

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 September 2025

Sirius Real Estate Limited

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

Notification of transactions by Persons Discharging Managerial Responsibilities ("PDMR") and by a Person Closely Associated ("PCA") with a PDMR

Notification and public disclosure of transactions by PDMRs and by a PCA with a PDMR.

Notification of dealing forms

1.

1.	Details of 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	Sale of shares Following this transaction, Mr. Coombs holds a beneficial interest in 12,191,582 shares, representing 0.80% of the Company's issued share capital. Note: Please refer to the below transaction for a further update on Mr. Coombs' holdings.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		£0.9832	500.000	£491.600.00

e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	23 September 2025		
g)	Place of the transaction	Outside of a trading venue (XOFF)		
h)	Nature and extent of interest in the transaction	Indirect, beneficial		
i)	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	The JJC Trust		
2.	Reason for the notification			
a)	Position / status	PCA with the 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	<p>Sale of shares by the JJC Trust (the "Trust"). Mr Coombs is a Trustee of the Trust, and it is therefore a Person Closely Associated with him. Following the transaction, the Trust holds 645,159 shares in the Company.</p> <p>Following this transaction Mr. Coombs's total shareholding in the Company is 12,168,224 shares, of which 11,523,065 shares are held beneficially, and 645,159 shares are held by him as trustee to the Trust. The total shareholding represents 0.80% of the Company's total issued share capital.</p>		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		£0.979	23,358	22,867.48
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A

f)	Date of the transaction	23 September 2025
g)	Place of the transaction	Outside of a trading venue (XOFF)
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial
i)	Director's relationship with the Trust	The Director is a Trustee of the Trust
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 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	<p>Sale of ordinary shares from a SIPP.</p> <p>Following this transaction, Mr Peggie holds a beneficial interest in 1,069,031 shares, representing 0.071% of the Company's issued share capital.</p>		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		£0.978	200,000	£195,600.00
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	23 September 2025		
g)	Place of the transaction	London Stock Exchange (XLON)		
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 Listings Requirements of the JSE Limited.			

For further information:

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