

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

10 July 2025

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

NOTIFICATION AND PUBLIC DISCLOSURE OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES ("PDMRs")

On 9 July 2025, the Company granted the following awards under the Sirius Real Estate Limited 2017 Deferred Bonus Plan (the "DBP") in respect of bonuses earned for the year ended 31 March 2025, which awards have all been accepted.

Director/PDMR	Number of shares subject to DBP award
Andrew Coombs	322,937
Chris Bowman	394,065
Tariq Khader	109,358
Mohamed Jiwaji	30,558

Each award has been granted in the form of a nil-cost option and, subject to the rules of the DBP, will vest in two tranches as follows:

- 50% of the shares subject to the DBP on 9 July 2026 (rounded down to the nearest whole share where necessary); with
- the balance of the shares subject to the DBP on 9 July 2027.

1.

1.	Details of Director/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	Grant of nil-cost option over ordinary shares under the DBP.						
d)	Price(s) and volume(s)	<table> <tr> <th>Price(s)</th><th>Volume(s)</th><th>Total(s)</th></tr> <tr> <td>N/A</td><td>322,937</td><td>Nil</td></tr> </table>	Price(s)	Volume(s)	Total(s)	N/A	322,937	Nil
Price(s)	Volume(s)	Total(s)						
N/A	322,937	Nil						
e)	Date of the transaction	9 July 2025						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.							

2.

1.	Details of Director/PDMR	
a)	Name	Chris Bowman
2.	Reason for the notification	
a)	Position / status	Chief Financial 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	Grant of nil-cost option over ordinary shares under the DBP.		
d)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s)
		N/A	394,065	Nil
e)	Date of the transaction	9 July 2025		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

3.

1.	Details of PDMR			
a)	Name	Tariq Khader		
2.	Reason for the notification			
a)	Position / status	Chief Investment 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	Grant of nil-cost option over ordinary shares under the DBP.		
d)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s)
		N/A	109,358	Nil
e)	Date of the transaction	9 July 2025		

f)	Place of the transaction	Outside a trading venue (off market)
g)	Nature and extent of interest in the transaction	Direct, beneficial
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.	

4.

1.	Details of PDMR			
a)	Name	Mohamed Jiwaji		
2.	Reason for the notification			
a)	Position / status	BizSpace Commercial 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	Grant of nil-cost option over ordinary shares under the DBP.		
d)	Price(s) and volume(s)	Price(s)	Volume(s)	Total(s)
		N/A	30,558	Nil
e)	Date of the transaction	9 July 2025		
f)	Place of the transaction	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transaction	Direct, beneficial		
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the Listings Requirements of the JSE Limited.			

For further information:

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