

SIRIUS REAL ESTATE LIMITED
(Incorporated in Guernsey)
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Sirius Real Estate Limited
("Sirius Real Estate", "Sirius" or the "Company")

Appointment of Ian Watson to the Sirius Real Estate Board

Sirius Real Estate, the leading operator of branded business and industrial parks providing conventional space and flexible workspace in Germany and the UK, is pleased to announce that Ian Watson will join the Company's Board of Directors ("Board") as an Independent Non-Executive Director and a member of the Nomination Committee, with immediate effect.

Ian Watson is one of the best known and most successful investors in the European industrial property market. His appointment strengthens the Board, adding over 30 years of highly relevant expertise in the sector in both European and UK markets, as well as extensive capital markets and transactional experience.

Ian co-founded Ashtenue Holdings with Morgan Jones in 1989 to invest in UK regional multi-let industrial property. They floated the business in 1997 on the main market of the London Stock Exchange ("LSE") and over the next eight years as joint Chief Executives built up a portfolio worth around £750 million before selling it to Warner Estates and Anglo Irish Bank in 2005.

The two of them subsequently co-founded and floated Hansteen Holdings on the AIM market in 2005 to apply Ashtenue's model in Continental Europe, particularly in Germany and the Netherlands. In 2009, Hansteen moved back into the UK industrial market and listed on the main market of the LSE the same year. As joint Chief Executives, Ian and Morgan subsequently built Hansteen's portfolio of industrial property to around €2 billion, before exiting the German and Netherlands assets for €1.28 billion in 2017 and selling the then primarily UK-focused listed business in 2020 for £500 million.

Ian holds an MA in Law (Jurisprudence) from Oxford University and practised as a solicitor with Gouldens (now Jones Day). He joined Arlington Securities plc in 1986 before he left to form Ashtenue.

Commenting on his appointment to the Sirius Board, Ian Watson said: "Sirius is a business which I have long admired and is one of the most dynamic property companies operating in the industrial and business parks space. The Company has an enviable track record of consistently delivering shareholder value through its highly effective platform and has strong ambitions to continue to grow. I am therefore delighted to be joining the Board and working with my new colleagues to help them achieve that goal."

Commenting on the Board appointment, Daniel Kitchen, Chair of Sirius Real Estate, said: "I would like to welcome Ian as a Non-Executive Director and am very much looking forward to working with him. Sirius will benefit from his wealth of experience in industrial real estate across the geographies in which we operate, as well as over 30 years' experience of building and managing two very successful public companies in this sector. His insights will be invaluable as we continue to execute our strategy to grow our portfolios both in Germany and the UK."

Notes:

The announcement has been made in accordance with requirements of the Listing Rule 6.4.6R of the UK Listing Rules published by the Financial Conduct Authority (the "Listing Rules") and paragraph 3.59(a) of the JSE Limited ("JSE") Listings Requirements.

For the purposes of LR 6.4.8R of the Listing Rules, Ian Watson is not a director of any other publicly listed company. No further disclosures are required under LR 6.4.8R of the Listing Rules and paragraph 3.59(a) of the JSE Listings Requirements with respect to this appointment.

Ian Watson has a beneficial interest in 51,514 Sirius Real Estate ordinary shares of no par value as at the date of this announcement.

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NOTES TO EDITORS

About Sirius Real Estate

Sirius is a property company listed on the equity shares (commercial companies) category of the London Stock Exchange and the premium segment of the main board of the JSE. It is a leading owner and operator of branded

business and industrial parks providing conventional space and flexible workspace in Germany and the UK. As of 30 September 2025, the Company's portfolio comprised 153 assets let to 10,958 tenants with a total book value of €2.8 billion, generating a total rent roll of €242.5 million. Sirius also holds a 35% stake in Titanium, its €350+ million German-focused joint venture with clients of BNP Paribas AM Alts.

The Company's strategy centres on acquiring business parks at attractive yields and integrating them into its network of sites - both under the Sirius and BizSpace names and alongside a range of branded products. The business then seeks to reconfigure and upgrade existing and vacant space to appeal to the local market via intensive asset management and investment and may then choose to refinance or dispose of assets selectively once they meet maturity, to release capital for new investment. This active approach allows the Company to generate attractive returns for shareholders through growing rental income, improving cost recoveries and capital values, and enhancing returns through securing efficient financing terms.

For more information, please visit: www.sirius-real-estate.com

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