

OUR PATHWAY TO
NET ZERO

WHO WE ARE & WHAT WE DO

WHO WE ARE: Supermarket Income REIT plc ("SUPR") is dedicated to investing in supermarket property forming a key part of the future model of grocery. Our supermarkets are let to leading supermarket operators in the UK and Europe, diversified by both tenant and geography. We are the largest landlord of omnichannel supermarkets in the UK.

WHAT WE DO: We focus on grocery stores which are omnichannel, fulfilling online and in-person sales. 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.

OUR THREE PILLARS OF SUSTAINABILITY STRATEGY: Our sustainability strategy is underpinned by three core pillars that reflect the most material sustainability issues for our Company and the long-term nature of our investments. Our approach to sustainability is grounded in our commitment to responsible investment and good stewardship, with the aim of creating and delivering long-term value for our stakeholders.



PILLAR 1
CLIMATE & ENVIRONMENT



PILLAR 2
TENANT & COMMUNITY
ENGAGEMENT



PILLAR 3
RESPONSIBLE BUSINESS

DELIVERING ON OUR CLIMATE TARGETS

Dear Stakeholders,

With SUPR's emissions reduction targets now validated and approved by the Science Based Target initiative ("SBTi"), we are pleased to share our plan for how we intend to reduce our emissions in line with these commitments and achieve Net Zero emissions by 2050.

This document represents our first Climate Transition Plan and marks a significant milestone for the Company on our pathway to Net Zero. The Plan builds on the high-level decarbonisation roadmap we developed when we set our emissions reduction targets and our existing climate strategy activities, which include the Company's Task Force on Climate-related Financial Disclosures ("TCFD") reporting.

We have now developed a clear plan to reach our near-term target. This is to reduce our Scope 1 and 2 emissions by 2030 through the roll-out of energy-efficient LED lighting in the communal areas of our sites where we have operational control. We know that addressing our Scope 3 emissions is more complex. For SUPR, achieving Scope 3 results is intrinsically linked with the emissions reduction targets and transition plans of our tenants. This underscores the importance of close collaboration with our tenants, which is already a foundation of SUPR's broader sustainability strategy. We are fortunate that our major tenants have themselves

set ambitious targets and are proactively investing in energy efficiency improvements at store level. As a result, our tenants' decarbonisation success is also our own.

We recognise that transition planning is an iterative process. In developing this document, we have focused on creating a structure and approach which we can continue to build upon in future. We look forward to continuing to develop our Plan as our activities and the transition plans of our tenants continue to progress.

Frances Davies

Chair of ESG Committee
11 June 2025



INTRODUCTION

SUPR has committed to reaching net-zero greenhouse gas ("GHG") emissions across our value chain by 2050.

To achieve this, we have set ambitious underlying targets across our Scope 1, 2 and 3 emissions. These targets were validated and approved by the Science Based Targets initiative SBTi in 2024 and are in line with the ambition to limit global warming to 1.5°C above pre-industrial levels.

Following the approval of our science-based targets, we launched a project to build upon our initial decarbonisation roadmap that we prepared through our target setting activities and develop our first Climate Transition Plan.

We have engaged the external consultancy Anthesis (who also supported SUPR's science-based targets development) to support us in this work which has involved reviewing the recommendations of the Transition Plan Taskforce ("TPT"), refreshing our decarbonisation modelling and developing an overarching framework to guide our continued transition planning work.

Through this Transition Plan disclosure document, we provide details on our current targets and GHG profile and outline our high-level strategy and plans to support the transition to a low carbon economy. Our Transition strategy builds upon the recent work we have done to strengthen our GHG emissions accounting, drive progress on key sustainability initiatives and improve environmental performance across our portfolio.

NET ZERO BY 2050 COMMITMENT

Our approach

Our approach to transition planning is guided by the TPT disclosure framework, published in 2023, and specific considerations developed for SMEs.

