KEY INFORMATION DOCUMENT

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, cost, potential gains and losses of this product and help you compare it with other products.

Supermarket Income REIT Plc (the "Company")

ISIN: GB00BF345X11

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PRIIP manufacturer (for the purposes of this document only): Supermarket Income REIT Plc. Competent Authority of the PRIIP Manufacturer in relation to the KID: UK Financial Conduct Authority. You are about to purchase a product that is not simple and may be difficult to understand.

This key information document was produced on 04 April 2024

What is this product?

Type: The Company is a closed-ended investment fund domiciled in England and Wales and is listed on the Premium segment of the Official List of the FCA and admitted to trading on the London Stock Exchange's main market for listed securities. The Company has an unlimited life and there is no maturity date for the ordinary shares. There is no recommended holding period for the ordinary shares (although a holding period of 5 years has been used for the purposes of the calculations in this document). The return from an investment in the ordinary shares will be driven by the price at which the ordinary shares are sold compared to the original purchase price, and by any dividends paid by the Company to the investors in its ordinary shares during the holding period. The price at which an investor may dispose of ordinary shares will depend on the prevailing secondary market price, which may, or may not, reflect the prevailing net asset value per ordinary share.

Investment Objective: The Company's investment objective is to provide its shareholders with an attractive level of income together with the potential for capital growth by investing in a portfolio of supermarket real estate assets in the UK. The Company invests principally in freehold and long leasehold operational properties, let to UK supermarket operators, which benefit from long-term growing income streams and strong, structurally supported tenant covenants. The Company primarily invests in omnichannel supermarkets, being supermarkets which are able to fulfil both in-store and online shopping, through click and collect or home delivery. The integration of this online and offline fulfilment provides the Company's tenants with economies of scale and operational efficiencies. The Company may also invest in assets let to non-supermarket operators, when these assets are located on the same site, or complimentary to an existing asset.

The Company will acquire assets with long unexpired lease terms, targeting a portfolio average unexpired lease term of more than 15 years, with predominantly index-linked or fixed rental uplifts in order to provide investors with income security and considerable inflation protection. The Company expects the majority of its tenants to consist of the traditional four largest UK supermarket operators by market share, namely, Tesco, Sainsbury's, Asda and Morrisons. The Company may also invest in assets let to other supermarket operators, where it believes the covenant is consistent with the overarching objective of providing regular and sustainable income as well as the potential for some capital value uplift over the longer term.

Intended Retail Investor: An investment in the Company is intended for institutional investors and professionally-advised or knowledgeable retail investors. It is suitable for investors who are capable of evaluating the risks and merits of such an investment and who have sufficient resources to bear the economic risk of a substantial or entire loss of their investment and who can accept that there may be limited liquidity in the shares.

Maturity Date: The Company has an unlimited life and there is no maturity date for the ordinary shares.

What are the risks and what could I get in return?

Risk indicator

1	2	3	4	**5**	6	7

Lower risk — Higher risk

The summary risk indicator is a guide to the level of risk of the Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the market or because we are not able to pay you. We have classified this Product as 5 out 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact our capacity to pay you. This Product does not include any protection from future market performance so you could lose some or all of your investment. If we are not able to pay what is owed, you could lose your entire investment.

The Company is a closed-ended investment fund, as such you do not have discretion to cash out your investment early however an investor may transfer all or any of his or her shares in any manner which is permitted under the articles of association of the Product or in any other manner which is approved by the Board. The following are some of the other risks materially relevant to the Product which are not taken into account in the summary risk indicator include the following:

- Portfolio fails to perform in line with objective
- Borrowings will magnify any gains or losses
- No protection from future market performance, you could lose all or some of your investment

You should refer to the Prospectus for the Product for further information on relevant risk factors.

Investment Performance Information

The main factors that will affect the performance of the Company's shares are the supermarket real estate market trading conditions in the UK; the ability of the Company to acquire assets and generate rental income from its supermarket property portfolio and issue dividends; the ability of the Investment Adviser to negotiate long-term leases on advantageous terms, achieve efficient rent collections and asset management opportunities; the ability of the Investment Adviser to identify and secure efficient funding for future investment opportunities; and broader macroeconomic factors that affect the UK real estate rental market.

Since the Company began trading publicly in July 2017 until 04 April 2024, the Product has had an average rolling one-year shareholder total return of 2.7% per annum.

To examine evidence for the longer-term performance characteristics of the Company's shares, we backfilled Supermarket Income REIT's total return index with the FTSE EPRA NAREIT UK REITs Total Return Index. This gives a representative performance proxy (the "proxy") with a history dating back to 18 January 2007.

The volatility of the Company's share price will vary. The average volatility observed over a rolling one-year period for the Product was 15.5% per annum, however, during adverse market conditions, the volatility temporarily rose to 31.4% per annum.

What could affect my return positively?

