



Schroder European Real Estate Investment Trust

31 March 2026

Marketing material for
professional clients only.

The company invests in European growth cities and regions

Investment objective

To provide shareholders with a regular and attractive level of income return together with the potential for long-term income and capital growth through investing in commercial real estate in Continental Europe.

The Board and the Investment Manager announced on the 24th June 2026 the intention to publish a circular resolution, where it will seek shareholders' approval through an ordinary resolution to modify the company's investment objective and policy necessary for an orderly wind-down process.

Investment strategy

To achieve optimal shareholder value, it is anticipated that the portfolio will be sold gradually as asset management initiatives are progressed. This value-maximising approach, together with the need to navigate a challenging market backdrop, means the managed wind-down process is expected to take approximately two to three years to complete.

Risk considerations

The trust may be concentrated in a limited number of geographical regions, industry sectors, markets and/or individual tenants. This may result in large changes in the value and/or income of the fund, both up or down, which may adversely impact the performance of the fund. The Company may borrow money to invest in further investments, this is known as gearing. Gearing will increase returns if the value of the assets purchased increase in value by more than the cost of borrowing, or reduce returns if they fail to do so.

The trust can be exposed to different currencies and tax jurisdictions. Changes in foreign exchange rates could create losses. The Company and its returns may rely on certain available tax efficiencies at the inception of the Company which may be subject to changes in tax treatment or interpretations. Any change in the actual or perceived tax status or exposure of the Company or its investments as well as in tax legislation, practice or in accounting standards could adversely affect the anticipated level of taxation. Please also refer to the tax announcement (RNS) dated 12 September '25.



The Global Real Estate Sustainability Benchmark (GRESB) is a mission-driven and investor-led organisation that provides actionable and transparent Environmental, Social and Governance (ESG) data to financial markets. GRESB provides a consistent framework to measure the ESG performance of real estate companies and funds.

Fund Manager

Jeff ODwyer

Company launch date

9 December 2015

Net Asset Value ('NAV')

€151.3m

NAV per share

115.2 cps/100.7 pps¹

Portfolio net initial yield

7.1%

Loan to value

29% LTV (27% net of cash)

Share price

55.8 pps²

Dividend yield

9.3%³

Premium/(discount) to NAV

(44.6%)⁴

GRESB

4 Green Stars 86/100⁵

Ongoing charges

2.6%⁶

Source: Schroders unless otherwise stated.

¹Exchange rate as at 31 March 2026 GBP:EUR 1.145.

²Schroders, Datastream as at 31 March 2026.

³Annualised yield based on the announced quarterly dividend of 1.48 cps/1.29 pps for the period 1 January 2026 – 31 March 2026 and a share price of 55.8 pps on 31 March 2026.

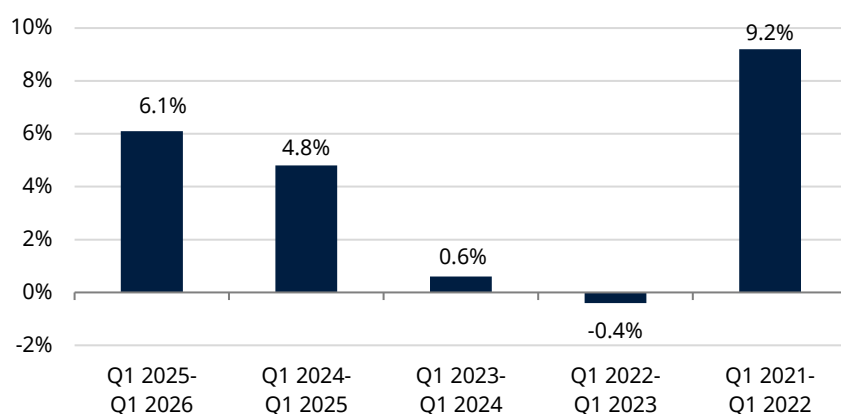
⁴Based on NAV as at 31 March 2026, published in July 2026 and share price as at 31 March 2026.

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⁶Ongoing charges per March 2026 interim accounts, calculated in accordance with AIC recommended methodology as a percentage of average NAV over the period.

Performance analysis

Real Estate Portfolio Performance⁷



Company summary

SEREIT invests in European growth cities and regions. It is a UK closed-ended real estate investment company incorporated on 9 January 2015. The Company has a premium listing on the Official List of the UK Listing Authority and its shares have been trading on the Main Market of the London Stock Exchange (ticker: SERE) since 9 December 2015. It also has a secondary listing on the Main Board of the Johannesburg Stock Exchange (ticker: SCD).

Performance (%)	3 months	6 months	1 year
Share Price Total Return (GBP) ⁸	-7.9	-8.9	-8.2
NAV Total Return (Euro) ⁹	0.0	0.7	0.9
NAV Total Return (converted to GBP) ¹⁰	0.0	-0.8	5.3
SEREIT Real Estate Total Return ⁷	1.1	2.5	6.1

Performance (%)	3 years p.a.	5 years p.a.	Since launch	Avg. since launch
Share Price Total Return (GBP) ⁸	-3.5	-1.4	13.5	1.2
NAV Total Return (Euro) ⁹	0.4	1.4	40.8	3.4
NAV Total Return (converted to GBP) ¹⁰	0.2	1.9	68.5	5.2
SEREIT Real Estate Total Return ⁷	3.8	4.0	n/a	n/a

Discrete Yearly Performance (%)	Q1'25-Q1'26	Q1'24-Q1'25	Q1'23-Q1'24	Q1'22-Q1'23	Q1'21-Q1'22
Share Price Total Return (GBP) ⁸	-8.2	15.5	-15.1	-21.0	30.8
NAV Total Return (Euro) ⁹	0.9	2.0	-1.7	-3.1	9.3
NAV Total Return (converted to GBP) ¹⁰	5.3	-0.2	-4.4	1.3	8.2
SEREIT Real Estate Total Return ⁷	6.1	4.8	0.6	-0.4	9.2

Issued in December 2026.

