

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

NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (SOUTH AFRICAN RAND)

On 20 March 2024, Schroder European Real Estate Investment Trust plc (the “Company”) announced its first interim dividend for the year ending 30 September 2024 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 25 March 2024 and is set out below:

Declared dividend	Exchange rate	Dividend in South African cents per share
1.48 euro cents per share	20.53800	30.39624

Dividend tax will be withheld from the amount of the gross dividend of 30.39624 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 24.31699 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 6000

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

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

London

25 March 2024

JSE Sponsor:

PSG Capital