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
("**Company**")

NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (STERLING)

On 23 March 2023, Schroder European Real Estate Investment Trust plc announced its first interim dividend for the year ended 30 September 2023 of 1.85 euro cents per share.

Shareholders on the UK register will receive their dividends in sterling, unless an election is completed and registered with the Company's registrars. The deadline for the currency election in respect of the forthcoming interim dividend payment was 14 April 2023.

This announcement confirms that the currency exchange rate applicable for the interim dividend for shareholders on the UK register who did not make a currency election before the applicable deadline and who therefore will receive their dividend in sterling is:

Declared dividend	**Exchange rate**	**Dividend to be paid for in sterling**
1.85 euro cents per share	0.88550	1.63818 pence per share

The dividend will be paid on 5 May 2023 to shareholders who were on the register at the close of business on 14 April 2023.

Enquiries:

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

London
17 April 2023

JSE Sponsor
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