

**BENEFICIAL OWNER  
DECLARATION OF ELIGIBILITY FOR GROSS PID PAYMENTS FROM  
SIRIUS REAL ESTATE LIMITED**

REIT name: Sirius Real Estate Limited  
REIT ISIN: GG00B1W3VF54

Shareholder name:  
Shareholder designation (if any):  
Shareholder investor code (IVC): [Note 1]

Shareholder address:

I/We confirm that I am/we are the beneficial owner of the above-mentioned shareholding and eligible for gross PID payments under regulation 7 SI 2006/2867 [Note 2] and request that all future PID payments in respect of this shareholding be made without deduction of tax.

I/We undertake to inform the REIT, or any agent acting for the REIT, immediately if I/we subsequently become aware of any change in circumstances that invalidates this request.

In the event that a PID payment is made without deduction of tax under this declaration and it is subsequently established that the PID payment should have been subject to tax, I/we agree to repay an amount equal to the tax due on the PID payment upon demand by the REIT or any agent acting for the REIT.

Signed ..... [Note 3]

Name.....

Capacity .....

Date.....

Signed ..... [Note 3]

Name.....

Capacity .....

Date.....

Notes:

1. This is the reference number allocated to the shareholder on the REIT's share register.
2. The shareholders who qualify for gross payment are principally UK resident companies, UK public bodies, UK charities, UK pension funds, and the managers of ISAs, PEPs and Child Trust Funds. Most shareholders, including all individuals and all non-UK residents, do not qualify for gross payment and should not complete this form.
3. If the declaration is completed in physical paper form, rather than electronically, a company should arrange for it to be signed under company seal or by authorised officials in accordance with its articles of association.
4. Please return completed forms to MUFG Corporate Markets (UK) Limited, Central Square, 29 Wellington Street, Leeds LS1 4DL.