

#### Voting rights and capital

Schroder European Real Estate Investment Trust plc (the "Company") announces that as at Friday 31 January 2025 its issued share capital consists of 133,734,686 ordinary shares of 10p each, the total number of shares in treasury is 511,600 and the total number of voting rights in the Company is 133,223,086.

The above figure of 133,223,086 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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