

1 May 2025

SUPERMARKET INCOME REIT PLC
(the "Company")

£90 MILLION DEBT REFINANCING UPDATE

Supermarket Income REIT plc (LSE: SUPR), announces the completion of a £90.0 million refinancing through a new unsecured debt facility with Barclays (the "Facility").

The Facility will be used to refinance the Company's existing secured debt facilities with Wells Fargo and Bayerische Landesbank of £30.0 million [1] and £55.4 million respectively. These facilities are due to mature in the next 12 months and will now be cancelled in full.

The interest-only Facility has a maturity of three years, with two one-year extension options at the lender's discretion, and is priced at a margin of 1.55% above SONIA. The Company intends to use the value of the existing interest rate hedges on the refinanced Wells Fargo and Bayerische Landesbank facilities to cap the interest rate on the Facility at 5.0% for the three year term, at no additional cost to the Company.

Following the debt refinancing and completion of the recently announced joint venture, the Company has an expected pro-forma LTV of c.31%.

Robert Abraham, CEO of Supermarket Income REIT, commented:

"This new Facility continues our relationship with Barclays, a key funding partner to the Company. Our strong relationships with existing lenders and the quality of Supermarket Income REIT's portfolio continue to allow the Company to access debt financing at attractive margins."

FOR FURTHER INFORMATION

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NOTES TO EDITORS:

Supermarket Income REIT plc (LSE: SUPR, JSE: SRI) 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. The Company also has a secondary listing on the Main Board of the JSE Limited in South Africa.

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

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^[1] Total loan facility of £39 million, of which £30 million has been drawn.

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