

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")

Schroder European Real Estate Investment Trust plc

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Mark Beddy
2	Reason for the notification	
a)	Position/status	Director
b)	Initial notification/amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Schroder European Real Estate Investment Trust plc
b)	LEI	549300BHT1Z8NI4RLD52
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 10 pence each
	Identification code	ISIN: GB00BY7R8K77
b)	Nature of the transaction	Share purchase

c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£0.694922</td> <td>10,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	£0.694922	10,000
Price(s)	Volume(s)					
£0.694922	10,000					
d)	Aggregated information					
	- Aggregated volume	10,000				
	- Price	£6,949.22				
e)	Date of the transaction	6 February 2024				
f)	Place of the transaction	London Stock Exchange				

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

London
6 February 2024

JSE Sponsor
PSG Capital