

SUPERMARKET INCOME REIT PLC

(Incorporated in the United Kingdom)

Company Number: 10799126

LSE Share Code: SUPR

JSE Share Code: SRI

ISIN Code: GB00BF345X11

LEI: 2138007FOINJKAM7L537

("SUPR" or the "Company" or the "Group")

**UNAUDITED INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2024****1. FINANCIAL HIGHLIGHTS**

The Board of Directors of Supermarket Income REIT plc (LSE: SUPR), the real estate investment trust with secure, inflation-linked, long-dated income from grocery property, reports its interim results for the Group for the six months ended 31 December 2024 (the "Period").

	Six months to 31-Dec-24	Six months to 31-Dec-23	Change in Year
Annualised passing rent ¹	£118.5m	£104.7m	+13%
Adjusted earnings per share ¹	3.0 pence	2.9 pence	+3%
IFRS earnings per share	2.9 pence	(4.4) pence	+167%
Dividend per share (declared)	3.1 pence	3.0 pence	+1%
Dividend cover ²	0.99x	0.97x	n/a
EPRA cost ratio ¹	13.6%	15.1%	n/a
Headline earnings per share	2.4 pence	0.3 pence	+688%

	31-Dec-24	30-June-24	Change in Period
Portfolio valuation ³	£1,833m	£1,776m	+3%
Portfolio net initial yield ¹	6.0%	5.9%	n/a
EPRA NTA per share ¹	88 pence	87 pence	+1%
IFRS NAV per share	90 pence	90 pence	-
Loan to value ¹	39%	37%	n/a

Notes:

¹ The alternative performance measures used by the Group have been defined and reconciled to the IFRS financial statements within the unaudited supplementary information (see Notes to EPRA and other Key Performance Indicators in the Full Announcement)

² Calculated as Adjusted earnings divided by dividends paid during the year

³ Includes assets held for sale at fair value as at 31 December 2024 (see Note 13 of the Full Announcement)

2. SHORT FORM ANNOUNCEMENT

The short form announcement is the responsibility of the directors of the Company. It contains only a summary of the information in the full announcement ("Full Announcement") and does not contain full or complete details. The Full Announcement can be found at:

<https://senspdf.jse.co.za/documents/2025/JSE/ISSE/SRIE/Interims25.pdf>

A copy of the Full Announcement is also available for viewing on the Company's website at [Results & Presentations - Supermarket Income Reit](#).

Any investment decisions by investors and/or shareholders should be based on consideration of the Full Announcement, as a whole.

3. PRESENTATION FOR ANALYSTS

The Company will be holding an in-person presentation for analysts at 08.30am today at Stifel Nicolaus Europe Limited's offices, 150 Cheapside, City of London, London, EC2V 6ET. To register to attend in-person, please contact FTI Consulting: SupermarketIncomeREIT@fticonsulting.com. There will also be a webcast available. To join the presentation via the webcast, please register using the following link: <https://sparklive.lseg.com/SupermarketIncomeREIT/events/91cd2b69-7549-4432-851a-f5c44a1bbba0/supermarket-income-reit-half-year-results-presentation-2025>

The results presentation is available in the Investor Centre section of the Group's website.

The Company has a primary listing on the London Stock Exchange and a secondary listing on the JSE Limited.

United Kingdom
11 March 2025

Sponsor: PSG Capital

