



# PSG CAPITAL

PSG CAPITAL (PTY) LTD (REG. NO. 2006/015817/07)  
REGISTERED OFFICE: 1<sup>ST</sup> FLOOR, OU KOLLEGE BUILDING, 35 KERK STREET, STELLENBOSCH, 7600  
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TELEPHONE +27 21 887-9602  
[www.psgcapital.com](http://www.psgcapital.com)

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11 July 2024

The Directors  
Sirius Real Estate Limited  
Plaza House, Fifth Floor, Admiral Park  
St Peter Port  
Guernsey, GY1 2HU  
Channel Islands  
Per email: Anthony Gallagher (AGallagher@sirius-real-estate.com)  
For Attention: Anthony Gallagher

Dear Anthony

## **SIRIUS REAL ESTATE LIMITED (“Sirius” or the “Company”) – PROSPECTUS UNDER THE UK PROSPECTUS REGULATION RULES**

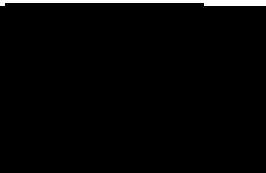
We refer to the capital raising undertaken by Sirius, as referred to in the announcements published by the Company on SENS on 10 July 2024 and 11 July 2024 (“**Capital Raising**”), the preliminary prospectus dated 8 July 2024 (the “**Pathfinder**”) and the final prospectus dated 11 July 2024 (the “**Prospectus**”, and together with the Pathfinder, the “**Documents**”) relating to the admission to trading of the new ordinary shares to be issued pursuant to the Capital Raising, which Documents were prepared in accordance with the Prospectus Regulation Rules of the United Kingdom’s Financial Conduct Authority.

The Documents reflect PSG Capital as the Company’s SA Adviser, Sole SA Bookrunner, Placing Agent and JSE Sponsor.

We hereby:

- consent to our name being stated in the Documents;
- confirm that we act in the capacities stated in the Documents; and
- consent to the references to ourselves in the form and context in which they appear in the Documents.

Yours faithfully



**Director of PSG Capital (Pty) Ltd**

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DIRECTORS: J A HOLTZHAUSEN (CHAIRMAN), H B DE KOCK (CEO), K HLOPHE-KUNENE (DEPUTY CEO), M MAGIET (DEPUTY CEO),  
E DU PREEZ, W L GREEFF, L K HUFKIE, A T KRETZMANN, V V KLEYNHANS, P J MOUTON, J PIEK, S Z SHANDU

ASSOCIATE DIRECTOR: M J GRIESSEL

SECRETARIES: PSG CORPORATE SERVICES (PTY) LTD