SUPERMARKET INCOME REIT PLC
(Incorporated in the United Kingdom)
Company Number: 10799126
LSE Share Code: SUPR
JSE Share Code: SRI
ISIN Code: GB00BF345X11
LEI: 2138007FOINJKAM7L537
("**SUPR**" or the "**Company**")

18 March 2026

JOINT VENTURE REFINANCING UPDATE

Supermarket Income REIT plc (LSE: SUPR, JSE: SRI) announces that it has increased its secured term loan with a bank syndicate comprising Barclays, HSBC, ING, Lloyds and Crédit Agricole CIB (the "Facility"), for its joint venture (the "JV") with funds managed by Blue Owl Capital ("Blue Owl"), by £222 million to £437 million.

The interest-only facility matures in June 2028, and benefits from two one-year extension options at the lenders' discretion. The increased facility is priced at a margin of 1.65% above SONIA and the cost is fixed for the duration of the facility at an all-in rate of 5.24%.

The Company will receive 50% of the proceeds from the increased Facility, which will be used to refinance the Company's near-term debt maturities. After the transaction, the Company's LTV, including debt within the joint venture, is 43%.

Mike Perkins, CFO of Supermarket Income REIT, commented:
"We are very pleased with the continued support shown by our existing lenders, and are equally pleased to welcome two new lenders, Lloyds and Crédit Agricole CIB, to the syndicate. The Company continues to have good access to capital, highlighting the strength of our relationships with lenders and the attractiveness of top performing grocery real estate assets."

FOR FURTHER INFORMATION

Supermarket Income REIT

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NOTES TO EDITORS:
Supermarket Income REIT plc (LSE: SUPR, JSE: SRI), a FTSE 250 company, is the only LSE listed company dedicated to investing in grocery properties which are an essential part of national food infrastructure. The Company focuses on grocery stores which are predominantly omnichannel, fulfilling online and in-person sales and are let to leading supermarket operators in the UK and Europe. The portfolio was valued at £2.1 billion as at 31 December 2025.

The Company's properties earn long-dated, secure, inflation-linked, growing rental income. SUPR targets a progressive dividend and the potential for long term capital growth.
The Company's shares are traded on the LSE's Main Market and on the Main Board of the JSE Limited in South Africa.

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

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United Kingdom

Sponsor: PSG Capital