

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 (SOUTH AFRICAN RAND)

On 28 September 2023, Schroder European Real Estate Investment Trust plc (the "Company") announced its third interim dividend for the year ended 30 September 2023 of 1.48 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 October 2023 and is set out below:

Declared dividend	Exchange rate	Dividend in South African cents per share
1.48 euro cents per share	20.19000	29.88120

Dividend tax will be withheld from the amount of the gross dividend of 29.88120 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 23.90496 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.

---

Enquiries:

Jeff O'Dwyer  
Schroder Real Estate Investment Management Limited      Tel: 020 7658 6000

Shilla Pindoria  
Schroder Investment Management Limited      Tel: 020 7658 7267

Dido Laurimore  
FTI Consulting      Tel: 020 3727 1000

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

Postal Address - Private Bag X9000

Saxonwold, 2132.

Telephone +27 11 373 0033

Facsimile +27 11 688 5218

Email enquiries: [web.queries@computershare.co.za](mailto:web.queries@computershare.co.za)

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

London

3 October 2023

JSE Sponsor:

PSG Capital