

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

25 July 2025

Sirius Real Estate Limited
("Sirius Real Estate", "Sirius" or the "Company" or the "Group")
Dealing in Securities

As referred to on page 93 of the Group's Annual Report and Accounts 2025, in May 2025 the Company introduced the Sirius Real Estate Employee Matching Share Plan ("EMSP") to provide all Group employees with an opportunity to build up a shareholding in the Company and align their interests with those of the Sirius shareholders.

Under the EMSP, eligible Group employees may participate by annually purchasing Sirius ordinary shares up to a value of £1,700 (€2,000) ("Partnership Shares") each. In return, they will receive a conditional award to receive free of cost additional ordinary shares in the Company ("Matching Shares") at the ratios set out in the EMSP, subject also to a maximum cap. Matching Shares will be awarded at the ratio of 1 for 1 to employees in Germany, while UK employees and those in other jurisdictions will receive awards at the ratio of 1.4 for 1 (to account for differences in expected tax treatment). The awards of the Matching Shares are subject to the terms set out in the relevant award certificates and will be awarded normally after three years, provided the employee remains employed by a Group company at that time.

On 24 July 2025, the Company acquired 208,317 Sirius ordinary shares as Partnership Shares on behalf of eligible Group employees ("Share Purchase"). Further details on the Share Purchase, persons discharging managerial responsibilities ("PDMRs") on whose behalf the Partnership Shares were purchased and conditional awards to acquire Matching Shares are disclosed below.

Share Purchase

NAME OF PURCHASER	Sirius Real Estate Limited
TYPE AND CLASS OF SECURITIES	Ordinary shares of no par value
NATURE OF TRANSACTION	Acquisition of shares on behalf of eligible employees, which shares constitute Partnership Shares under the EMSP (On-market transaction). These shares are being transferred to the trustee of the Sirius Real Estate Employee Benefit Trust, who will hold such shares as nominee in accordance with the EMSP rules.
PLACE OF TRANSACTION	London Stock Exchange (XLON)
DATE OF TRANSACTION	24 July 2025
PRICE PER SECURITY	100.78202p
NUMBER OF SECURITIES TRANSACTED	208,317

TOTAL VALUE OF SECURITIES TRANSACTED	£210,997.31
CLEARANCE OBTAINED	Yes

Notification of dealing forms

Acquisition of Partnership Shares

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	Acquisition of ordinary shares (On-market) Following this transaction, Mr Coombs holds a beneficial interest in 12,662,832 shares, representing 0.84% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		100.78202p	1,686	£1,699.18
e)	Date of the transaction	24 July 2025		
f)	Place of the transaction	London Stock Exchange (LON)		
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		

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	Acquisition of ordinary shares (On-market) Following this transaction, Mr Bowman holds a beneficial interest in 277,472 shares, representing 0.018% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		100.78202	1,686	£1,699.18
e)	Date of the transaction	24 July 2025		
f)	Place of the transaction	London Stock Exchange (XLON)		
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 Director/PDMR		
a)	Name	Rüdiger Swoboda	
2. Reason for the notification			
a)	Position / status	Chief Operating 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	Acquisition of ordinary shares (On-market) Following this transaction, Mr Swoboda holds a beneficial interest in 2,172,819 shares, representing 0.14% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		100.78202p	1,719	£1,732.44
e)	Date of the transaction	24 July 2025		
f)	Place of the transaction	London Stock Exchange (XLON)		
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 Director/PDMR		
a)	Name	Kremena Wissel	
2.	Reason for the notification		
a)	Position / status	Chief Impact and Marketing 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	Acquisition of ordinary shares (On-market) Following this transaction, Ms Wissel holds a beneficial interest in 1,216,644 shares, representing 0.080% of the Company's issued share capital.	
d)	Price(s) and	Price(s)	Volume(s)
			Total(s)

	volume(s)	(p/GBP)		(p/GBP)	
		100.78202p	1,719	1,732.44	
e)	Date of the transaction	24 July 2025			
f)	Place of the transaction	London Stock Exchange (X LON)			
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.				

5.

