

SIRIUS REAL ESTATE LIMITED

(Incorporated in Guernsey)

Company Number: 46442

JSE Share Code: SRE

LSE (GBP) Share Code: SRE

LEI: 213800NURUF5W8QSK566

ISIN Code: GG00B1W3VF54

17 February 2026

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.

Director and PDMR participation in the Capital Raise

As part of the Capital Raise announced by the Company yesterday and this morning, the CEO, certain PDMRs and certain other Directors have subscribed for new Ordinary Shares in the share capital of the Company at the Offer Price of £1.02, contributing approximately £100,000 in aggregate. The Company now announces the dealings by the 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	Subscription for shares in terms of a placing undertaken by the Company, the results of which were announced on 17 February 2026. Following this transaction, Mr Coombs, together with Persons Closely Associated with him, holds a beneficial interest in 12,036,045 shares, representing 0.7576% of the Company's issued share capital following completion of the placing.

d)	Price(s) and volume(s)	Price(s) (£/GBP)	Volume(s)	Total(s) (£/GBP)		
		£1.02	49,019	£49,999.38		
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP		
		N/A	N/A	N/A		
f)	Date of the transaction	Subscription received on 16 February 2026 Settlement expected on 20 February 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 6.83 of the JSE Listings Requirements and in accordance with the Company's Dealing Code.					

2.

1. Details of PDMR	
a)	Name
Chris Bowman	
2. Reason for the notification	
a)	Position / status
b)	Initial notification / amendment
3. Details of the issuer	
a)	Name
b)	Sirius Real Estate Limited
a)	LEI
b)	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
b)	Ordinary shares of no par value.
b)	Identification code
c)	GG00B1W3VF54
c)	Nature of the transaction
Subscription for shares in terms of a placing undertaken by the Company, results of which were announced on 17 February 2026.	
Following this transaction, Mr Bowman, together with Persons Closely Associated with him, holds a beneficial interest in 292,177 shares, representing 0.0184% of the Company's issued share capital following completion of the placing.	
d)	Price(s) and volume(s)
d)	Price(s) (£/GBP)
	£1.02
d)	Volume(s)
	14,705
d)	Total(s) (£/GBP)
	£14,999.10

e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	Subscription received on 16 February 2026 Settlement expected on 20 February 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 6.83 of the JSE Listings Requirements and in accordance with the Company's Dealing Code.			

3.

1. Details of PDMR				
a)	Name Kelly Cleveland			
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 Subscription for shares in terms of a placing undertaken by the Company, results of which were announced on 17 February 2026. Following this transaction, Mrs Cleveland holds a beneficial interest in 47,491 shares, representing 0.0030% of the Company's issued share capital following completion of the placing.			
d)	Price(s) and volume(s)	Price(s) (£/GBP)	Volume(s)	Total(s) (£/GBP)
		£1.02	24,509	£24,999.18
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A

f)	Date of the transaction	Subscription received on 16 February 2026 Settlement expected on 20 February 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 6.83 of the JSE Listings Requirements and in accordance with the Company's Dealing Code.	

4.

1. Details of PDMR				
a)	Name	Tariq Khader		
2. Reason for the notification				
a)	Position / status	Chief Investment 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	Subscription for shares in terms of a placing undertaken by the Company, results of which were announced on 17 February 2026. Following this transaction, Mr Khader holds a beneficial interest in 244,085 shares, representing 0.0154% of the Company's issued share capital following completion of the placing.		
d)	Price(s) and volume(s)	Price(s) (£/GBP)		
		£1.02		
e)	Highest price, lowest price and volume weighted average price	Volume(s)		
		4,901		
f)	Date of the transaction	Total(s) (£/GBP)		
		£4,999.02		
g)	Place of the transaction	High		
		N/A		
h)	Nature and extent of interest in the transaction	Low		
		N/A		
i)	VWAP			
i)	N/A			
Subscription received on 16 February 2026 Settlement expected on 20 February 2026				
Outside of a trading venue (XOFF)				
Direct, beneficial				
Clearance to deal in these securities was obtained in accordance with paragraph 6.83 of the JSE Listings Requirements and in accordance with the Company's Dealing Code.				

Information contained in these documents was obtained in accordance with paragraph 6.83 of the JSE Listings Requirements and in accordance with the Company's Dealing Code.

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