Supermarket Income REIT Plc

(Company registration number: 10799126)

Unaudited Company Interim Financial Statements

For the Period from 1 July 2020 to 13 June 2021

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Contents

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Directors and Company Details

Non-Executive Directors	Andrew Nicholas Hewson Jonathan Martin Austen Vincent John Prior Cathryn Grace Vanderspar
Company Secretary	JTC (UK) Limited The Scalpel, 18th Floor 52 Lime Street London EC3M 7AF
Registered office	The Scalpel, 18th Floor 52 Lime Street London EC3M 7AF

These interim financial statements are prepared only for the purposes of Sections 836 and 838 of the Companies Act 2006. They are abridged and unaudited.

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Income Statement for the Period from 1 July 2020 to 13 June 2021

	1 July 2020 to 13 June 2021
	£'000
Income from group undertakings	170,916
Impairment of investment in subsidiaries	(137,164)
Administrative expenses	(6,489)
Operating profit	27,263
Profit on ordinary activities before taxation	27,263
Taxation	-
Profit for the period	27,263

Results were derived from continuing operations within the United Kingdom.

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Company Balance Sheet
As at 13 June 2021

	13 June 2021 £'000
Fixed assets	
Investments in subsidiaries	**726,011**
Current assets	
Cash and cash equivalents	**1,737**
Trade and other debtors	**75,146**
Creditors: Amounts falling due within one year	**(2,191)**
Net current assets	74,692
Total Net assets	**800,703**
Capital and reserves	
Called up share capital	**8,107**
Share premium reserve	**778,859**
Accumulated profit	**13,737**
Total equity	**800,703**

The financial statements were approved and authorised by the Board on 6 July 2021

DocuSigned by:
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N Hewson
Director

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Notes to the financial statements
for the Period from 1 July 2020 to 13 June 2021

1 General information

The Company is a private company limited by share capital, incorporated and domiciled in England, United Kingdom. The address of its registered office is:

The Scalpel 18th Floor
52 Lime Street
London
EC3M 7AF

2 Basis of preparation

These interim financial accounts have been prepared to provide the Directors with the financial position of the Company as at 13 June 2021 for the purposes of ensuring sufficient distributable reserves are available for a final dividend payment in accordance with sections 836 and 838 of the Companies Act 2006. The accounts contain information about Supermarket Income REIT Plc as an individual company and do not contain consolidated financial information for the Group. These financial statements are abridged and unaudited but are otherwise prepared on a consistent basis and following the same accounting policies as the annual accounts for the year ended 30 June 2020.

These accounts are not the Company's statutory financial statements. Statutory financial statements for the financial year ending 30 June 2020 have been delivered to the Registrar of Companies; the auditor's report on those accounts was not qualified, did not include a reference to any matters to which the auditors drew attention by the way of emphasis without qualifying the report and did not contain statements under section 498 (2) or (3) of the Companies Act 2006. To date, no statutory financial statements have been filed for any period ending later than 30 June 2020.

3 Investment in subsidiaries

Investments in subsidiaries consist of shares held by the Company in its directly held subsidiaries.

Investment in subsidiaries are recognised when the Company becomes the legal owner of the shares in the acquired subsidiary and are initially measured at cost, being the fair value of the gross consideration paid for the acquired shares and subsequently carried at cost less provision for impairment. To the extent that the carrying value of an underlying subsidiary exceeds its recoverable cost, an impairment charge is recognised and shown within the Income Statement.

4 Retained earnings

The Company's profits during the period arose from management service charge income and dividend income received from various entities within the group.

As at 1 July 2020 the Company had a brought forward accumulated profit reserve of £21.9 million and generated a further profit of £27.3 million during the period. Dividends amounting to £35.5 million were paid to shareholders during the period. As at 13 June 2021, the Company had an accumulated profit reserve of £13.7 million pounds of which all is considered to be distributable.