

SUPERMARKET INCOME REIT PLC

(the "Company")

PDMR Notification

26 November 2025

Supermarket Income REIT PLC announces that Robert Abraham acquired 64,229 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) the UK Market Abuse Regulation, provides further detail).

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	Robert Abraham							
2	Reason for the notification								
a)	Position/status	PDMR - Executive Director							
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><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£0.7805</td><td>22,133</td></tr><tr><td>£0.7775</td><td>42,096</td></tr></table>		Price(s)	Volume(s)	£0.7805	22,133	£0.7775	42,096
Price(s)	Volume(s)								
£0.7805	22,133								
£0.7775	42,096								
d)	Aggregated information - Aggregated volume - Price	64,229 £50,004.45							
e)	Date of the transaction	25 November 2025							
f)	Place of the transaction	London Stock Exchange							

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Following the above acquisition of shares, Robert Abraham holds or has an interest in 226,402 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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