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**")

NOTICE OF DIVIDEND CURRENCY EXCHANGE RATE (SOUTH AFRICAN RAND) AND TAX IMPLICATIONS FOR SOUTH AFRICAN SHAREHOLDERS

On 9 April 2026 the Company announced the declaration of an interim dividend in respect of the period from 1 January 2026 to 31 March 2026 of 1.545 pence per ordinary share ("**Third Quarterly Dividend**"), which will be paid by way of a Property Income Distribution ("**PID**") on or around 29 May 2026 ("**Dividend Payment Date**") to shareholders on the register as at Friday, 8 May 2026 ("**Record Date**").

The Third Quarterly Dividend will be paid in British pound sterling ("**GBP**") to shareholders on the UK register ("**UK Shareholders**") and South African Rand ("**ZAR**") to shareholders on the South African register ("**SA Shareholders**"). SA Shareholders are advised that the currency exchange rate applicable to the Third Quarterly Dividend payable in ZAR will be 22.35000 ZAR to 1 GBP ("**Exchange Rate**"), resulting in a gross local dividend amount of 34.53075 ZAR cents per share. The date on which the GBP payment was converted to ZAR was 30 April 2026.

To facilitate settlement of the Third Quarterly Dividend to shareholders on the South African share register, shares cannot be moved between the South African share register and the UK share register and no such transfers of shares between the South African share register and the UK share register shall be registered, between the Tuesday, 28 April 2026 and Friday, 8 May 2026 (Record Date) both days inclusive.

As at 9 April 2026, the issued share capital of the Company consisted of 1,246,239,185 ordinary shares.

The Third Quarterly Dividend should be regarded as a 'foreign dividend' for South African income tax and dividends tax purposes and the funds will be paid from the United Kingdom.

Accordingly, shareholders will be paid a cash dividend per share as follows:

Dividend	**UK Shareholders (GBP pence)**	**SA Shareholders (ZAR cents)**
Gross amount of PID dividend payable	1.545	34.53075
Less 20% UK withholding tax*	0.309	6.90615
Net PID dividend payable**	1.236	27.62460
Less effective 5% SA dividends tax for SA Shareholders who are SA tax residents***	N/A	1.72654
Net PID dividend payable	1.236	25.89806

* Certain categories of UK Shareholders may apply for exemption, in which case the PID element will be paid gross of UK withholding tax.
** Net position after deducting UK withholding tax for both UK and SA Shareholders, but before qualifying SA Shareholders who are SA tax residents have claimed back 5% from His Majesty's Revenue & Customs under the double tax agreement between the United Kingdom and South Africa in respect of the UK withholding tax.
*** SA dividends tax applies at the rate of 20% for qualifying SA Shareholders who are SA tax residents, but such SA Shareholders receive a rebate of the UK withholding taxes suffered (which is effectively 15%, after taking into account the 5% rebate referred to in **).

For the avoidance of doubt, SA dividends tax, and therefore the information provided in this announcement, is only of direct application to SA Shareholders who are SA tax residents. The contents of this announcement are not to be construed as legal or tax advice. SA Shareholders are advised to consult their own legal, financial or tax adviser for tax advice and should direct any questions regarding the application of the SA dividends tax to their CSDP, broker or the Company's Transfer Secretary at:

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For further information:

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The Company has a primary listing on the London Stock Exchange and a secondary listing on the JSE Limited.

United Kingdom
4 May 2026

Sponsor: PSG Capital

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