

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  
("the Company")

3 July 2023

### **NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (SOUTH AFRICAN RAND)**

On 28 June 2023, Schroder European Real Estate Investment Trust plc (the "Company") announced its second interim dividend for the year ending 30 September 2023 of 1.85 euro cents per share.

The currency exchange rate applicable for the interim dividend payable in South African cents to shareholders on the South African register is based on the exchange rate on 3 July 2023 and is set out below:

<b>Declared dividend</b>	<b>Exchange rate</b>	<b>Dividend in South African cents per share</b>
1.85 euro cents per share	20.42500	37.78625

Dividend tax will be withheld from the amount of the gross dividend of 37.78625 South African cents per share paid to shareholders on the South African register at the rate of 20 per cent unless a shareholder qualifies for exemption.

After the dividend tax has been withheld, the net dividend will be 30.22900 South African cents per share.

For the avoidance of doubt, dividend tax, and therefore the information provided in this announcement, is only of direct application to shareholders on the South African register.

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Shareholders on the South African branch register should direct any questions regarding the application of the dividend tax to the Company's Transfer Secretary:

Computershare Investor Services (Pty) Limited  
Rosebank Towers, 15 Biermann Avenue  
Rosebank, 2196, South Africa

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

JSE Sponsor:

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