Schroder European Real Estate Investment Trust PLC
(Incorporated in England and Wales)
Registration number: 09382477
JSE Share Code: SCD
LSE Ticker: SERE
ISIN number: GB00BY7R8K77

7 July 2021

SECOND INTERIM DIVIDEND

Schroder European Real Estate Investment Trust plc (the "Company") announces its second interim dividend for the year ending 30 September 2021. The Board is confident in the future of the business, particularly giving the improving outlook, valuation resilience and return to healthy rent collection and has reinstated the quarterly dividend to its pre-Covid-19 level of 1.85 euro cents per share.

The interim dividend payment will be made on Monday, 16 August 2021 to shareholders on the register on the record date of Friday, 30 July 2021. In South Africa, the last day to trade will be Tuesday, 27 July 2021 and the ex-dividend date will be Wednesday, 28 July 2021. In the UK, the last day to trade will be Wednesday, 28 July 2021 and the ex-dividend date will be Thursday, 29 July 2021.

The interim dividend will be paid in sterling to shareholders on the UK register and rand to shareholders on the South African register. The exchange rate for determining the interim dividend paid in rand will be confirmed by way of an announcement on Monday, 12 July 2021. UK shareholders are able to make an election to receive dividends in euro. The form for applying for such election can be obtained from the Company's UK registrars (Equiniti Limited) and any such election must be received by the Company no later than Friday, 30 July 2021. The exchange rate for determining the interim dividend paid in sterling will be confirmed following the election cut off date by way of an announcement on Monday, 2 August 2021. Conversion to rand will take place on Wednesday, 14 July 2021.

Shares cannot be moved between the South African register and the UK register between Monday, 12 July 2021 and Monday, 2 August 2021, both days inclusive. Shares may not be dematerialised or rematerialised in South Africa between Wednesday, 28 July 2021 and Friday, 30 July 2021, both days inclusive.

The Company has a total of 133,734,686 shares in issue on the date of this announcement. The dividend will be distributed by the Company (UK tax registration number 21696 04839) and is regarded as a foreign dividend for shareholders on the South African register. In respect of South African shareholders, dividend tax will be withheld from the amount of the dividend noted above at the rate of 20% unless the shareholder qualifies for the exemption. Further dividend tax information for South African shareholders will be included in the exchange rate announcement to be made on Monday, 12 July 2021.

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The Company has a primary listing on the London Stock Exchange and a secondary listing on the JSE Limited.

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