

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

09 January 2026

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GG00B1W3VF54

Issuer Name

SIRIUS REAL ESTATE LIMITED

UK or Non-UK Issuer

Non-UK

2. Reason for Notification

An acquisition or disposal of voting rights

3. Details of person subject to the notification obligation

Name

M&G Plc

City of registered office (if applicable)

London

Country of registered office (if applicable)

United Kingdom

4. Details of the shareholder

Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above

City of registered office (if applicable)

Country of registered office (if applicable)

5. Date on which the threshold was crossed or reached

18-Dec-2025

6. Date on which Issuer notified

19-Dec-2025

7. Total positions of person(s) subject to the notification obligation

	% of voting rights attached to shares (total of 8.A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer
Resulting situation on the date on which threshold was crossed or reached	4.887140	0.132451	5.019591	75955223
Position of previous notification (if applicable)	N/A	N/A	N/A	

8. Notified details of the resulting situation on the date on which the threshold was crossed or reached

8A Voting rights attached to shares

Class/Type of shares ISIN code(if possible)	Number of direct voting rights (DTR5.1)	Number of indirect voting rights (DTR5.2.1)	% of direct voting rights (DTR5.1)	% of indirect voting rights (DTR5.2.1)
GG00B1W3VF54		73951005		4.887140
Sub Total 8.A	73951005		4.887140%	

8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

Type of financial instrument	Expiration date	Exercise/conversion period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
GG00B1W3VF54 (Right of Recall)			2004218	0.132451
Sub Total 8.B1			2004218	0.132451%

8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

Type of financial instrument	Expiration date	Exercise/conversion period	Physical or cash settlement	Number of voting rights	% of voting rights
Sub Total 8.B2					

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

Ultimate controlling person	Name of controlled undertaking	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
M&G Plc	M&G Plc (Parent company)			5.019591%
M&G Plc	M&G Group Regulated Entity Holding Company Limited (wholly owned subsidiary of M&G Plc)			5.019591%
M&G Plc	M&G Group Limited (wholly owned subsidiary of M&G Group Regulated Entity Holding Company Limited)			5.019591%
M&G Plc	M&G FA Limited (wholly owned subsidiary of M&G Group Limited)			5.019591%
	M&G Investment			

M&G Plc	M&G Investment Management Limited (wholly owned subsidiary of M&G FA Limited)			
M&G Plc	MandG Investments Southern Africa (Pty) Ltd (majority owned subsidiary of M&G FA Limited)			
M&G Plc	MandG Investment Managers (Pty) Ltd (wholly owned subsidiary of MandG Investments Southern Africa (Pty) Ltd)			

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

12. Date of Completion

19-Dec-2025

13. Place Of Completion

London, United Kingdom

JSE Sponsor

PSG Capital

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