

01 July 2025

SUPERMARKET INCOME REIT PLC
(the "Company")

£215 MILLION JOINT VENTURE DEBT FINANCING

Supermarket Income REIT plc (LSE: SUPR) announces the completion of a new £215 million secured term loan for its joint venture (the "JV") with funds managed by Blue Owl Capital ("Blue Owl"), through a bank syndicate comprising Barclays, HSBC, ING and SMBC (the "Facility").

The interest-only Facility has a maturity of three years, with two further one-year extension options at the lenders' discretion. The Facility is priced at a margin of 1.5% above SONIA and the joint venture intends to hedge the drawn amount for the three-year initial term of the Facility.

The Company will receive 50% of the proceeds from the Facility, which will initially be used to repay drawings under the Company's existing debt facilities, prior to redeployment. The Company's current LTV, inclusive of JV debt on a look through basis, is c.31%.

Robert Abraham, CEO of Supermarket Income REIT, commented:

"We are pleased by the lender support and attractive pricing for this new facility, which highlights the strength of our relationships with existing lending banks, as well as the attractiveness of our high-quality grocery assets."

FOR FURTHER INFORMATION

Supermarket Income REIT plc
Rob Abraham / Mike Perkins / Chris McMahon

ir@suprplc.com

Stifel Nicolaus Europe Limited
Mark Young / Rajpal Padam / Catriona Neville

+44 (0)20 7710 7600

Goldman Sachs International
Tom Hartley / Luca Vincenzini

+44 (0)20 7774 1000

FTI Consulting
Dido Laurimore / Eve Kirmatzis / Andrew Davis

+44 (0)20 3727 1000
SupermarketIncomeREIT@fticonsulting.com

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 food 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.

Africa.

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

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