Past performance is not a guide to future performance and may not be repeated. The value of investments and the income from them can go down as well as up and you may not get back the amount originally invested.

⁷Source: Schroders, Real Estate Portfolio performance is internally calculated and reflects the portfolio's time-weighted property performance history. Returns are net of capex and tenant incentives but are excluding the effect from transaction costs.

⁸Source: Schroders, Datastream, bid to bid price plus dividends paid.

⁹Source: Schroders, NAV to NAV (per share) plus dividends paid.

¹⁰Source: Schroders, NAV to NAV (per share). Converted into GBP.

Top 10 holdings

Rank	Property	Country	Sector	% of total portfolio
1	Paris (Saint-Cloud)	France	Office	18%
2	Berlin	Germany	Retail/DIY	14%
3	Hamburg	Germany	Office	10%
4	Stuttgart	Germany	Office	10%
5	Rennes	France	Industrial	10%
6	Venray	Netherlands	Industrial	7%
7	Rumilly	France	Industrial	6%
8	Apeldoorn	Netherlands	Mixed	5%
9	Houten	Netherlands	Industrial	5%
10	Alkmaar	Netherlands	Industrial	4%
Subtotal 10 (of 14 properties)				88%

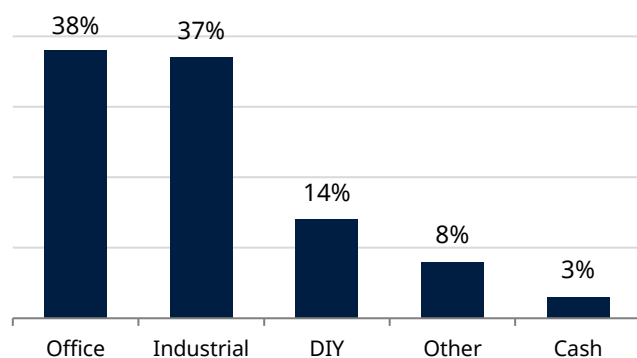
Source: Schroders. Shown as a percentage of total portfolio value €192.6m and available cash of €5.7m (internally calculated). This excludes €14.9m of cash ring-fenced for the French tax claim.

Top 10 tenants

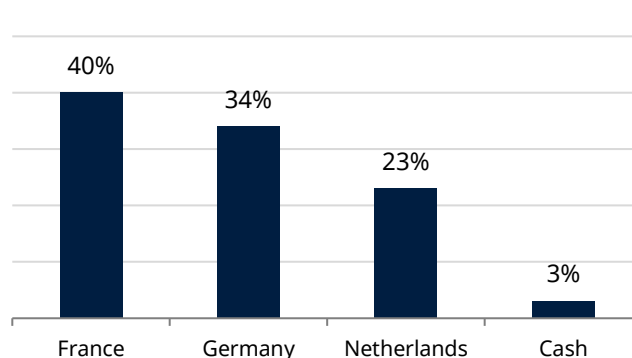
Rank	Tenants	% of total portfolio*
1	KPN	20%
2	Hornbach	10%
3	C-Log	8%
4	Outscale	8%
5	Cereal Partners	6%
6	DKL	5%
7	LandBW	5%
8	Inventum	5%
9	Filassistance	4%
10	Ethypharm	4%
Total top ten tenants		75%

Source: Schroders. *Shown as a percentage of total portfolio.

Sector weightings



Regional weightings



Source: Schroders. Shown as a percentage of total portfolio value €192.6m and available cash of €5.7m (internally calculated). This excludes €14.9m of cash ring-fenced for the French tax claim.

Information

Schroder Real Estate Investment Management Limited
1 London Wall Place, London
EC2Y 5AU, United Kingdom

Tax Status	Investment company
JSE Ticker	SCD
LSE Ticker	SERE
SEDOL	BY7R8K7
Bloomberg	SERE: LN
Reuters	SERE: L
ISIN	GB00BY7R8K77
Currency	Euro. Shares are traded in GBP and South African Rand. Dividends are declared in Euro.
Ex Dividend Date	December, April, July, October
Dealing	Ordinary shares can be purchased on the London Stock Exchange or the Johannesburg Stock Exchange
Dividend Payment Date	January, May, August, November
Investment Management Fee	1.1% of the EPRA NAV where the EPRA NAV is less than or equal to £500 million (1.0% thereafter)
ISA Eligible	Yes

Important information

The value of investments and the income from them may go down as well as up and investors may not get back the amounts originally invested. Exchange rate changes may cause the value of any overseas investments to rise or fall. Past performance is not a guide to future performance and may not be repeated. Third party data is owned or licensed by the data provider and may not be reproduced or extracted and used for any other purpose without the data provider's consent. Third party data is provided without any warranties of any kind. The data provider and issuer of the document shall have no liability in connection with the third-party data. The Company has a premium listing on the Official List of the UK Listing Authority and its shares are traded on the Main Market of the London Stock Exchange (ticker: SERE). It also has a secondary listing on the Main Board of the Johannesburg Stock Exchange (ticker: SCD). This factsheet should not be taken as any indication the company held any particular investments at any particular date other than the stated date. Nothing in this factsheet should be

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24433