

13 January 2026

#### NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (STERLING)

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.

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 9 January 2026.

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	0.86500	1.28020 pence per share

The dividend will be paid on 6 February 2026 to shareholders who were on the register at the close of business on 9 January 2026.

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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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