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

13 July 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 under the 2021 LTIP vested on 7 May 2026. The awards have been exercised by two participants on 10 July 2026, following which the requisite tax instructions were obtained from them.

1,138,445 ordinary shares of no par value in the Company ("**Ordinary Shares**") are to be delivered to satisfy these exercised awards and a further 873,486 Ordinary Shares have been withheld in part settlement of the participants' tax liabilities arising in respect of the exercise of the awards as each participant contributed in part towards their tax liability arising from the exercise of the vested shares. Accordingly, 1,138,445 new Ordinary Shares will be issued to the two participants. Disclosure of the exercised awards under the 2021 LTIP in respect of each participant who is a PDMR 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 1,591,588,877. 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 21 July 2026.

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

Certain awards granted under the DBP vested on 7 May 2026. The awards have been exercised by the remaining participant on 10 July 2026 following which the requisite tax instruction was obtained from the respective participant.

Disclosure of the exercised awards under the DBP in respect of the participant who is a PDMR is detailed further below in this announcement. 193,220 Ordinary Shares are to be delivered by the Sirius Real Estate Limited Employee Benefit Trust ("**EBT**") to the participant to satisfy the award under the DBP and a further 145,779 Ordinary Shares have been withheld in settlement of the participant's tax liabilities arising (as the participant contributed in part towards the tax liabilities) in respect of the vesting of the award.

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

**Notification of dealing forms**

1.

| | | |
|---|---|---|
| **1.** | **Details of PDMR / person closely associated with them ("PCA")** | |
| a) | Name | Andrew Coombs |
| **2.** | **Reason for the notification** | |
| a) | Position / status | Chief Executive 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.<br><br>Following these transactions, Mr. Coombs and his PCAs hold a beneficial interest in 13,042,644 Ordinary Shares, representing 0.81% of the Company's issued share capital. |
| d) | Price(s) and volume(s) | see table below |
| e) | Date of the transactions | 10 July 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 |

| Price(s) (p/GBP) | Volume(s) | Total(s) (£/GBP) |
|---|---|---|
| 0.9425 | (LTIP) 808,129 | 761,661.58 |
| 0.9425 | (DBP) 193,220 | 182,109.85 |

| | |
|---|---|
| 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 | Rüdiger Swoboda |
| **2.** | **Reason for the notification** | |
| a) | Position / status | Chief Operations 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.<br><br>Following this transaction, Mr. Swoboda holds a beneficial interest in 2,503,135 Ordinary Shares, representing 0.16% of the Company's issued share capital. |
| d) | Price(s) and volume(s) | see table below |
| e) | Date of the transaction | 10 July 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. | |

| Price(s) (p/GBP) | Volume(s) | Total(s) (£/GBP) |
|---|---|---|
| 0.9425 | 330,316 | 311,322.83 |

For further information:

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