

SIRIUS REAL ESTATE LIMITED

(Incorporated in Guernsey with registered number 46442)

CURRENCY ELECTION FORM

IVC

This Currency Election Form relates to the Dividend authorised in respect of the six months ended 30 September 2025 of €0.03180 per Ordinary Share.

To receive the Dividend and all other future dividend payments in Sterling instead of Euro, please provide bank account details for an account nominated in Sterling and then sign, date and post this Currency Election Form to be received by 5.00 p.m. (UK time) on Monday, 29 December 2025. This currency election will apply to all of your holding and cannot be made in respect of part only of your holding of Ordinary Shares.

Bank Details for payment of Dividends offered in Sterling:

Name of Account Holder/Account Name

Branch Address

Branch Sort Code

Account Number

**Building Society reference/roll number
(if applicable)**

Shareholders on the UK Share Register

Signature Page

I/We hereby authorise you to pay my/our entitlement to the Dividend and all other future Dividend payments made by the Company for which a currency election is offered in Sterling, in respect of my/our entire holding of Ordinary Shares, until such time as this election is revoked or cancelled by me/us in writing.

Signature

Signature

Signature

Signature

**Contact
Number**

Dated

In the case of joint holders ALL must sign. In the case of a corporation this Currency Election Form should be executed under its common seal or be signed by a duly authorised official, whose capacity should be stated. All enquiries regarding this form should be directed to the Company's registrars, MUFG Corporate Markets, Corporate Actions, Central Square, 29 Wellington Street, Leeds LS1 4DL; telephone 0371 664 0300 (calls are charged at the standard geographic rate and will vary by provider) or from overseas on +44 (0) 371 664 0300 (calls outside the United Kingdom will be charged at the applicable international rate). The helpline is open between 9.00 am – 5.30 pm, Monday to Friday excluding public holidays in England and Wales. Please note that MUFG Corporate Markets cannot provide any financial, legal or tax advice and calls may be recorded and monitored for security and training purposes.

Shareholders on the UK Share Register

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you are recommended to seek your own personal financial advice immediately from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000 if you are resident in the United Kingdom or, if not, from another appropriately authorised independent financial adviser.

This Currency Election Form should not be completed by Shareholders wishing to receive their entitlement to the cash Dividend on the whole of their holding of Ordinary Shares in Euro or by any Shareholders who hold their Ordinary Shares in CREST. Note that a currency election will apply to all of your holding and cannot be made in respect of part only of your holding of Ordinary Shares. If you have sold or transferred any Ordinary Shares or purchased any Ordinary Shares on or before Wednesday 10 December 2025 (being the last day to trade in order to be eligible for the cash dividend) you should contact your stockbroker or other agent through whom the sale, transfer or purchase was made without delay for advice as to how this Currency Election Form should be dealt with.

Words and expressions used in this Currency Election Form shall, unless otherwise defined, have the meanings attributed to them in the announcement to Qualifying Shareholders dated 17 November 2025 (“**Announcement**”).

This Currency Election Form is not transferable.

SIRIUS REAL ESTATE LIMITED

(Incorporated in Guernsey with registered number 46442)

If you wish to receive your entitlement to the Dividend and all other future dividend payments made by the Company for which a currency election is offered in Sterling, in respect of your entire holding of Ordinary Shares, you must complete this form and return it by post or courier to the Registrar to be received by 5.00 p.m. (UK time) on Monday, 29 December 2025. Unless this is done, you will receive the full cash Dividend on the whole of your holding in Euro.

Your Dividend cash entitlement in Sterling will be calculated by reference to the Euro to Sterling Conversion Rate, which is 0.88191.

To receive your entitlement to the Dividend and all other future Dividend payments made by the Company for which a currency election is offered in Sterling, in respect of your entire holding of Ordinary Shares, complete the relevant information, sign, date and post this form to be received by 5.00 p.m. (UK time) on Monday, 29 December 2025.

If, after posting this Currency Election Form, you wish to revoke or cancel your election, you will need to do so in writing and send such notice of cancellation or revocation to the Registrars. The Currency Election Form will remain valid until written cancellation or revocation is given to the Registrars.

This currency election will apply to all of your holding and cannot be made in respect of part only of your holding of Ordinary Shares.

To the Directors of the Company:

I/We, the undersigned, being the registered holder(s) of Ordinary Shares in the Company hereby give notice that, in respect of the number of Ordinary Shares registered in my/our name at the Record Date, I/we elect to receive my/our entitlement to the Dividend and all other future dividend payments made by the Company for which a currency election is offered in Sterling, in respect of my/our entire holding of Ordinary Shares, until such time as this election is revoked or cancelled by me/us in writing, instead of receiving Dividend payments in Euro, on the same terms and conditions as any offer made to other Qualifying Shareholders and in accordance with the Memorandum and Articles of Incorporation of the Company and the Announcement and as contained in any future announcements published to eligible shareholders in connection with such offers from time to time.

The Company is authorised and instructed to treat me/us as having made an election, in the case of each such offer, in respect of any total number of Ordinary Shares comprised in my/our holding at the

Shareholders on the UK Share Register

Record Date for the relevant offer, on a basis which will result in the payment to me/us of our cash entitlement to the Dividend in Sterling. The mandate herein contained shall remain valid until revoked by me/us or the Directors.

By completing and returning this Currency Election Form I/we warrant that I/we am/are (a) Qualifying Shareholder(s) and I/we acknowledge that the Company, in making payments to me/us in respect of the Dividend, is acting in reliance on that warranty.