

9 December 2024

SUPERMARKET INCOME REIT PLC
(the "Company")

UPDATE ON SECONDARY LISTING ON THE MAIN BOARD OF THE JSE

Supermarket Income REIT plc (LSE: SUPR), the real estate investment trust with secure, inflation-linked, long-dated income from grocery property, is pleased to confirm the publication of a pre-listing announcement ("PLA") relating to a secondary inward listing on the Main Board of the JSE Limited ("JSE"). The listing of SUPR on the JSE is expected to become effective on 13 December 2024.

The Company will not place or issue any new shares in connection with its application for a secondary listing on the JSE and will remain listed on the closed-ended investment funds category of the Financial Conduct Authority's Official List and traded on the London Stock Exchange's Main Market.

The Company believes that admission to trading of the shares on the JSE will yield a number of benefits to both the Company and its shareholders, enhancing liquidity in its shares and improving the diversity of its shareholder base through an increased profile in the South African stock market.

PSG Capital Proprietary Limited has been appointed as Transaction Advisor and Sponsor in South Africa.

FOR FURTHER INFORMATION

Atrato Capital Limited +44 (0)20 3790 8087
Rob Abraham / Mike Perkins / Chris McMahon ir@atrato-capital.com

Stifel Nicolaus Europe Limited +44 (0)20 7710 7600
Mark Young / Rajpal Padam / Madison Kominski

Goldman Sachs International +44 (0)20 7774 1000
Tom Hartley / Hannah Mackey

PSG Capital (South Africa) +27 (21) 887 9602
Terence Kretzmann terencek@psgcapital.com

FTI Consulting +44 (0)20 3727 1000
Dido Laurimore / Eve Kirmatzis / Andrew Davis SupermarketIncomeREIT@fticonsulting.com

NOTES TO EDITORS:

Supermarket Income REIT plc (LSE: SUPR) is a real estate investment trust dedicated to investing in grocery properties which are an essential part of the feed the nation infrastructure. The Company focuses on grocery stores which are omnichannel, fulfilling online and in-person sales. The Company's supermarkets are let to leading supermarket operators in the UK and Europe, diversified by both tenant and geography.

The Company's assets earn long-dated, secure, inflation-linked, growing income. The Company targets a progressive dividend and the potential for capital appreciation over the longer term.

The Company is listed on the Closed-ended investment funds category of the FCA's Official List and its Ordinary Shares are traded on the LSE's Main Market.

Atrato Capital Limited is the Company's Investment Adviser.

Further information is available on the Company's website www.supermarketincomereit.com

LEI: 2138007FOINJKAM7L537

Stifel Nicolaus Europe Limited, which is authorised and regulated in the United Kingdom by the Financial Conduct Authority, is acting exclusively for Supermarket Income REIT plc and no one else in connection with this announcement and will not be responsible to anyone other than the Company for providing the protections afforded to clients of Stifel Nicolaus Europe Limited nor for providing advice in connection with the matters referred to in this announcement.

Goldman Sachs International, which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority in the United Kingdom, is acting exclusively for Supermarket Income REIT plc and no one else in connection with this announcement and will not be responsible to anyone other than the Company for providing the protections afforded to clients of Goldman Sachs International nor for providing advice in connection with the matters referred to in this announcement.

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact rns@seg.com or visit www.rns.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

ALSUPGGGPUPCPPQ