

Transaction in own shares

Schroder European Real Estate Investment Trust plc (the "Company") announces that on Monday 20 January 2025 it purchased 58,600 of its ordinary shares at a price of 64.5147 pence per share, to be held in treasury.

Following this purchase, the Company's issued share capital consists of 133,734,686 ordinary shares of 10p each, the total number of shares in treasury is 58,600 and the total number of voting rights in the Company is 133,676,086.

The above figure may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company under the Financial Conduct Authority's Disclosure Guidance and Transparency Rules.

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