

SUPERMARKET INCOME REIT PLC

(the "Company")

PDMR Notification

23 September 2024

Supermarket Income REIT PLC, announces that on 20 September 2024, Tilford Holdings Limited, a PCA of Steven Windsor acquired 266,453 Ordinary Shares in the Company ("Ordinary Shares").

This announcement is made in accordance with Article 19 of the EU Market Abuse Regulation 596/2014 (as incorporated into UK domestic law by the European Union (Withdrawal) Act 2018).

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

1	Details of the person discharging managerial responsibilities ("PDMR") / person closely associated ("PCA")					
a)	Name	Tilford Holdings Limited				
2	Reason for the notification					
a)	Position/status	PCA of Steven Windsor - PDMR (Director of Investment Adviser)				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Supermarket Income REIT PLC				
b)	LEI	2138007FOINJKAM7L537				
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted					
a)	Description of the financial instrument, type of instrument Identification code	Ordinary Shares ISIN: GB00BF345X11				
b)	Nature of the transaction	Purchase				
c)	Price(s) and volume(s)	<table border="1"><thead><tr><th>Price(s)</th><th>Volume(s)</th></tr></thead><tbody><tr><td>£0.7506</td><td>266,453</td></tr></tbody></table>	Price(s)	Volume(s)	£0.7506	266,453
Price(s)	Volume(s)					
£0.7506	266,453					
d)	Aggregated information - Aggregated volume - Price	266,453 £199,999.62				
e)	Date of the transaction	20 September 2024				
f)	Place of the transaction	London Stock Exchange				

Following the above acquisition of shares, Steven Windsor holds 1,043,624 Ordinary Shares in the Company and persons closely associated with Steven Windsor hold 987,508 Ordinary Shares in the Company. Together therefore Steven Windsor and persons closely associated hold a total of 2,031,132 Ordinary Shares in the Company.

By order of the Board
Supermarket Income REIT PLC

For further information, please contact:

FOR FURTHER INFORMATION, PLEASE CONTACT:

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