

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

4 August 2026

Sirius Real Estate Limited

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

Notification of transactions by a Person Discharging Managerial Responsibilities ("PDMR") and by a Person Closely Associated ("PCA") with a PDMR.

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

Notification of dealing forms

1.

1.	Details of PDMR	
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 transaction	Purchase of shares into a Self-Invested Personal Pension (“SIPP”) Following this transaction Mr. Coombs and his PCAs hold a beneficial interest of 13,077,314 Ordinary Shares, representing 0.82% of the Company’s total issued share capital.								
d)	Price(s) and volume(s)	<table><tr><td>Price(s) (p/GBP)</td><td>Volume(s)</td><td>Total(s) (p/GBP)</td></tr><tr><td>£1.0033</td><td>33,000</td><td>£33,108.96</td></tr></table>	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	£1.0033	33,000	£33,108.96		
Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)								
£1.0033	33,000	£33,108.96								
e)	Highest price, lowest price and volume weighted average price	<table><tr><td>High</td><td>Low</td><td>VWAP</td></tr><tr><td>N/A</td><td>N/A</td><td>N/A</td></tr></table>	High	Low	VWAP	N/A	N/A	N/A		
High	Low	VWAP								
N/A	N/A	N/A								
f)	Date of the transaction	3 August 2026								
g)	Place of the transaction	London Stock Exchange (XLON)								
h)	Nature and extent of interest in the transaction	Direct, beneficial								
i)	Clearance to deal in these securities was obtained in accordance with the JSE Listings Requirements.									

2.

1	Details of the PCA with the PDMR	
a)	Name	Sharon Clarke-Wills
2	Reason for the notification	
a)	Position/status	PCA with 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 66,659 shares, of which 63,420 are held in a SIPP, representing 0.0042% of the Company’s issued share capital.		
d)	Price(s) and volume(s)		Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)	
			1.0093	1,670	1,685.60	
e)	Highest price, lowest price and volume weighted average price		High	Low	VWAP	
			N/A	N/A	N/A	
f)	Date of the transaction	4 August 2026				
g)	Place of the transaction	Outside of a trading venue (XOFF)				
h)	Nature and extent of interest in the transaction	Direct, 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