

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

23 January 2026

Sirius Real Estate Limited

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

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

Notification and public disclosure of a transaction by a PCA who elected to participate in the dividend reinvestment plan ("DRIP") (as announced on 17 November 2025) and receive their dividends in the form of Sirius shares.

Notification of dealing form

1.

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>Receipt of shares in lieu of a cash dividend pursuant to the DRIP by the JJC Trust, a family trust of which Mr Coombs is a trustee and it is therefore a Person Closely Associated with him. Following the transaction, the Trust holds 660,906 shares in the Company.</p> <p>Following this transaction, Mr. Coombs holds a beneficial interest in 11,987,026 shares, representing 0.7922% of Sirius's issued share capital.</p>

d)	Price(s) and volume(s)	Price(s) (£/GBP)	Volume(s)	Total(s) (£/GBP)
		1.0120	15,747	£15,935.96
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	22 January 2026		
g)	Place of the transaction	London Stock Exchange (XLON) Main Market		
h)	Nature and extent of interest in the transaction	Indirect, 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.			

For further information:

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