

RNS Acquisition



ACQUISITION OF A TESCO SUPERMARKET IN COLCHESTER

SUPERMARKET INCOME REIT PLC

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SUPERMARKET INCOME REIT PLC
(the "Company")
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ACQUISITION OF A TESCO SUPERMARKET IN COLCHESTER

Supermarket Income REIT plc (LSE: SUPR), the real estate investment trust providing secure, inflation-protected, long income from grocery property in the UK, announces the acquisition of a Tesco supermarket in Colchester, Essex from Standard Life Investments Long Lease Fund for £63.0 million (excluding acquisition costs) representing a net initial yield of 4.5%.

Developed in 1993, and extensively refurbished in 2011, this prominent 10 acre site is located in the populous suburb of Hythe. The site comprises a 54,300 sq ft net sales area supermarket, a 16-pump petrol filling station and 570 parking spaces. The store has several online fulfilment distribution docks supporting Tesco's online grocery business across the region.

It is being acquired with an unexpired lease term of 19 years, with annual, upwards only, RPI-linked rent reviews (subject to a 4.0% cap and a 0.0% floor).

Ben Green, Director of Atrato Capital Limited, the Investment Adviser to Supermarket Income REIT plc, said:

"This Tesco store is a great addition to our growing portfolio of omnichannel stores with an attractive, long, index-linked lease in excess of 19 years. The property has strong underlying fundamentals and forms a key part of the Tesco online fulfilment network."

FOR FURTHER INFORMATION

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NOTES TO EDITORS:

Supermarket Income REIT plc (LSE: SUPR) is a real estate investment trust dedicated to investing in grocery properties which are an essential part of the UK's feed the nation infrastructure. The Company focuses on grocery stores which are omnichannel, fulfilling online and in-person sales. All of the Company's 55 supermarkets are let to leading UK supermarket operators, diversified by both tenant and geography.⁽¹⁾

The Company provides investors with attractive, long-dated, secure, inflation-linked, growing income with the potential for capital appreciation over the longer term and targets a 7% to 10% p.a. total shareholder return.⁽²⁾ The Company has increased its dividend target in line with UK RPI inflation each year.

The Company's ordinary shares were admitted to trading on the Main Market of the London Stock Exchange, Specialist Fund Segment, on 21 July 2017.

Atrato Capital Limited is the Company's Investment Adviser.

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

(1) 29 directly owned supermarkets, plus 26 via joint venture

(2) There is no certainty that these illustrative projections will be achieved

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