

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

19 June 2024

**Sirius Real Estate Limited**

**(“Sirius Real Estate”, “Sirius” or the “Company”)**

**NOTIFICATION AND PUBLIC DISCLOSURE OF TRANSACTIONS BY PERSONS DISCHARGING  
MANAGERIAL RESPONSIBILITIES (“PDMRs”)**

On 18 June 2024, the Company granted the following awards under the Sirius Real Estate Limited 2017 Deferred Bonus Plan (the “DBP”) in respect of bonuses earned for the year ended 31 March 2024, which awards have all been accepted.

| <b>Director/PDMR</b> | <b>Number of shares subject to DBP award</b> |
|----------------------|--|
| Andrew Coombs        | 281,982                                      |
| Chris Bowman         | 240,391                                      |
| Tariq Khader         | 54,270                                       |
| Mohamed Jiwaji       | 23,258                                       |

Each award has been granted in the form of a Nil-Cost Option and, subject to the rules of the DBP, will vest in two tranches as follows:

- 50% of the shares subject to the DBP on 18 June 2025 (rounded down to the nearest whole share where necessary); with
- the balance of the shares subject to the DBP on 18 June 2026.

|           |                                    |                                   |
|-----------|------------------------------------|-----------------------------------|
| <b>1.</b> | <b>Details of Director/PDMR</b>    |                                   |
| a)        | Name                               | Andrew Coombs                     |
| <b>2.</b> | <b>Reason for the notification</b> |                                   |
| a)        | Position / status                  | Chief Executive Officer of Sirius |
| b)        | Initial notification / amendment   | Initial notification              |
| <b>3.</b> | <b>Details of the issuer</b>       |                                   |
| a)        | Name                               | Sirius Real Estate Limited        |

| b)        | LEI  | 213800NURUF5W8QSK566   |          |           |          |     |         |      |  |  |
|-----------|--|--|----------|-----------|----------|-----|---------|------|--|--|
| <b>4.</b> | <b>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</b> |  |          |           |          |     |         |      |  |  |
| a)        | Description of the financial instrument, type of instrument  | Ordinary shares of no par value.   |          |           |          |     |         |      |  |  |
| b)        | Identification code  | GG00B1W3VF54   |          |           |          |     |         |      |  |  |
| c)        | Nature of the transaction  | Grant of nil-cost option over ordinary shares under the DBP.   |          |           |          |     |         |      |  |  |
| d)        | Price(s) and volume(s)   | <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> <th>Total(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>281,982</td> <td>0.00</td> </tr> </tbody> </table> | Price(s) | Volume(s) | Total(s) | N/A | 281,982 | 0.00 |  |  |
| Price(s)  | Volume(s)  | Total(s)   |          |           |          |     |         |      |  |  |
| N/A       | 281,982  | 0.00   |          |           |          |     |         |      |  |  |
| e)        | Date of the transaction  | 18 June 2024   |          |           |          |     |         |      |  |  |
| 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 Listings Requirements of the JSE Limited.  |  |          |           |          |     |         |      |  |  |

|           |  |                                   |  |
|-----------|--|-----------------------------------|--|
| <b>1.</b> | <b>Details of Director/PDMR</b>  |                                   |  |
| a)        | Name   | Chris Bowman                      |  |
| <b>2.</b> | <b>Reason for the notification</b>   |                                   |  |
| a)        | Position / status  | Chief Financial Officer of Sirius |  |
| b)        | Initial notification / amendment   | Initial notification              |  |
| <b>3.</b> | <b>Details of the issuer</b>   |                                   |  |
| a)        | Name   | Sirius Real Estate Limited        |  |
| b)        | LEI  | 213800NURUF5W8QSK566              |  |
| <b>4.</b> | <b>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</b> |                                   |  |

