

Prospectus Consent Letter

To: The Directors
Sirius Real Estate Limited (the "Company", "Client" or "you")
Plaza House
Fifth Floor
Admiral Park
St Peter Port
Guernsey
GY1 2HU
Channel Islands

Joh. Berenberg, Gossler & Co. KG, London Branch (in its capacity as sponsor,
joint global coordinator and joint bookrunner to the Company)
60 Threadneedle Street
London
EC2R 8HP
United Kingdom

Peel Hunt LLP (in its capacity as joint global coordinator and joint bookrunner to
the Company)
7th Floor
100 Liverpool Street
London
EC2M 2AT
United Kingdom
(collectively, the "Addressees")

11 July 2024

Dear Sirs

PROSPECTUS TO BE PUBLISHED BY SIRIUS REAL ESTATE LIMITED (THE "COMPANY") IN CONNECTION WITH THE PROPOSED ISSUANCE OF NEW ORDINARY SHARES IN CONNECTION WITH A CAPITAL RAISE BY THE COMPANY.

We refer to the proposed issue of new ordinary shares by the Company in connection with a capital raise, and the admission of the new ordinary shares to the Official List of the Financial Conduct Authority and to trading on the main market for listed securities on the London Stock Exchange and the Main Board of the Johannesburg Stock Exchange.

For this purpose, a prospectus to be dated on or around 11 July 2024 will be published (together with any supplementary prospectus, the "**Prospectus**").

We hereby consent to the inclusion in the Prospectus of our Prospectus Valuation Report and the references to our name in the form and context in which it is attached, as shown on the attached proof of the Prospectus which we have signed for identification.

We hereby authorise the contents of that part of the Prospectus comprising such references and accept responsibility for such part for any responsibility arising under Rule 5.3.2R(2)(f) of the Prospectus Regulation Rules made by the FCA.

We further hereby consent to our Prospectus Valuation Report being put on public display in accordance with item 15.1 of Annex 3 of Commission Delegated Regulation (EC) No 980/2019.

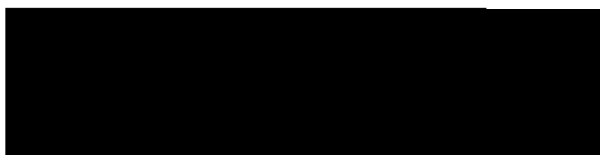
We also hereby consent to the inclusion in the Prospectus of a declaration, as required by item 1.2 of Annex 3 and item 1.2 of Annex 12 of Commission Delegated Regulation (EC) No 980/2019 implementing the Prospectus Directive (as now applicable to the Prospectus Regulation (EU) 2017/ 1129 which forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended) (ESMA/2013/319), that, having taken all reasonable care to ensure that such is the case, the information contained in those parts of the Prospectus for which we are responsible is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

Yours faithfully

For and on behalf of C&W (U.K.) LLP German Branch



International Partner



Partner