



**LONDON
STOCK
EXCHANGE**

An LSEG Business



RNS

Strategy/Company/Operations Update



£90 MILLION DEBT REFINANCING UPDATE

[SUPERMARKET INCOME REIT PLC](#)

Released 07:00:09 01 May 2025

RNS Number : 9408G
Supermarket Income REIT PLC
01 May 2025

1 May 2025

SUPERMARKET INCOME REIT PLC (the "Company")

£90 MILLION DEBT REFINANCING UPDATE

Supermarket Income REIT plc (LSE: SUPR), announces the completion of a £90.0 million refinancing through a new unsecured debt facility with Barclays (the "Facility").

The Facility will be used to refinance the Company's existing secured debt facilities with Wells Fargo and Bayerische Landesbank of £30.0 million^[1] and £55.4 million respectively. These facilities are due to mature in the next 12 months and will now be cancelled in full.

The interest-only Facility has a maturity of three years, with two one-year extension options at the lender's discretion, and is priced at a margin of 1.55% above SONIA. The Company intends to use the value of the existing interest rate hedges on the refinanced Wells Fargo and Bayerische Landesbank facilities to cap the interest rate on the Facility at 5.0% for the three year term, at no additional cost to the Company.

Following the debt refinancing and completion of the recently announced joint venture, the Company has an expected pro-forma LTV of c.31%.

Robert Abraham, CEO of Supermarket Income REIT, commented:

"This new Facility continues our relationship with Barclays, a key funding partner to the Company. Our strong relationships with existing lenders and the quality of Supermarket Income REIT's portfolio continue to allow the Company to access debt financing at attractive margins."

FOR FURTHER INFORMATION

Supermarket Income REIT plc
Rob Abraham / Mike Perkins / Chris McMahon

ir@suprplc.com

Stifel Nicolaus Europe Limited
Mark Young / Rajpal Padam / Catriona Neville

+44 (0)20 7710 7600

Goldman Sachs International
Tom Hartley / Luca Vincenzini

+44 (0)20 7774 1000

FTI Consulting
Dido Laurimore / Eve Kirmatzis / Andrew
Davis

+44 (0)20 3727 1000
SupermarketIncomeREIT@fticonsulting.com

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

LEI: 2138007FOINJKAM7L537

Stifel Nicolaus Europe Limited, which is authorised and regulated in the United Kingdom by the Financial Conduct Authority, is acting exclusively for Supermarket Income REIT plc and no one else in connection with this announcement and will not be responsible to anyone other than the Company for providing the protections afforded to clients of Stifel Nicolaus Europe Limited nor for providing advice in connection with the matters referred to in this announcement.

Goldman Sachs International, which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority in the United Kingdom, is acting exclusively for Supermarket Income REIT plc and no one else in connection with this announcement and will not be responsible to anyone other than the Company for providing the protections afforded to clients of Goldman Sachs International nor for providing advice in connection with the matters referred to in this announcement.

^[1] Total loan facility of £39 million, of which £30 million has been drawn.

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact rns@lseg.com or visit www.rns.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the

information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

London Stock Exchange plc is not responsible for and does not check content on this Website. Website users are responsible for checking content. Any news item (including any prospectus) which is addressed solely to the persons and countries specified therein should not be relied upon other than by such persons and/or outside the specified countries. [Terms and conditions](#), including restrictions on use and distribution apply.

© 2025 London Stock Exchange plc. All rights reserved.