



## ENVIRONMENTAL AND NET ZERO 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 Environmental and Net Zero Policy ("the Policy") outlines the Company's approach to environmental stewardship and its key environmental objectives.

The Policy is designed to support the Climate and Environment Pillar of the Company's sustainability strategy, specifically the objective to reduce emissions to achieve a net zero carbon portfolio and mitigate the environmental impacts of its assets.

### Responsibility

The Policy forms part of the Company's ESG governance framework and falls under the overall responsibility of the ESG Committee and ultimately the Company's Board of Directors. Implementation is the responsibility of all employees. The management team provide regular progress reports to the ESG Committee.

The Company ensures that environmental considerations are integrated into:

- Investment decision-making
- Asset management
- Supply chain engagement
- Stakeholder collaboration

### Scope

This Policy applies to all Company investments and operations, directors and employees. Service providers and contractors are expected to act in accordance with the principles outlined herein.

### Aims and Objectives

#### Climate Risk

- The Company acknowledges the significant threat posed by the climate crisis and the critical role businesses must play in addressing this global challenge. The Company acknowledges the potential impacts of climate change on its assets and on the operating environment of its tenants and other stakeholders.
- The Company supports the objectives of the Paris Agreement and is committed to contributing to the climate transition by pursuing its own net zero target.
- To ensure transparency and accountability, the Company publishes annual disclosures on climate-related risks and opportunities in alignment with the Taskforce for Climate related Financial Disclosures ("TCFD") recommendations.

- The Company conducts an annual climate risk assessment across its portfolio and reports the findings within its TCFD report. This includes its strategy for identifying, managing and adapting to physical and transition risks over the short, medium and long-term.

## Energy Consumption

- The Company is committed to reducing energy consumption and improving the energy efficiency of its assets either directly, where the Company has direct control or indirectly through supporting its tenant's implementation of sustainability initiatives that will improve the energy performance of the buildings.
- The Company is committed to complying with the UK Minimum Energy Efficiency Standards ("MEES") Regulations.
- The Company will continue to improve data collection and monitoring of energy consumption across its portfolio.

## Net Zero

- The Company is committed to reaching net zero by 2050. As part of this, the Company has set the following greenhouse gas ("GHG") emissions reduction targets (from an FY23 base year) that have been validated and approved by the Science Based Targets initiative ("SBTi"):
  - Reduce absolute Scope 1 and 2 emissions 42% by 2030
  - Reduce absolute scope 1, 2 and 3 emissions 90% by 2050
- To improve the accuracy of its GHG reporting, the Company may restate previously reported data to provide a more accurate representation of previous performance and its decarbonisation journey, should a significant change or error be identified, such as:
  - Significant changes in company structure and activities
  - Methodology changes such as improvements in emissions factors, data access and calculation methodologies
  - Discovery of significant error(s) in previously reported data
- The Company will restate its target base year emissions if any of the changes above result in a change of 5% or more of base year emissions, in line with SBTi requirements.
- The Company is committed to monitoring its performance against these targets and to delivering on the initiatives set out in its **Climate Transition Plan**.

## Waste

- The Company is committed to minimising the amount of waste generated, improving recycling within its office and operations and diverting waste from landfill.
- The Company will implement strategies to control and reduce the amount of construction and demolition waste as part of any major refurbishment or development project.
- The Company is committed to pollution prevention and ensuring response measures are in place to manage and mitigate any accidental pollution.

## Water

- The Company is committed to reducing water consumption and improving the water efficiency of its assets either directly, where the Company has direct control or indirectly through supporting its tenant's implementation of water saving initiatives.

## Nature and Biodiversity

- The Company is committed to minimising the ecological impact of assets and engaging with tenants on biodiversity risks and opportunities. Refer to the Company's **Biodiversity Policy** for further detail.

## Environmental Management and Performance

- The Company is committed to strong environmental governance and compliance with all relevant environmental legislation and regulatory requirements.
- The Company is committed to developing and maintaining an Environmental Management System ("EMS") that is appropriate to the nature and scale of its business.
- The Company is committed to measuring and evaluating its environmental performance and will report on its progress annually in its Sustainability Report and TCFD disclosures.

## Tenant and Stakeholder Engagement

- The Company fosters collaborative relationships with tenants, suppliers, and other stakeholders to:
  - Encourage adoption of science-based targets and emissions reduction strategies
  - Promote transparency in environmental data and reporting
  - Support initiatives in biodiversity, climate resilience, water efficiency, and waste reduction
- Refer to the Company's **Community and Stakeholder Engagement Policy** for further detail.

## Training

- The Company is committed to ensuring that all individuals covered by this Policy understand their responsibilities and of the Company's commitments outlined herein.
- To support this commitment, the Company provides sustainability training designed to enhance employees' understanding of this Policy and broader sustainability issues relevant to the Company's governance framework and sustainability commitments.

## Monitoring and Reporting

- The Company is committed to continuous monitoring and improvement of its environmental performance and to the timely reporting of any environmental incidents. The Company will use this information to support its engagement with tenants and other key stakeholders.
- As part of the monitoring process, the Company will review the Policy periodically to ensure that it remains up to date with best practice approaches to environmental sustainability.

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