

27 October 2025

SUPERMARKET INCOME REIT PLC

(the "Company")

NOTICE OF ANNUAL GENERAL MEETING

The Board of Directors of Supermarket Income REIT plc (LSE: SUPR), announces that the Annual General Meeting ("AGM") of the Company will be held on Monday, 24 November 2025 at 10.00 a.m. at the offices of Macfarlanes LLP, 20 Cursitor Street, London EC4A 1LT. The AGM will be broadcast in audio format to allow shareholders to access remotely; further details can be found in the Notice of AGM.

As your participation is important to us, we would encourage you to vote ahead of the AGM by appointing your proxy in the manner described in the notice of AGM, no later than 10.00 a.m. on Thursday, 20 November 2025.

The Notice of AGM, Annual Report and Financial Statements are available to view in the Investor Centre of the Company's website at www.supermarketincomereit.com and, in accordance with UK Listing Rule 6.4.1, copies of the documents have been submitted to the Financial Conduct Authority and will shortly be available for inspection from the National Storage Mechanism at:

<https://data.fca.org.uk/#/nsm/nationalstoragemechanism>

FOR FURTHER INFORMATION

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Davis **NOTES TO EDITORS:**

Supermarket Income REIT plc (LSE: SUPR, JSE: SRI), a FTSE 250 company, is the only LSE listed company dedicated to investing in grocery properties which are an essential part of national food infrastructure. The Company focuses on grocery stores which are predominantly omnichannel, fulfilling online and in-person sales and are let to leading supermarket operators in the UK and Europe. The portfolio was valued at £1.6 billion as at 30 June 2025.

The Company's properties earn long-dated, secure, inflation-linked, growing rental income. SUPR targets a progressive dividend and the potential for long term capital growth.

The Company's shares are traded on the LSE's Main Market and on the Main Board of the JSE Limited in South Africa.

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

LEI: 2138007FOINJKAM7L537

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