In publishing this document, our intention is to set out the road ahead for us and our stakeholders. We anticipate that over time our understanding and our approach to transition planning will remain iterative.

As a result, this document will be an evolving tool to develop and communicate our progress. Our first Transition Plan therefore focuses on creating a structure and approach which we can build upon in future.

Working in partnership with our tenants will be key to our success and this is discussed in detail under the "Value Chain: Scope 3" section over.



**NET ZERO
BY 2050
COMMITMENT**

OUR STRATEGY

Our vision is to create a future-proofed portfolio that delivers sustainable, long-term income and value growth for shareholders. In delivering this vision, we recognise the urgency of the climate crisis and are committed to aligning our investments in the grocery infrastructure sector with the decarbonisation and resilience needs of society and the planet, addressing the risks and opportunities presented by climate change.

Our climate ambitions are underpinned by three core objectives:

- 1. Decarbonising our operations and value chain:** Achieving net zero emissions through targeted reductions and strategic partnerships.
- 2. Building climate resilience:** Proactively anticipating and addressing climate-related risks and opportunities to strengthen our assets and operations.
- 3. Contributing to a low-GHG emissions and climate-resilient economy:** supporting innovative solutions and advocating for systemic change.

Our approach to achieving these objectives is centred around the three themes of: Invest, Collaborate and Advocate. These themes reflect the key decarbonisation levers we have identified through an assessment of emission hotspots, the level of control over emission sources and stakeholder views on opportunities to drive emissions reductions across our operations and value chain. Underpinning our vision and objectives are the cross-cutting key enablers of Effective Governance, Transparent Measurement and an Empowered Board and Investment Management Team.

Our Transition Plan

VISION	A future-proofed portfolio that delivers sustainable, long-term income and value growth for shareholders, aligned with the decarbonisation and resilience needs of society and the planet.		
OBJECTIVES	Decarbonising our operations and value chain	Building climate resilience	Supporting economy-wide transition
STRATEGY THEMES	Invest: Enhancing the sustainability of the spaces we manage and aligning acquisitions with our decarbonisation goals.		
	Collaborate: Partnering with our tenants to drive emissions reductions and foster shared sustainability objectives.		
	Advocate: Engaging beyond our immediate stakeholders to play our part in supporting climate action across the wider sector and society.		
ENABLING THE TRANSITION	Effective Governance: Ensuring there are structures and processes in place to manage and oversee the plan.	Transparent Measurement: Understanding how we are progressing our vision and using data to inform this.	Empowered Board and Management Team: Ensuring the Board, Management Team and Property Managers have the resources to deliver the plan.

OUR TARGETS

SUPR commits to Net Zero GHG emissions across our value chain by 2050. Our science-based targets, which were validated and approved by the SBTi in March 2024, are in line with limiting global warming to 1.5°C and achieving a net zero future.

We have set the following emissions reductions targets that have been validated and approved by the SBTi:

Near term Targets

42%

Reduce Scope 1 and Scope 2 GHG emissions 42% by 2030

Long term Targets

90%

Reduce Scope 1, 2 and 3 emissions 90% by 2050

Net Zero Targets

2050

Commitment to reach net zero by 2050

*from a FY23 base year

Our GHG profile

We measure and report on our GHG emissions annually, including indirect emissions from our value chain (Scope 3) activities. By developing a full GHG inventory, covering Scope 1, Scope 2, and Scope 3 emissions, we are able to understand the total emissions associated with our business including the operational emissions of our tenants.