| a)       | Description of the financial instrument, type of instrument   | Ordinary shares of no par value.   |  |  |          |           |          |     |         |      |
|----------|---|--|--|--|----------|-----------|----------|-----|---------|------|
| b)       | Identification code   | GG00B1W3VF54   |  |  |          |           |          |     |         |      |
| c)       | Nature of the transaction   | Grant of nil-cost option over ordinary shares under the DBP.   |  |  |          |           |          |     |         |      |
| d)       | Price(s) and volume(s)  | <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> <th>Total(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>240,391</td> <td>0.00</td> </tr> </tbody> </table> |  |  | Price(s) | Volume(s) | Total(s) | N/A | 240,391 | 0.00 |
| Price(s) | Volume(s)   | Total(s)   |  |  |          |           |          |     |         |      |
| N/A      | 240,391   | 0.00   |  |  |          |           |          |     |         |      |
| e)       | Date of the transaction   | 18 June 2024   |  |  |          |           |          |     |         |      |
| 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 Listings Requirements of the JSE Limited. |  |  |  |          |           |          |     |         |      |

|           |  |                                    |  |
|-----------|--|------------------------------------|--|
| <b>1.</b> | <b>Details of PDMR</b>   |                                    |  |
| a)        | Name   | Tariq Khader                       |  |
| <b>2.</b> | <b>Reason for the notification</b>   |                                    |  |
| a)        | Position / status  | Chief Investment Officer of Sirius |  |
| b)        | Initial notification / amendment   | Initial notification               |  |
| <b>3.</b> | <b>Details of the issuer</b>   |                                    |  |
| a)        | Name   | Sirius Real Estate Limited         |  |
| b)        | LEI  | 213800NURUF5W8QSK566               |  |
| <b>4.</b> | <b>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</b> |                                    |  |
| a)        | Description of the financial instrument, type of instrument  | Ordinary shares of no par value.   |  |
| b)        | Identification code  | GG00B1W3VF54                       |  |

|    |   |  |                  |                 |
|----|---|--|------------------|-----------------|
| c) | Nature of the transaction   | Grant of nil-cost option over ordinary shares under the DBP. |                  |                 |
| d) | Price(s) and volume(s)  | <b>Price(s)</b>  | <b>Volume(s)</b> | <b>Total(s)</b> |
|    |   | N/A  | 54,270           | 0.00            |
| e) | Date of the transaction   | 18 June 2024   |                  |                 |
| 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 Listings Requirements of the JSE Limited. |  |                  |                 |

|           |  |  |  |
|-----------|--|--|--|
| <b>1.</b> | <b>Details of PDMR</b>   |  |  |
| a)        | Name   | Mohamed Jiwaji   |  |
| <b>2.</b> | <b>Reason for the notification</b>   |  |  |
| a)        | Position / status  | BizSpace Commercial Director                                 |  |
| b)        | Initial notification / amendment   | Initial notification   |  |
| <b>3.</b> | <b>Details of the issuer</b>   |  |  |
| a)        | Name   | Sirius Real Estate Limited                                   |  |
| b)        | LEI  | 213800NURUF5W8QSK566   |  |
| <b>4.</b> | <b>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</b> |  |  |
| a)        | Description of the financial instrument, type of instrument  | Ordinary shares of no par value.                             |  |
| b)        | Identification code  | GG00B1W3VF54   |  |
| c)        | Nature of the transaction  | Grant of nil-cost option over ordinary shares under the DBP. |  |

|    |   |                                      |                  |                 |
|----|---|--------------------------------------|------------------|-----------------|
| d) | Price(s) and volume(s)  | <b>Price(s)</b>                      | <b>Volume(s)</b> | <b>Total(s)</b> |
|    |   | N/A                                  | 23,258           | 0.00            |
| e) | Date of the transaction   | 18 June 2024                         |                  |                 |
| 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 Listings Requirements of the JSE Limited. |                                      |                  |                 |

**For further information:**

**Sirius Real Estate**

Andrew Coombs, CEO / Chris Bowman, CFO  
+49 (0) 30 285010110

**FTI Consulting** (Financial PR)

Richard Sunderland / James McEwan / Talia Shirion  
+44 (0) 20 3727 1000  
SiriusRealEstate@fticonsulting.com

JSE Sponsor  
PSG Capital