

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

23 June 2026

Sirius Real Estate Limited

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

Notifications of transactions by Persons Discharging Managerial Responsibilities ("PDMRs")

1. Allotment of Sirius Real Estate Limited 2021 Long Term Incentive Plan ("2021 LTIP") Shares

Sirius Real Estate announces that awards granted on 9 June 2023 and 22 September 2023 under the 2021 LTIP vested on 7 May 2026 to nine participants in respect of 5,309,907 ordinary shares of no par value in the Company ("**Ordinary Shares**"). The awards were exercised by seven of the participants on 22 June 2026, following which the requisite tax instructions were obtained from them. The remaining two participants are expected to exercise their vested 2021 LTIP shares at a later date.

1,784,592 Ordinary Shares are to be delivered to satisfy these exercised awards and a further 1,570,423 Ordinary Shares have been withheld in settlement of certain participants' tax liabilities arising in respect of the exercise of the awards. Accordingly, 1,784,592 new Ordinary Shares will be issued to the relevant participants. Disclosure of the exercised awards under the 2021 LTIP in respect of each participant who is a Person Discharging Managerial Responsibilities ("**PDMRs**") are detailed further at the end of this announcement.

Following the issue of the new Ordinary Shares, the total number of voting rights in the Company will be 1,590,450,432. There are no shares held in Treasury.

Application has been made for the admission of the new Ordinary Shares to trading on the London Stock Exchange's ("**LSE**") main market for listed securities and to listing and trading 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 29 June 2026.

2. Sirius Real Estate Limited Deferred Bonus Plan ("DBP")

Certain awards granted under the DBP vested on 7 May 2026 to four participants, in respect of 790,662 Ordinary Shares. The awards were exercised by three of the four participants on 22 June 2026 following which the requisite tax instructions were obtained from those participants. The remaining participant is expected to exercise his vested DBP shares at a later date.

Disclosure of the exercised awards under the DBP in respect of each participant who is a PDMR are detailed further at the end of this announcement. 244,472 Ordinary Shares are to be delivered by the Sirius Real Estate Limited Employee Benefit Trust ("**EBT**") to these three participants to satisfy these awards under the DBP and a further 216,801 Ordinary Shares have been withheld in settlement of certain participants' tax liabilities arising in respect of the vesting of the awards.

No new Ordinary Shares are being issued as a result of the awards vesting under the DBP.

3. Sirius Real Estate Limited UK Share Incentive Plan (“UK SIP”)

Certain awards granted under the UK SIP vested on 7 May 2026 to nine participants in respect of 2,401,355 Ordinary Shares. The awards were exercised by all the participants on 22 June 2026 following which the requisite tax instructions were obtained from them. Disclosure of the exercised award under the UK SIP in respect of the one participant who is a PDMR is detailed further at the end of this announcement.

1,360,118 Ordinary Shares are to be delivered by the EBT to the participants to satisfy these awards and a further 1,041,237 Ordinary Shares have been withheld in settlement of the participants’ tax liabilities arising in respect of the vesting of the awards.

No new Ordinary Shares are being issued as a result of the awards vesting under the UK SIP.

Notification of dealing forms

1.

1.	Details of PDMR / person closely associated with them (“PCA”)	
a)	Name	Chris Bowman
2.	Reason for the notification	
a)	Position / status	Chief Financial 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 transactions	Acquisition of new ordinary shares issued to satisfy the exercise of an award made under the 2021 LTIP and the transfer of ordinary shares from the EBT to satisfy the exercise of an award made under the DBP, respectively. Following these transactions, Mr. Bowman and his PCAs hold a beneficial interest in 1,028,691 ordinary shares, representing 0.065% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (£/GBP)
		0.9665	(LTIP) 554,377	535,805.37
		0.9665	(DBP) 182,137	176,035.41
e)	Date of the transactions	22 June 2026 (exercise date)		
f)	Place of the transactions	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transactions	Direct, beneficial		
h)	Clearance to deal in these securities was obtained in accordance with the JSE Listings Requirements.			

2.

1.	Details of PDMR / person closely associated with them ("PCA")	
a)	Name	Annemie Ress
2.	Reason for the notification	
a)	Position / status	Chief HR 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 ordinary shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mrs. Ress holds a beneficial interest in 307,632 ordinary shares, representing 0.0193% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (£/GBP)
		0.9665	305,946	295,696.81
e)	Date of the transaction	22 June 2026 (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 the JSE Listings Requirements.			

3.

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 ordinary shares issued to satisfy an award made under the 2021 LTIP. Following this transaction, Mrs Wissel holds a beneficial interest in 1,519,848 ordinary shares, representing 0.0956% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (£/GBP)
		0.9665	303,204	293,046.66
e)	Date of the transaction	22 June 2026 (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 the JSE Listings Requirements.			

4.

1.	Details of PDMR	
a)	Name	Tariq Khader
2.	Reason for the notification	
a)	Position / status	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 transactions	Transfer of ordinary shares from the EBT to satisfy the exercise of awards made under the DBP and the UK SIP, respectively. Following these transactions, Mr. Khader holds a beneficial interest in 596,868 ordinary shares, representing 0.0375% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (£/GBP)
		0.9665	(DBP) 46,837	45,267.96
		0.9665	(UK SIP) 305,946	295,696.81
e)	Date of the transactions	22 June 2026 (exercise date)		
f)	Place of the transactions	Outside a trading venue (off market)		
g)	Nature and extent of interest in the transactions	Direct, beneficial		
h)	Clearance to deal in these securities was obtained in accordance with the JSE Listings Requirements.			

For further information:

Sirius Real Estate
AJ Gallagher +44 (0) 20 3059 0821
Group Company Secretary

FTI Consulting (financial PR)
Richard Sunderland +44 (0) 20 3727 1000
Ellie Smith

SiriusRealEstate@fticonsulting.com

JSE Sponsor
PSG Capital