

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

11 June 2024

Sirius Real Estate Limited

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

Allotment of 2021 Long Term Incentive Plan Shares and notification of transactions by Persons Discharging Managerial Responsibilities ("PDMRs")

Sirius Real Estate announces that awards granted on 2 August 2021 under the Sirius Real Estate Limited Long Term Incentive Plan 2021 (the "**2021 LTIP**") vested on 24 May 2024 to 8 participants in respect of 2,774,157 ordinary shares of no par value in the Company. The awards were exercised on 10 June 2024, following which the requisite tax directives were obtained.

1,482,979 shares are now due to be delivered to satisfy these awards and a further 1,291,178 shares have been withheld in partial settlement of certain participants' tax liabilities arising in respect of the vesting. Accordingly, 1,482,979 ordinary shares of no par value will be issued to qualifying participants. Disclosure of the awards made to the Persons Discharging Managerial Responsibilities ("**PDMRs**") are detailed below. The participant awards will be made up of an issue of 1,482,979 new ordinary shares of no par value in the Company.

Following the issue of the new ordinary shares, the total number of voting rights in the Company will be 1,349,623,348. There are no shares held in Treasury.

Application has been made for the new ordinary shares to be admitted to trading on the Main Market of London Stock Exchange Plc ("**LSE**"), to be admitted to listing on the premium segment of the Official List of the Financial Conduct Authority and to be listed on the Main Board of the JSE Limited ("**JSE**"). It is expected that admission of the new ordinary shares will take place at commencement of trade on both the LSE at 8.00am (BST) and on the JSE at 9.00am (SAST), on or around 18 June 2024.

Notification of dealing forms

1.	Details of PDMR / person closely associated with them ("PCA")	
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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mr. Coombs holds a beneficial interest in 11,560,842 shares, representing 0.86% of the Company's issued share capital.						
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>Nil Cost</td> <td>406,953</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	406,953	0.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
Nil Cost	406,953	0.00						
e)	Date of the transaction	10 June 2024 (exercise date)						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.							

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Rüdiger Swoboda
2.	Reason for the notification	
a)	Position / status	Chief Operating 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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mr. Swoboda holds a beneficial interest in 1,998,266 shares, representing 0.15% of the Company's issued share capital.							
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>Nil Cost</td> <td>225,000</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	225,000	0.00	
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)							
Nil Cost	225,000	0.00							
e)	Date of the transaction	10 June 2024 (exercise date)							
f)	Place of the transaction	Outside a trading venue (off market)							
g)	Nature and extent of interest in the transaction	Direct, beneficial							
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.								

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Kremena Wissel
2.	Reason for the notification	
a)	Position / status	Chief Marketing & Impact 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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mrs Wissel holds a beneficial interest in 1,349,410 shares, representing 0.10% of the Company's issued share capital.						
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>Nil Cost</td> <td>212,463</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	212,463	0.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
Nil Cost	212,463	0.00						
e)	Date of the transaction	10 June 2024 (exercise date)						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.							

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Craig Hoskins
2.	Reason for the notification	
a)	Position / status	Asset Mgt. Director & Employee Engagement 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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mr. Hoskins holds a beneficial interest in 546,832 shares, representing 0.04% of the Company's issued share capital.						
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>Nil Cost</td> <td>95,610</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	95,610	0.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
Nil Cost	95,610	0.00						
e)	Date of the transaction	10 June 2024 (exercise date)						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.							

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Anthony Payne
2.	Reason for the notification	
a)	Position / status	BizSpace, Director of Data Compliance
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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mr. Payne holds a beneficial interest in 721,290 shares, representing 0.05% of the Company's issued share capital.						
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>Nil Cost</td> <td>96,473</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	96,473	0.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
Nil Cost	96,473	0.00						
e)	Date of the transaction	10 June 2024 (exercise date)						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.							

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Tobias Schorstaedt
2.	Reason for the notification	
a)	Position / status	Acquisitions 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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mr. Schorstaedt holds a beneficial interest in 173,041 shares, representing 0.01% of the Company's issued share capital.						
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>Nil Cost</td> <td>101,373</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	101,373	0.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
Nil Cost	101,373	0.00						
e)	Date of the transaction	10 June 2024 (exercise date)						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.							

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Andreas Schlesinger
2.	Reason for the notification	
a)	Position / status	Contracts, Utilities & Environmental Services 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	Acquisition of new shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mr. Schlesinger holds a beneficial interest in 184,101 shares, representing 0.01% of the Company's issued share capital.						
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>Nil Cost</td> <td>98,650</td> <td>0.00</td> </tr> </tbody> </table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	Nil Cost	98,650	0.00
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)						
Nil Cost	98,650	0.00						
e)	Date of the transaction	10 June 2024 (exercise date)						
f)	Place of the transaction	Outside a trading venue (off market)						
g)	Nature and extent of interest in the transaction	Direct, beneficial						
h)	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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