1.	Details of Director/PDMR				
a)	Name	Annemie Ress			
Reason for the notification					
a)	Position / status	Chief HR 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	Acquisition of ordinary shares (On-market) Following this transaction, Ms Ress holds a beneficial interest in 45,724 shares, representing 0.003% of the Company's issued share capital.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		100.78202p	1,686	£1,699.18	
e)	Date of the transaction	24 July 2025			
f)	Place of the transaction	London Stock Exchange (X LON)			
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.				

6.

1.	Details of Director/PDMR			
a)	Name	Tariq Khader		
2.	Reason for the notification			
a)	Position / status	Chief Investment Officer & BizSpace Finance 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	Acquisition of ordinary shares (On-market) Following this transaction, Mr Khader holds a beneficial interest in 239,184 shares, representing 0.016% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		100.78202p	1,686	£1,699.18
e)	Date of the transaction	24 July 2025		
f)	Place of the transaction	London Stock Exchange (XLON)		
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.			

7.

1.	Details of Director/PDMR	
a)	Name	James Peggie
2.	Reason for the notification	
a)	Position / status	General Counsel
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	Acquisition of ordinary shares (On-market) Following this transaction, Mr Peggie holds a beneficial interest in 1,269,031 shares, representing 0.084% of the Company's issued share capital.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		100.78202p	1,686	£1,699.18	
e)	Date of the transaction	24 July 2025			
f)	Place of the transaction	London Stock Exchange (XLON)			
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.				

8.

1.	Details of Director/PDMR		
a)	Name	Anthony Gallagher	
2. Reason for the notification			
a)	Position / status	Group Company Secretary	
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	Acquisition of ordinary shares (On-market)	

		Following this transaction, Mr Gallagher holds a beneficial interest in 84,602 shares, representing 0.006% of the Company's issued share capital.				
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)		
		100.78202p	1,686	£1,699.18		
e)	Date of the transaction	24 July 2025				
f)	Place of the transaction	London Stock Exchange (XLON)				
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.					

Award and automatic acceptance of conditional awards to acquire Matching Shares

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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1.4:1 under the EMSP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	2,360	N/A	

e)	Date of the transaction	24 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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1.4:1 under the EMSP.						
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)				
		N/A	2,360	N/A				
e)	Date of the transaction	24 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 Director/PDMR					
a)	Name	Rüdiger Swoboda				

2.	Reason for the notification			
a)	Position / status	Chief Operating 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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1:1 under the EMSP.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		N/A	1,719	N/A
e)	Date of the transaction	24 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 Director/PDMR			
a)	Name	Kremena Wissel		
2.	Reason for the notification			
a)	Position / status	Chief Impact and Marketing 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			

		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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1:1 under the EMSP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	1,719	N/A	
e)	Date of the transaction	24 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.				
5.					
1.	Details of Director/PDMR				
a)	Name	Annemie Ress			
2.	Reason for the notification				
a)	Position / status	Chief HR 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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1.4:1 under the EMSP.			
d)	Price(s) and	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	

	volume(s)	(p/GBP)		(p/GBP)	
		N/A	2,360	N/A	
e)	Date of the transaction	24 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.				

6.

1.	Details of Director/PDMR				
a)	Name	Tariq Khader			
2.	Reason for the notification				
a)	Position / status	Chief Investment Officer & BizSpace Finance 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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1.4:1 under the EMSP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	2,360	N/A	
e)	Date of the transaction	24 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.				

1.	Details of Director/PDMR				
a)	Name	James Peggie			
2.	Reason for the notification				
a)	Position / status	General Counsel			
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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1.4:1 under the EMSP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	2,360	N/A	
e)	Date of the transaction	24 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.				

8.

1.	Details of Director/PDMR	
a)	Name	Anthony Gallagher
2.	Reason for the notification	
a)	Position / status	Group Company Secretary
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 conditional awards to acquire a Matching Share for every Partnership Share acquired at a ratio of 1.4:1 under the EMSP.			
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
		N/A	2,360	N/A	
e)	Date of the transaction	24 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, please contact:

For further information:

Sirius Real Estate

Anthony Gallagher
Group Company Secretary
+44 (0) 20 3059 0855

FTI Consulting (Financial PR)

Richard Sunderland / James McEwan / Ellie Smith
+44 (0) 20 3727 1000
SiriusRealEstate@fticonsulting.com

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