

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 June 2026

Sirius Real Estate Limited

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

Notification of a transaction by a person closely associated ("PCA") with a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of a transaction by a PCA with a PDMR.

Notification of dealing form

1	Details of the PCA with the PDMR	
a)	Name	Sharon Clarke-Wills
2	Reason for the notification	
a)	Position/status	PCA to Andrew Coombs, CEO
b)	Initial notification /Amendment	Initial Notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
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 transaction(s) 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	Purchase of shares into a Self-Invested Personal Pension ("SIPP"). Following this transaction, Ms. S Clarke-Wills holds a beneficial interest in 64,989 shares, which 61,750 are held in a SIPP, representing 0.0041%

		of the Company's issued share capital.			
d)	Price(s) and volume(s)		Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
			0.98333	5,250	5,162.50
e)	Highest price, lowest price and volume weighted average price		High	Low	VWAP
			N/A	N/A	N/A
f)	Date of the transaction	16 June 2026			
g)	Place of the transaction	Outside of a trading venue (XOFF)			
h)	Nature and extent of interest in the transaction	Indirect, non-beneficial			
i)	Clearance to deal in these securities was obtained in accordance with the JSE Listings Requirements.				

For further information:

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JSE Sponsor
PSG Capital