

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 November 2025

Sirius Real Estate Limited

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

Notification of transactions by Persons Discharging Managerial Responsibilities ("PDMRs")

Notification and public disclosure of transactions by PDMRs.

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	<p>Purchase of shares</p> <p>Following this transaction Mr. Coombs's total shareholding in the Company is 12,218,224 shares, representing 0.81% of the Company's total issued share capital.</p>
d)	Price(s) and volume(s)	Price(s) (p/GBP)
		£0.95700
		Volume(s)
		50,000
		Total(s) (p/GBP)
		£47,850.20

e)	Highest price, lowest price and volume weighted average price	High N/A	Low N/A	VWAP N/A		
f)	Date of the transaction	24 November 2025				
g)	Place of the transaction	Outside of a trading venue (XOFF)				
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 JSE Listings Requirements.					

2.

1.	Details of the PDMR				
a)	Name	Deborah Davis			
2.	Reason for the notification				
a)	Position / status	Non-Executive 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	Purchase of shares. Following this transaction, Mrs Davis holds a beneficial interest in 20,000 shares, representing 0.0013% of the Company's issued share capital.			
d)	Price(s) and volume(s)	Price(s) £0.94931	Volume(s) 20,000	Total(s) £18,986.38	
e)	Highest price, lowest price and volume weighted average price	High N/A	Low N/A	VWAP N/A	
f)	Date of the transaction	24 November 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 JSE Listings Requirements.				

For further information:

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