

21 July 2025

NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (STERLING)

On 26 June 2025, Schroder European Real Estate Investment Trust plc (the "Company") announced its second interim dividend for the year ending 30 September 2025 of 1.48 euro cents per share.

Shareholders on the UK register will receive their dividends in sterling, unless an election is completed and registered with the Company's registrars. The deadline for the currency election in respect of the forthcoming interim dividend payment was 18 July 2025.

This announcement confirms that the currency exchange rate applicable for the interim dividend for shareholders on the UK register who did not make a currency election before the applicable deadline and who therefore will receive their dividend in sterling is:

Declared dividend	Exchange rate	Dividend to be paid for in sterling
1.48 euro cents per share	0.86560	1.28109 pence per share

The dividend will be paid on 15 August 2025 to shareholders who were on the register at the close of business on 18 July 2025.

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

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