

8 January 2026

**SCHRODER EUROPEAN REAL ESTATE INVESTMENT TRUST PLC
("SEREIT" or the "Company" and, together with its subsidiaries, the "Group")**

PROPERTY PORTFOLIO VALUATION

RESILIENT PORTFOLIO VALUE SUPPORTED BY ACTIVE ASSET MANAGEMENT

Schroder European Real Estate Investment Trust plc, the Company investing in real estate in European growth cities, today provides an update on the independent valuation of its property portfolio as at 31 December 2025:

- The property portfolio was independently valued at €194.0 million (30 September 2025: €194.0 million).
- The Berlin DIY asset delivered a third consecutive quarter of valuation growth, up €0.5 million, or 0.18%, following the expiry of rent-free periods, part of the terms of the recently completed 12-year lease extension.
- Overall, valuations for the office assets remained stable, with all three properties in Paris, Hamburg and Stuttgart, retaining their values from the previous quarter.
- The industrial portfolio showed a more varied performance, with notable valuation increases in Houten (€0.4 million, or 4.5%) and Utrecht (€0.1 million, or 2.0%), primarily due to rental growth. These gains offset a valuation reduction in Alkmaar (-€0.6 million, or -5.5%), as a result of higher discount rates reflecting increased tenant covenant risk.
- The valuation of the mixed-use data centre in Apeldoorn had already anticipated KPN's departure at the end of 2026. Consequently, the quarterly decline of €0.3 million, or 2.5%, is attributable solely to the shortening lease term.

The Company continues to prioritise long term value creation and liquidity through active management.

-Ends-

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