

Sirius Real Estate Limited

Plaza House,
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Channel Islands

11 July 2024

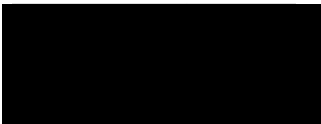
STRICTLY PRIVATE AND CONFIDENTIAL

Sirius Real Estate Limited (“the Company”)

Dear Sirs/Madams,

We consent to the inclusion in the prospectus dated 11 July 2024 (the “**Prospectus**”), in connection with the Admission of the New Ordinary Shares to the premium listing segment of the Official List and to trading on the London Stock Exchange’s main market for listed securities, to our name in the form and context in which it appears in the attached proof of the Prospectus.

Yours faithfully,



For and on behalf of
Peel Hunt LLP