

# SUPR

## BIODIVERSITY POLICY

### Introduction

Supermarket Income REIT plc (“the Company”) is a Real Estate Investment Trust investing in a diversified portfolio of supermarket real estate assets in the UK and Europe. The Company's assets earn long-dated, secure, inflation-linked, growing income. The Company targets a progressive dividend and the potential for capital appreciation over the longer term. As long-term investors, the Company is committed to embedding sustainability across its business.

This Biodiversity Policy (“the Policy”) sets out the Company's commitment and approach to the protection and enhancement of biodiversity across its portfolio. The Policy reflects the Company's belief in its responsibility to contribute positively to the communities and ecosystems in which it operates.

### 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's ESG Working Group is responsible for implementing this Policy across investment processes, asset management activities and any relevant supply chain considerations. The management team provide regular progress reports to the ESG Committee, outlining progress against the Company's sustainability strategy including its biodiversity commitments.

### Scope

This Policy applies to all Company investments, operations, directors, and employees. The Company expects its suppliers and partners to act in accordance with its principles

### Aims and Objectives

#### Biodiversity Commitments

- The Company recognises the national and global challenges posed by the reduction of green spaces and natural habitats due to human activity.
- The Company is committed to managing its environmental impacts in line with the mitigation hierarchy: avoidance, minimisation, restoration, and offsetting, and to engagement with stakeholders on biodiversity and nature-related risks and opportunities.
- The Company seeks to protect biodiversity and minimise long-term adverse impacts arising from its investment activities.
- The Company is committed to conducting ESG risk assessments, including biodiversity considerations, as part of its pre-acquisition due diligence process.

#### No Net Loss

- “No Net Loss” is defined as the point at which the biodiversity impacts from development projects are balanced and minimised through onsite restoration and, where necessary, offsetting residual impacts at local, regional, or national levels.

- The Company is committed to following the concept of “No Net Loss” and to exploring opportunities for onsite biodiversity enhancements as part of asset management initiatives.
- The Company will comply with all planning requirements for Biodiversity Net Gain (“BNG”), ensuring a minimum 10% BNG for applicable developments.

#### 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.
- The Company will not operate or pursue investments within legally designated protection areas, recognising their critical role in biodiversity conservation.

#### High Conservation Value (“HCV”) Areas and Threatened and Protected Species

- HCV areas are defined as ecologically significant natural habitats that support threatened or legally protected species.
- The Company will not develop new sites within HCV areas and is committed to avoiding adverse impacts on threatened and legally protected species.

#### Convention on International Trade in Endangered Species of Wild Fauna and Flora (“CITES”)

- CITES is a multilateral treaty which aims to ensure that international trade in specimens of wild animals and plants does not threaten the survival of the species.
- In the event that a species listed under CITES is identified on any site, the Company will follow guidance from the Animal and Plant Health Agency (“APHA”) or other applicable agency, to protect the species and comply with CITES regulations.

#### No-deforestation

- The Company is committed to a no-deforestation policy across all operations and investment activities. It will avoid direct or indirect involvement in projects that contribute to deforestation or the conversion of natural forests and high-carbon stock landscapes.

#### 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, the Company will seek to engage with its tenants to support efforts to reduce watercourse impacts.

### **Reporting**

Relevant ESG data and biodiversity performance updates will be disclosed as part of the Company’s regular sustainability reporting, ensuring transparency and accountability to investors and stakeholders.

### **Review of this Policy**

This Policy will be reviewed periodically by the ESG Committee to ensure its continued relevance and effectiveness. Any recommended revisions will be submitted to the Board for approval.

**Signed by Nick Hewson on behalf of the Board of  
Supermarket Income REIT PLC  
24 November 2025**