In FY24, we engaged Grant Thornton UK LLP to perform independent limited assurance over our location-based GHG Inventory figures. Grant Thornton UK LLP issued an unqualified opinion over the selected data and the full assurance report is available on the Sustainability page of our website:
www.supermarketincomereit.com/sustainability/

INVENTORY FIGURES

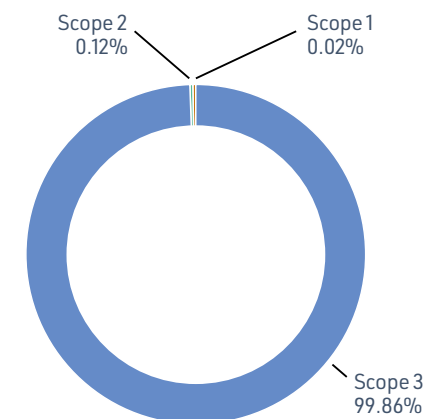
Our GHG inventory is calculated using the Anthesis Route Zero software tool in alignment with the GHG Protocol, with GHG figures provided in metric tons of carbon dioxide equivalent ("tCO₂e"). Scope 3 accounts for the vast majority of our emissions, at more than 99%. Under Scope 3, the majority of our emissions come from our leased properties (Category 13: Downstream Leased Assets), accounting for 97% of Scope 3. These emissions account for the Scope 1 and 2 activities of our tenants. The next largest contributor is purchased goods and services contributing 3% of our Scope 3 emissions, followed by FERA at less than 1%.

The table below outlines our GHG Inventory figures from FY23 and FY24:¹

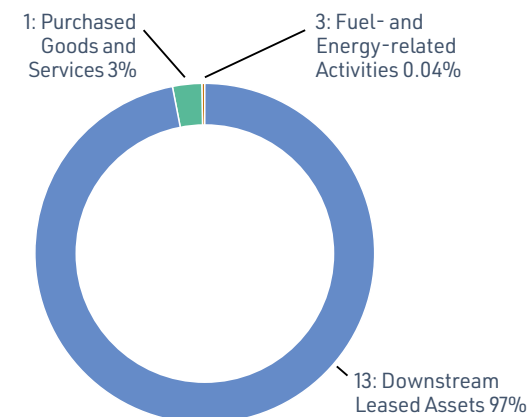
	FY23	FY24	
	Location-based tCO ₂ e	Location-based tCO ₂ e	Market-based tCO ₂ e
Scope 1 Total	10.49	11.46	11.46
Scope 2 Total	100.81	91.87	162.38
1: Purchased Goods and Services	3,131.50	2,214.70	2,214.70
2: Capital Goods	463.49	0	0
3: Fuel- and Energy-Related Activities ("FERA")	37.46	32.15	45.16
13: Downstream Leased Assets	72,902.93	72,030.53	72,030.53
Scope 3 Total	76,535.38	74,277.38	74,290.39
Scope 1, 2, 3 Total	76,646.68	74,380.71	74,464.23

¹ FERA emissions that are categorised under Scope 3 category 13: Downstream Leased Assets ("DLA") are not included in these figures to align with the SBTi minimum boundary alignment.

SCOPE 1, 2 & 3 – LOCATION-BASED tCO₂e



SCOPE 3 LOCATION-BASED tCO₂e



99%
OF EMISSIONS
ARE SCOPE 3

OWN OPERATIONS – SCOPE 1 AND 2

Our Scope 1 & 2 emissions relate to the emissions from communal areas over which we have operational control. This includes energy consumption related emissions arising from the combustion of natural gas and fuel oil and from electricity used in communal areas.

One of the key available levers we have identified for reducing our Scope 1 & 2 emissions is upgrading lighting in communal areas to more energy efficient LED lighting alternatives. LED lighting replacement projects have already been carried out at a number of properties and we are preparing for the roll-out of upgrades at the remaining sites as part of our current transition planning project.

Scope 1 and 2 levers and actions

Levers	Key actions over near and medium/long term
Energy Efficiency Measures	<ul style="list-style-type: none"> • Continue progressing LED-lighting replacement plan. • Maintain tracker for Energy Performance Certificates (“EPC”). • Monitoring of building performance and identification of “quick wins”. • Identify sites for implementation of further efficiency upgrades.
Renewable Electricity	<ul style="list-style-type: none"> • Maintain Renewable Energy Certificates for electricity where we are unable to install onsite renewables. • Review solar feasibility on communal spaces. • Explore opportunities to scale solar installation with tenants.
Electric Vehicle (“EV”) Charging	<ul style="list-style-type: none"> • Continue with current planned EV installations. • Identify further opportunities for growing EV charging roll out.

