

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

20 January 2026

Sirius Real Estate Limited

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

Notification of a transaction by a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of a transaction by a PDMR.

Notification of dealing form

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>Sale of shares</p> <p>Following this transaction Mr. Coombs's total shareholding in the Company is 11,971,279 shares, representing 0.79% of the Company's total issued share capital.</p>						
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>£1.007</td><td>250,000</td><td>£251,750.00</td></tr></tbody></table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	£1.007	250,000	£251,750.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
£1.007	250,000	£251,750.00						

e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	19 January 2026		
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.			

For further information:

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JSE Sponsor
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