



10 December 2025

## NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (SOUTH AFRICAN RAND)

On 5 December 2025, Schroder European Real Estate Investment Trust plc (the "Company") announced its fourth interim dividend for the year ended 30 September 2025 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 10 December 2025 and is set out below:

Declared dividend	Exchange rate	Dividend in South African cents per share
1.48 euro cents per share	19.81500	29.32620

Dividend tax will be withheld from the amount of the gross dividend of 29.32620 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 23.46096 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:

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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  
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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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information, please contact [rns@seg.com](mailto:rns@seg.com) or visit [www.rns.com](http://www.rns.com).

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