

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")

FOURTH INTERIM DIVIDEND

Schroder European Real Estate Investment Trust plc (the "Company") announces its fourth interim dividend for the year ended 30 September 2023 of 1.48 euro cents per share.

The interim dividend payment will be made on Thursday, 25 January 2024 to shareholders on the register on the record date of Friday, 29 December 2023. In South Africa, the last day to trade will be Friday, 22 December 2023 and the ex-dividend date will be Wednesday, 27 December 2023. In the UK, the last day to trade will be Wednesday, 27 December 2023 and the ex-dividend date will be Thursday, 28 December 2023.

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, 11 December 2023. 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 the close of business on Friday, 29 December 2023. 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 Tuesday, 2 January 2024.

Shares cannot be moved between the South African register and the UK register between Monday, 11 December 2023 and Friday, 29 December 2023, both days inclusive. Shares may not be dematerialised or rematerialised in South Africa between Wednesday, 27 December 2023 and Friday, 29 December 2023, 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, 11 December 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

6 December 2023

JSE Sponsor

PSG Capital