

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

20 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")

Sirius Real Estate announces that awards granted on 1 August 2022 under the Sirius Real Estate Limited Senior Share Incentive Plan 2021 (the "**UK SIP**"), vested in full on 19 June 2024 to six participants at share price of £0.96550 and the participants, including four PDMRs, have notified the Company today that they have exercised their awards, following which the requisite tax directives were obtained.

535,960 shares are now due to be delivered by the Sirius Real Estate Limited Employee Benefit Trust to satisfy these awards and a further 475,290 shares have been withheld in settlement of the participants' tax liabilities arising in respect of the vesting of the awards. Disclosure of the awards made to the Persons Discharging Managerial Responsibilities ("**PDMRs**") are detailed below.

Notification of Dealing Forms

1.	Details of PDMR	
a)	Name	Tariq Khader
2.	Reason for the notification	
a)	Position / status	Sirius 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	<p>Transfer of shares from the Sirius Real Estate Limited Employee Benefit Trust to satisfy the exercise of an award made under the UK SIP.</p> <p>Following this transaction, Mr. Khader holds a beneficial interest in 145,509 shares, representing 0.0108% of the Company's issued share capital.</p>		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		Nil Cost	96,473	0.00
e)	Date of the transaction	20 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		
a)	Name	Mohamed Jiwaji	
2.	Reason for the notification		
a)	Position / status	BizSpace Commercial 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	Transfer of shares from the Sirius Real Estate Limited Employee Benefit Trust to satisfy the exercise of an award made under the UK SIP. Following this transaction, Mr. Jiwaji holds a beneficial interest in 154,050 shares, representing 0.0114% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		Nil Cost	96,473	0.00
e)	Date of the transaction	20 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		
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	<p>Transfer of shares from the Sirius Real Estate Limited Employee Benefit Trust to satisfy the exercise of an award made under the UK SIP.</p> <p>Following this transaction, Mr. Payne holds a beneficial interest in 817,763 shares, representing 0.0606% of the Company's issued share capital.</p>		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		Nil Cost	96,473	0.00
e)	Date of the transaction	20 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	
a)	Name	Vincent Scammell
2.	Reason for the notification	
a)	Position / status	BizSpace Sales and Operations 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	Transfer of shares from the Sirius Real Estate Limited Employee Benefit Trust to satisfy the exercise of an award made under the UK SIP. Following this transaction, Mr. Scammell holds a beneficial interest in 75,034 shares, representing 0.0056% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		Nil Cost	75,034	0.00
e)	Date of the transaction	20 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:

Sirius Real Estate
 Andrew Coombs, CEO +44 (0)20 3059 0855
 Chris Bowman, CFO

FTI Consulting (financial PR)
 Richard Sunderland +44 (0)20 3727 1000
 James McEwan
 Talia Shirion

SiriusRealEstate@fticonsulting.com

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 PSG Capital