

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 August 2026

Sirius Real Estate Limited

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

Notification of a transaction by a Person Discharging Managerial Responsibilities ("PDMR")

Notification and public disclosure of a transaction by a PDMR, of a reinvestment into Sirius shares by the PDMR's investment platform of the cash dividend for the period ended 31 March 2026.

Notification of dealing form

1.

1.	Details of PDMR	
a)	Name	Ian Watson
2.	Reason for the notification	
a)	Position / status	Senior Independent Director (Lead Independent Director for JSE Listings Requirements purposes)
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	Reinvestment into shares by the PDMR's investment platform of the cash dividend for the period ended 31 March 2026. Following this transaction, Ian Watson holds a beneficial interest in 54,290 shares, representing 0.0034% of the Company's issued share capital.		
d)	Price(s) and volume(s)	Price(s) (p/GBP)	Volume(s)	Total(s) (p/GBP)
		0.9785	1,505	£1,472.65
e)	Highest price, lowest price and volume weighted average price	High	Low	VWAP
		N/A	N/A	N/A
f)	Date of the transaction	12 August 2026		
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 the JSE Listings Requirements.			

For further information:

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