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DIVIDEND DECLARATION

SUPERMARKET INCOME REIT PLC

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Supermarket Income REIT PLC
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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 October 2023 to 31 December 2023 of 1.515 pence per ordinary share (the "Second Quarterly Dividend").

The Second Quarterly Dividend will be paid on or around 14 February 2024 as a Property Income Distribution ("PID") in respect of the Company's tax-exempt property rental business to shareholders on the register as of 12 January 2024. The ex-dividend date will be 11 January 2024.

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 Second Quarterly Dividend.

All shareholders who are entitled to receive the Second 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

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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.

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

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