

Schroder European Real Estate Investment Trust Plc

The company investing 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.

Investment Strategy

The Company invests in European growth cities and regions, specifically institutional quality, income-producing commercial real estate in major continental European cities and regions. Target markets are mature and liquid and have growth prospects exceeding those of their domestic economy.

The Company targets office, retail, logistics / light industrial, leisure investments and assets which offer the potential for multiple uses.

The risk profile of the investments is balanced between stabilised, income producing real estate supporting dividend (sometimes referred to as core/core plus investments) representing circa 70% of the portfolio with the remaining 30% in value add opportunities e.g. refurbishments, changes of use etc. where capital returns are a larger component of the total investment return.

Manager's Commentary

Economic momentum in Europe remains strong. However, a weakening global environment might lead to slower expansion in the coming years. Fundamentals remain healthy with unemployment continuing to fall supporting office demand and consumer spending. With oil prices higher and wages starting to grow, inflation is picking up and is expected to lead to the European Central Bank raising interest rates towards the end of 2019. Office demand remains high while supply remains tight. With vacancy low, the expected increase in supply from 2020 onwards is unlikely to produce oversupply. Rental levels continue to rise and growth has spread into many non-central business district submarkets.

The Company has established a high quality, income-producing portfolio in growth cities and regions and is well positioned for long term earnings growth. The focus remains on investing in real estate located in winning cities and regions across Europe which are capturing growth more pronounced than their domestic economies and benefit from long-term trends such as urbanisation.

Discrete Yearly Performance (%)	Q3 2017 – Q3 2018 ⁴	Q3 2016 – Q3 2017 ⁴	Q3 2015 – Q3 2016 ⁴	Q3 2014 – Q3 2015 ⁴	Q3 2013 – Q3 2014 ⁴
Share Price Total Return (GBP) ¹	9.5	-8.5	-	-	-
NAV Total Return (Euro) ²	7.5	6.0	-	-	-
NAV Total Return (converted to GBP) ³	8.9	7.8	-	-	-

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.

¹ Source: Schroders, Datastream, bid to bid price with net income reinvested in GBP.

² Source: Schroders, NAV to NAV (per share) plus dividends paid.

³ Source: Schroders, NAV to NAV (per share) plus dividends paid. Converted into GBP.

⁴ Performance data does not exist for periods before launch in December 2015.

Company launch date

9 December 2015

Net asset value (NAV)

€182.1 million

Ungeared property income return – annualised

7.5% p.a

Net loan to value

26%

NAV per share

136.2 cps/121.6pps

Share price

114.5 pps

Premium/(discount) to NAV (5.8%)

Ongoing charges

1.95%*

Source: Schroders unless otherwise stated.

* Ongoing charges calculated in accordance with AIC recommended methodology as a percentage of average NAV over the period.

Risk Considerations

The trust may be concentrated in a limited number of geographical regions, industry sectors, markets and/or individual positions. This may result in large changes in the value 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. Changes in foreign exchange rates could create losses.

The dividend yield is an estimate and is not guaranteed.

All data and Schroders' views expressed as at 30 September 2018.

Issued in December 2018

Top 10 Properties

Properties	Sector	%*
1 Paris (Boulogne - Billancourt), France	Office	19
2 Paris (Saint-Cloud), France	Office	16
3 Berlin, Germany	Retail	12
4 Seville, Spain	Retail	12
5 Apeldoorn, Netherlands	Mixed	9
6 Hamburg, Germany	Office	7
7 Stuttgart, Germany	Office	7
8 Frankfurt, Germany	Retail	5
9 Venray, Netherlands	Industrial	4
10 Rumilly, France	Industrial	4
Total number of properties 10		95

Source: Schroders. * Shown as a percentage of total portfolio value. Data subject to rounding.

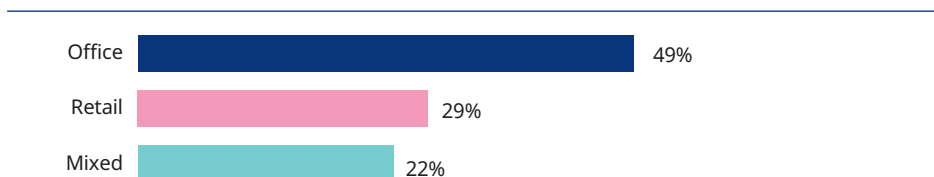
Top 10 Tenants

Tenants	%*
1 KPN	15
2 Alten	15
3 Hornbach	10
4 Filassistance	5
5 Cereal Partners France	4
6 Land Baden Württemberg	4
7 DKL B.V.	4
8 Thesee	4
9 Inventum Industrial	4
10 Ethypharm	3

Source: Schroders.

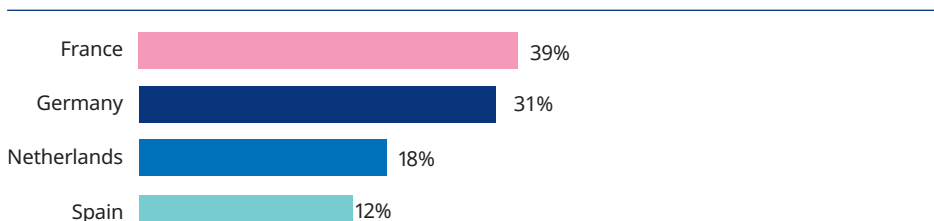
*Shown as a percentage of total contracted rent.

Sector Weightings



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

Regional Weightings



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

Information

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

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	January, March, June, August
Dealing	Ordinary shares can be purchased on the London Stock Exchange or the Johannesburg Stock Exchange
Dividend Payment Date	January, April, July, September
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 construed as advice and is therefore not a recommendation to buy or sell shares. If you are interested in this fund you should contact your usual financial adviser before making any investment decision. In addition you can contact one of our Investor Services team on 0800 718 777 for further information. Please note that Schroders is unable to give you specific investment advice. For investors' security calls to this number may be recorded. The data contained in this document has been sourced by Schroders and should be independently verified before further publication or use. Issued by Schroder Real Estate Investment Management Limited, 1 London Wall Place, London EC2Y 5AU Registered No: 1188240 England. Authorised and regulated by the Financial Conduct Authority. CS00345