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DIVIDEND DECLARATION

[SUPERMARKET INCOME REIT PLC](#)

Released 07:00:09 06 July 2023

RNS Number : 1109F
Supermarket Income REIT PLC
06 July 2023

6 July 2023

SUPERMARKET INCOME REIT PLC
(the "Company")
LEI: 2138007FOINJKAM7L537

DIVIDEND DECLARATION

Supermarket Income REIT plc (LSE: SUPR), the real estate investment trust providing secure, inflation-linked, long income from grocery property in the UK, has today declared an interim dividend in respect of the period from 1 April 2023 to 30 June 2023 of 1.5 pence per ordinary share (the "Fourth Quarterly Dividend").

The Fourth Quarterly Dividend will be paid on or around 4 August 2023 and will comprise a Property Income Distribution ("PID") of 1.3789 pence per share in respect of the Company's tax-exempt property rental business, and an ordinary dividend of 0.1211 pence per share. The ex-dividend date will be 13 July 2023 with a record date of 14 July 2023.

The Company has now declared four quarterly dividends totalling 6.0 pence per ordinary share for the financial year ended 30 June 2023, in line with the Company's full-year dividend target.

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 Fourth Quarterly Dividend.

All shareholders who are entitled to receive the Fourth 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.

In accordance with section 838 of the Companies Act 2006, accounts have been prepared in order to support the payment of the interim dividend to the ordinary shareholders of the Company.

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 supermarkets are let to leading UK supermarket operators, diversified by both tenant and geography.

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 over the medium term⁽¹⁾.

The Company is listed on the premium segment of the Official List of the UK Financial Conduct Authority and its Ordinary Shares are traded on the Main Market of the London Stock Exchange, having listed initially on the Specialist Fund Segment of the Main Market 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. *There is no certainty that these illustrative projections will be achieved*

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