

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

26 July 2024

**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 who elected to participate in the dividend reinvestment plan ("DRIP") (as announced on 3 June 2024) and receive their dividends in the form of Sirius shares.

**Notification of dealing forms**

1.

<b>1.</b>	<b>Details of PDMR</b>	
a)	Name	Andrew Coombs
<b>2.</b>	<b>Reason for the notification</b>	
a)	Position / status	Chief Executive Officer
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	Receipt of shares in lieu of a cash dividend pursuant to the DRIP by the JJC Trust, a family trust of which Mr Coombs is a trustee. Following this transaction, Mr. Coombs holds a beneficial interest in 11,758,458 shares, representing 0.7777% of Sirius's issued share capital.

d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		0.9310	8,431	£7,849.26
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	25 July 2024		
g)	Place of the transaction	London Stock Exchange (XLON) Main Market		
h)	Nature and extent of interest in the transaction	Indirect, beneficial		
i)	Clearance to deal in these securities was obtained in accordance with paragraph 3.66 of the JSE Listings Requirements.			

2.

<b>1.</b>	<b>Details of PDMR</b>	
a)	Name	Andreas Schlesinger
<b>2.</b>	<b>Reason for the notification</b>	
a)	Position / status	Contracts, Utilities and Environmental Services 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	Receipt of shares in lieu of a cash dividend pursuant to the DRIP. Following this transaction, Andreas Schlesinger holds a beneficial interest in 189,199 shares, representing 0.0125% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		0.9310	5,098	£4,746.24
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	25 July 2024		
g)	Place of the transaction	London Stock Exchange (XLON) Main Market		
h)	Nature and extent of interest in the transaction	Direct, beneficial		
i)	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) +44 (0)20 3727 1000

Richard Sunderland  
 James McEwan  
 Talia Shirion

SiriusRealEstate@fticonsulting.com

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