



DATED: 19 SEPTEMBER 2023

SUPERMARKET INCOME REIT PLC

BIODIVERSITY POLICY

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Introduction:

Supermarket Income REIT plc (“the Company” or “SUPR”) is a Real Estate Investment Trust dedicated to investing in property which enables the future model of UK Grocery. The Company aims to provide investors with long-dated, secure, inflation linked income with capital appreciation potential over the longer term. As long-term investors the Company is fully committed to integrating sustainable practices into its day-to-day operations. The Company is committed to working with its stakeholders, including tenants, to manage and improve sustainability performance.

The Company’s Biodiversity Policy (“the Policy”) is based on its belief that it has a responsibility to make a positive impact on the communities and industries in which it is active. A fundamental part of this objective is protecting the diversity of life across the sites in its portfolio.

The Policy is intended to set out the basis on which the Company will deliver on this objective.

Responsibility:

This Policy forms part of the Company’s governance framework and falls under the overall responsibility of the ESG Committee and ultimately the Company’s Board of Directors.

The Company has requested that the Investment Adviser take direct responsibility for ensuring effective implementation of this Policy throughout all aspects of its investment advisory activities including the investment processes, subsequent asset management and any relevant supply chain considerations.

The Company has requested that the Investment Adviser provide regular progress reports to the Board, outlining progress against the agreed sustainability strategy including its biodiversity targets.

The Company has requested that the Investment Adviser prepare and report certain relevant ESG data and information.

Scope:

This Policy covers all of the Company’s investments and applies to all the Company’s directors. The Company expects all its service providers to conduct themselves in a manner that is consistent with the requirements of this Policy.

Aims and Objectives:

Biodiversity Commitments:

- The Company is aware of the biodiversity challenges across the country as green spaces and natural habitats are reduced in scale and increasingly impacted by human activity.
- The Company strives to manage the environmental impact of its investments and operations according to the mitigation hierarchy principle of avoidance, minimisation, restoration, and offsetting.
- The Company is committed to protecting nature and biodiversity, and minimising the potential negative impact the Company's investment activities may have on nature and biodiversity over the long-term.

No Net Loss:

- No Net Loss is defined as the point at which the biodiversity impacts of development projects are balanced and minimised. These include on-site restoration, and where possible, offsetting significant residual impacts on a local, regional or national scale.
- The Company's is committed to following the concept of 'No Net Loss'. In due course and where financially feasible the Company will seek to introduce potential net positive biodiversity impacts with future regeneration incorporated into asset management initiatives.

Legally Designated Protection Areas:

- Protection Areas are defined as locations which receive protection because of their recognised ecological values. Locations can include national or regional parks and other conservation areas.
- Protected areas are the cornerstone of biodiversity conservation. They maintain key habitats, provide refugia, allow for species' migration and movement, and ensure the maintenance of natural processes across the landscape.
- The Company commits to not operating or exploring potential investments in these areas.

High Conservation Value (HCV) Areas and Threatened and Protected Species:

- HCV areas are defined as natural habitats (e.g., a forest, a grassland, a watershed, or a landscape-level ecosystem) or sites of outstanding significance or critical importance, where threatened and protected species reside, and where appropriate management is required in order to maintain or enhance the identified values. The company is committed to not develop new sites in HCV areas.
- HCVs can contain threatened and protected species that require conservation. Threatened species are any species (including animals, plants and fungi) which are vulnerable to endangerment in the near future while protected species are

species of animal or plant which is forbidden by law to harm or destroy. The company is committed to avoiding negative impacts on threatened and protected species.

Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) listed species:

- CITES is a multilateral treaty to protect endangered plants and animals which aims to ensure that international trade in specimens of wild animals and plants does not threaten the survival of the species.
- The Company is committed to ensuring that in the event that a CITES protected species is identified on any site within its portfolio, it will work with tenants and other stakeholders to deliver a site-specific protection strategy.

Watercourses:

- The Company's direct impact on watercourses is minimal, however, it is committed to minimising the broader potential impact of its portfolio.
- In addition to its own activities therefore the Company will seek to engage with its tenants to support the reduction of their direct impact and that of their supply chain.

Reporting:

- The Company is committed to communicating its biodiversity efforts to the Company's investors and other stakeholders.

Signed by:

Nick Hewson
Chair

19/09/2023