Specific factors that could affect returns positively would be an increase in the market valuations of properties within the portfolio, scope for rental increases, and the ability of the Board to effectively manage the property portfolio and make promising acquisitions. General factors that affect positive returns for the Product would be an extended period of UK economic growth and fiscal stability. As at 31 December 2023, 77% of the Company's rental income comes from Tesco and Sainsbury's, so good trading conditions from these counterparties will likely benefit returns. Day to day, the Company has low correlations to the UK equity market, but we would expect larger upward market movements in the UK market to correlate with improvements in the Company's valuation.

In terms of quantitative evidence, the best one-year shareholder total return experienced by the Company was 26.2%. Over the longer performance history available from the proxy, the proxy experienced the most favourable one-year shareholder total return of 94.7%, and the most favourable five-year rolling shareholder total return of 27.5% per annum.

What could affect my return negatively?

Specific factors that affect returns negatively would be a series of poor investment decisions from the Investment Adviser through poor due diligence, asset management and rental negotiations, which could lower capital returns to shareholders; the default of a major supermarket tenant on their rental obligations; and the disposal of property investments at unsatisfactory prices. A general factor that will affect returns negatively would be a period of recession and economic uncertainty which could lead to a decline in the UK real estate market. In addition, a sharp decrease in property valuations could impact on the Company's financing terms and limit growth opportunities.

In terms of quantitative evidence, the most unfavourable one-year shareholder total return the Company's shareholders have experienced has been -40.5%. Over the longer performance history using the proxy, the most unfavourable one-year and five-year shareholder total return was -69.2% and -15.3% per annum respectively.

What could happen under severely adverse market conditions?

The markets are currently experiencing adverse market conditions, and from June 2022 to July 2023, the Company experienced a shareholder loss of 43.9%. For comparison, the FTSE EPRA NAREIT UK REIT index lost 31.4% of its value over the same period. In addition, over the financial crisis, February 2007 to March 2009, the FTSE EPRA NAREIT UK REIT index experienced a larger loss of 79.6%. Under these market conditions we could expect the value of the shares to fall by amounts relative to the scale of the market crash. During such periods of stress, there is a risk that the capital value of an investment in the Company's shares could reduce significantly, potentially down to zero.

What happens if Supermarket Income REIT Plc is unable to pay out?

The Company is not required to make any payment to you in respect of your investment. If the Company were liquidated, you would be entitled to receive a distribution equal to your share of the Company's assets, after payment of all of its creditors. There is no compensation or guarantee scheme in place that applies to the Company and, if you invest in the Company, you should be prepared to assume the risk that you could lose all of your investment.

What are the costs?

The Reduction in Yield ("RIY") shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods. They include potential exit penalties. The figures assume you invest 10,000 GBP. The figures are estimates and may change in the future.

Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

For the table below, we have assumed:

- In the first year, you would get back the amount that you invested (0 % annual return).
- For the other holding periods, we have assumed that the product performs in line with a moderate scenario shareholder return of 6.17% per annum, which was calculated as the median five-year return of the Product over the last ten years.

Investment 10,000 GBP Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at the recommended holding period
Total costs	158 GBP	588 GBP	1,115 GBP
Impact on return (RIY) per year	1.58 %	1.70 %	1.70 %

Composition of costs

The table below shows:

- The impact each year of the different types of costs on the investment returns you might get; and
- The meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	0.00 %	The impact of the costs you pay when entering your investment. (This is the most you could pay and could pay less). The impact of costs already included in the price.
	Exit costs	0.00 %	The impact of costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.32 %	The impact of the costs of us buying and selling underlying investments for the Product.
	Other ongoing costs*	1.38 %	The impact of the costs that we take each year for managing your investment and other ongoing costs.
Incidental costs	Performance fees	0.00 %	The impact of the performance fee. We take these from your investment if the Product outperforms its benchmark.
	Carried interests	0.00 %	The impact of carried interests.

*'Other ongoing costs' outlined in the table above represents the costs to the Company which are deducted from its assets, including an investment management fee as well as expenses incurred through the Company's other service providers. They do not include any financing costs associated with the underlying investments as these are deemed to be an embedded component of the ongoing management of the asset. The inclusion of financing costs within 'Other ongoing costs' would generate a figure of 2.32% compared to 1.38% as shown within the table above.

How long should I hold it and can I take money out early?

There is no required minimum holding period for the shares in the Company. It is designed for long-term investment with investors being able to sell their investment in the Company's shares on the London Stock Exchange. The recommended holding period in this document is for illustrative purposes only. The Company is not obliged to acquire any of the Company's shares. You may sell your shares in the Company on any day which is a dealing day on the London Stock Exchange. No fees or penalties are payable to the Company on the sale of your investment but you may be required to pay fees or commissions to any person arranging the sale on your behalf. The sale of shares may be at a discount to the Product's net asset value.