

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")

**DIVIDEND DECLARATION**

Supermarket Income REIT plc (LSE: SUPR), the real estate investment trust with secure, inflation-linked, long-dated income from grocery property, has today declared an interim dividend in respect of the period from 1 January 2025 to 31 March 2025 of 1.53 pence per ordinary share (the "Third Quarterly Dividend").

The Third Quarterly Dividend will be paid on or around 23 May 2025 as a Property Income Distribution ("PID") in respect of the Company's tax-exempt property rental business to shareholders on the register as at 25 April 2025. The ex-dividend date will be 24 April 2025.

As the Company's ordinary shares are currently trading at a discount to the published EPRA Net Tangible Assets per share, the board of directors of the Company (the "Board") believes that it is not in the best interests of shareholders to offer the scrip dividend alternative, under which shareholders would have been able to elect to receive new ordinary shares in lieu of the cash dividend (the "Scrip Dividend Alternative"). The Board has therefore exercised its discretion to suspend the Scrip Dividend Alternative in respect of the Third Quarterly Dividend.

All shareholders who are entitled to receive the Third Quarterly Dividend will therefore receive it in cash.

The Board will keep under consideration the offer of a scrip dividend alternative in respect of future quarterly dividends.

FOR FURTHER INFORMATION**Supermarket Income REIT plc**

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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 feed the nation 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.

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

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United Kingdom
3 April 2025

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