Details of the PCA with the PDMR					
a) Name	Montgomery Bowman				
2. Reason for the notification					
a) Position / status	PCA to Chris Bowman, CFO				
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	Purchase of shares. Following the transaction Mr. Montgomery Bowman's total shareholding in the Company is 2,500 shares, representing 0.0002% of the Company's total issued share capital.				
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		0.976313	2,500	2,440.78	
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP	
		N/A	N/A	N/A	

f)	Date of the transaction	6 June 2025
g)	Place of the transaction	London Stock Exchange (XLON)
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial
i)	Relationship with Director	Son
j)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.	

3.

1.	Details of the PCA with the PDMR				
a)	Name	Layla Bowman			
2.	Reason for the notification				
a)	Position / status	PCA to Chris Bowman, CFO			
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	Purchase of shares. Following the transaction Ms. Layla Bowman's total shareholding in the Company is 2,500 shares, representing 0.0002% of the Company's total issued share capital.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		0.975762	2,500	2,439.41	
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP	
		N/A	N/A	N/A	
f)	Date of the transaction	6 June 2025			
g)	Place of the transaction	London Stock Exchange (XLON)			
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial			

i)	Relationship with Director	Daughter
j)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.	

4.

1. Details of the PCA with the PDMR		
a)	Name	Sofia Bowman
2. Reason for the notification		
a)	Position / status	PCA to Chris Bowman, CFO
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	<p>Purchase of shares.</p> <p>Following the transaction Ms. Sofia Bowman's total shareholding in the Company is 2,500 shares, representing 0.0002% of the Company's total issued share capital.</p>
d)	Price(s) and volume(s)	Price(s) (p/GBP)
		0.975544
e)	Highest price, lowest price and volume weighted average price	Volume(s)
		2,500
e)	Highest price, lowest price and volume weighted average price	Total(s) (p/GBP)
		2,438.86
f)	Date of the transaction	6 June 2025
g)	Place of the transaction	London Stock Exchange (XLON)
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial
i)	Relationship with Director	Daughter
j)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.	

5.

1. Details of the PCA with the PDMR		
a)	Name	Alyssia Bowman
2. Reason for the notification		

a)	Position / status	PCA to Chris Bowman, CFO		
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	Purchase of shares. Following the transaction Ms. Alyssia Bowman's total shareholding in the Company is 2,500 shares, representing 0.0002% of the Company's total issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		0.97585	2,500	2,439.63
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	6 June 2025		
g)	Place of the transaction	London Stock Exchange (XLON)		
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial		
i)	Relationship with Director	Daughter		
j)	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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