3 August 2026

SUPERMARKET INCOME REIT PLC
(the "**Company**")

RESULT OF GENERAL MEETING

As announced on 15 July 2026, subject to the applicable terms and conditions, the Company raised gross proceeds of £100 million (the "**Issue**") through the issue of 120,481,928 new Ordinary Shares (the "**New Ordinary Shares**"). Supermarket Income REIT plc announces that at the Company's General Meeting, held earlier today, the following resolution authorising the Directors to allot Ordinary Shares for cash on a non-pre-emptive basis to support the Issue was passed on a poll and the results of the poll and proxy votes received are set out below.

The following resolution was proposed as an ordinary resolution.

Resolution		Votes For	%	Votes Against	%	Total votes validly cast	Total votes cast as % of issued share capital	Votes Withheld*
1.	To authorise the Directors to allot Ordinary Shares for cash on a non-pre-emptive basis at a discount to NAV per Ordinary Share, pursuant to Resolutions 16 and 17 passed at the AGM.	648,080,545	91.67%	58,872,269	8.33%	707,636,456	56.78%	683,642

*A vote withheld is not a vote in law and is not counted in the calculation of the votes for or against a resolution.

Every shareholder has one vote for every Ordinary Share held. As at 3 August 2026 the issued share capital of the Company consisted of 1,246,239,185 Ordinary Shares. The Company holds no Ordinary Shares in treasury. Therefore, the total voting number of voting rights in the Company is currently 1,246,239,185 Ordinary Shares.

Applications have been made for the New Ordinary Shares to be admitted to trading on the London Stock Exchange's main market for listed securities ("**UK Admission**"), and for listing on the premium segment of the main board of the Johannesburg Stock Exchange (the "**JSE**") ("**JSE Admission**" and, together with UK Admission, "**Admission**"). It is expected that UK Admission will become effective, and that dealings in the New Ordinary Shares will commence on the London Stock Exchange, at 8.00 a.m. (BST) on 5 August 2026, and that JSE Admission will become effective, and dealings will commence on the JSE, at 9.00 a.m. (SAST) on 5 August 2026.

Following Admission, the Company will have 1,366,721,113 Ordinary Shares in issue. The Company does not hold any Ordinary Shares in treasury and, therefore, following Admission, the total number of voting rights in the Company will be 1,366,721,113. This figure may be used by Shareholders as the denominator for the calculations by which they may determine if they are required to notify their interest in, or a change to their interest in, the share capital of the Company under the FCA's Disclosure Guidance and Transparency Rules.

The full text of the resolution can be found in the Notice of General Meeting dated 16 July 2026, a copy of which is available on the Company's website at Equity Issuance - Supermarket Income REIT Plc.

In accordance with UK Listing Rule 6.4.2 a copy of the resolution passed at the General Meeting will be submitted to the National Storage Mechanism and will shortly be available for inspection at: https://data.fca.org.uk/#/nsm/nationalstoragemechanism.

Capitalised terms used but not defined in this announcement shall have the meaning given to them in the Launch Announcement.

FOR FURTHER INFORMATION

Supermarket Income REIT

Rob Abraham / Mike Perkins / Chris McMahon ir@suprplc.com

Stifel Nicolaus Europe Limited +44 (0)20 7710 7600

Mark Young / Rajpal Padam / Catriona Neville

Peel Hunt LLP

Capel Irwin / Chloe Ponsonby / Sohail Akbar +44 (0)20 7418 8900

Goldman Sachs International +44 (0)20 7774 1000
Tom Hartley / Andreas Bjork / George MacGregor

PSG Capital Proprietary Limited (SA Adviser, Sole SA Bookrunner and Placing Agent, JSE Sponsor) +27 (0)81 831 2709
Terence Kretzmann / Bhargav Desai

Headland Consultancy +44 (0)20 3805 4885

Susanna Voyle / Antonia Pollock / Dan Mahoney SUPR@headlandconsultancy.com

Pre-Emption Group Reporting

The Issue is a non-pre-emptive issue of equity securities for cash and accordingly the Company makes the following post-transaction report in accordance with the most recently published Pre-Emption Group Statement of Principles (2022).

Name of issuer	Supermarket Income REIT plc
Transaction details	In aggregate, the issue of 120,481,928 New Ordinary Shares represents approximately 10 per cent. of the Company's issued ordinary share capital prior to the Issue. Settlement of the New Ordinary Shares and UK Admission are expected to take place at or around 8.00 a.m. (BST) on 5 August 2026 and JSE Admission is expected to take place at or around 9.00 a.m. (SAST).
Use of proceeds	The net proceeds of the Issue, alongside prudent use of leverage, will be used to fund the attractive pipeline of nine grocery assets for £216 million at an average net initial yield of 6.6%, WAULT of 10 years predominantly let to investment grade grocery tenants (the "Advanced Pipeline"). The Advanced Pipeline comprises eight supermarkets and one grocery distribution asset.
Quantum of proceeds	In aggregate, the Issue represents gross proceeds of approximately £100 million and net proceeds of approximately £98 million.
Discount	The Issue Price of 83 pence represents a discount of 5 per cent. to the closing price on the London Stock Exchange of 88.9 pence on 14 July 2026 less the dividend of 1.545 pence per share.
Allocations	Soft pre-emption has been adhered to in the allocations process. Management was involved in the allocations process, which has been carried out in compliance with the UK MiFID II Allocation requirements. Allocations made outside of soft pre-emption were preferentially directed towards existing shareholders in excess of their pro rata, and wall-crossed accounts.
Consultation	The Company, together with the Joint Bookrunners and PSG Capital, undertook a pre-launch wall-crossing process, which included consultation with the Company's major shareholders, to the extent reasonably practicable and permitted by law.
Retail investors	The Issue included a Retail Offer, for a total of 12,048,192 New Ordinary Shares, via the Retail Book platform. Retail investors, who participated in the Retail Offer, were able to do so at the same Issue Price as all other investors. The Retail Offer was made available to existing shareholders and new

	The Retail Offer was made available to existing shareholders and new investors in the UK. Investors were able to participate through Retail Book's platform via its partner network. Investors had the ability to participate in this transaction through ISAs and SIPPs, as well as General Investment Accounts (GIAs). The use of the RetailBook platform meant that, to the extent practicable on the transaction timetable, eligible UK retail investors had the opportunity to participate in the Issue alongside institutional investors. Allocations in the Retail Offer were preferentially directed towards existing shareholders in keeping with the principle of soft pre-emption.

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 £2.1 billion as at 31 December 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

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.

Peel Hunt LLP, which is authorised and regulated in the United Kingdom by the Financial Conduct Authority, is acting only for the Company as joint bookrunner in connection with the matters described in this Announcement and is not acting for or advising any other person, or treating any other person as its client in relation thereto and will not be responsible for providing the regulatory protection afforded to the clients of Peel Hunt or advice to any other person in relation to the matters contained herein. Such persons should seek their own independent legal, investment and tax advice as they see fit.

ROMXXLFBQVLBBBV