

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) | <table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr> </thead> <tbody> <tr> <td>100.78202p</td><td>1,686</td><td>£1,699.18</td></tr> </tbody> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | 100.78202p | 1,686 | £1,699.18 | | |
| 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. | | | | | | | | | |

2.

| | | |
|-----------|---------------------------------|--------------|
| 1. | Details of Director/PDMR | |
| a) | Name | Chris Bauman |

| 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) | <table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th> <th>Volume(s)</th> <th>Total(s) (p/GBP)</th> </tr> </thead> <tbody> <tr> <td>100.78202</td> <td>1,686</td> <td>£1,699.18</td> </tr> </tbody> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | 100.78202 | 1,686 | £1,699.18 | | |
| 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) | <table><tr><th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr><tr><td>100.78202p</td><td>1,719</td><td>£1,732.44</td></tr></table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | 100.78202p | 1,719 | £1,732.44 | | |
| 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 (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. | | | |

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 | 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 (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. | | | |

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) | <table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th> <th>Volume(s)</th> <th>Total(s) (p/GBP)</th> </tr> </thead> <tbody> <tr> <td>100.78202p</td> <td>1,686</td> <td>£1,699.18</td> </tr> </tbody> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | 100.78202p | 1,686 | £1,699.18 | | |
| 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) | <table> <tr> <th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr> <tr> <td>100.78202p</td><td>1,686</td><td>£1,699.18</td></tr> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | 100.78202p | 1,686 | £1,699.18 |
| 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) | <table><tr><th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr><tr><td>100.78202p</td><td>1,686</td><td>£1,699.18</td></tr></table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | 100.78202p | 1,686 | £1,699.18 | | |
| 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) | <table> <tr> <th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr> <tr> <td>N/A</td><td>2,360</td><td>N/A</td></tr> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | N/A | 2,360 | N/A | | |
| 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) | <table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th> <th>Volume(s)</th> <th>Total(s) (p/GBP)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>2,360</td> <td>N/A</td> </tr> </tbody> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | N/A | 2,360 | N/A | | |
| 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) | <table><tr><th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr><tr><td>N/A</td><td>1,719</td><td>N/A</td></tr></table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | N/A | 1,719 | N/A | | |
| 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) | <table><tr><th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr><tr><td>N/A</td><td>1,719</td><td>N/A</td></tr></table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | N/A | 1,719 | N/A | | |
| 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. | | | | |

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 | 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) | <table border="1"> <thead> <tr> <th>Price(s) (p/GBP)</th> <th>Volume(s)</th> <th>Total(s) (p/GBP)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>2,360</td> <td>N/A</td> </tr> </tbody> </table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | N/A | 2,360 | N/A | | |
| 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) | <table><tr><th>Price(s) (p/GBP)</th><th>Volume(s)</th><th>Total(s) (p/GBP)</th></tr><tr><td>N/A</td><td>2,360</td><td>N/A</td></tr></table> | Price(s) (p/GBP) | Volume(s) | Total(s) (p/GBP) | N/A | 2,360 | N/A | | |
| 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:

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JSE Sponsor
PSG Capital

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