33%
OF UK ASSETS
WITH ON-SITE
EV CHARGING

23%
OF UK
SUPERMARKETS
WITH ROOFTOP
SOLAR PV

83%*
OF UK
SUPERMARKET
EPCS C OR
ABOVE

*EPC figure excludes supermarkets located in Scotland due to differing EPC calculation methodology used, making the sites non-comparable.

VALUE CHAIN – SCOPE 3

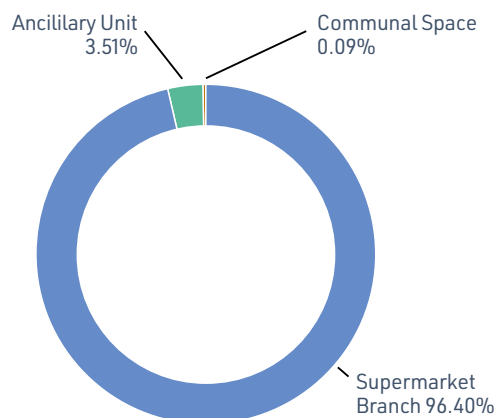
The vast majority of our emissions (~99%) are categorised as Scope 3 emissions, defined by the GHG Protocol as “all indirect emissions (not included in scope 2) that occur in the value chain of the reporting company, including both upstream and downstream emissions”.

The largest contributor to our Scope 3 emissions is from the downstream leased assets (“DLA”) category, which represents the emissions of our tenants using the leased spaces (which accounts for the Scope 1 and 2 activities of our tenants). The largest source of these DLA emissions is refrigerants, followed by electricity (location-based) and natural gas.

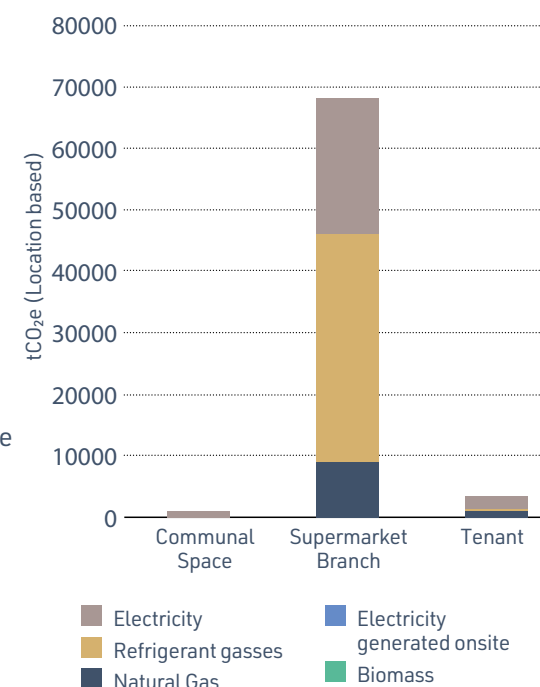
By definition, Scope 3 is beyond our direct control, and we acknowledge this creates some uncertainty in our Scope 3 targets and emissions reduction strategy. Given our leases are typically full repairing and insuring (“FRI”) leases, the tenants rather than us as landlord have control over the energy procurement, consumption and

efficiency decisions that impact on our Scope 3 emissions. This arrangement limits SUPR’s direct control over emissions reductions on its sites. However, our supermarket tenants have themselves set ambitious emissions reduction targets and associated targeted investments aligned to carbon mitigation efforts. We have reviewed our supermarket tenant targets as part of the development of our Transition Plan. Several have set emissions reduction targets for their own operations, to be delivered by 2030 or 2035, alongside net zero goals, providing a strong opportunity for us to jointly achieve our targets and share in the rewards of sustainability-related investments and progress.

SPLIT BY ASSET TYPE



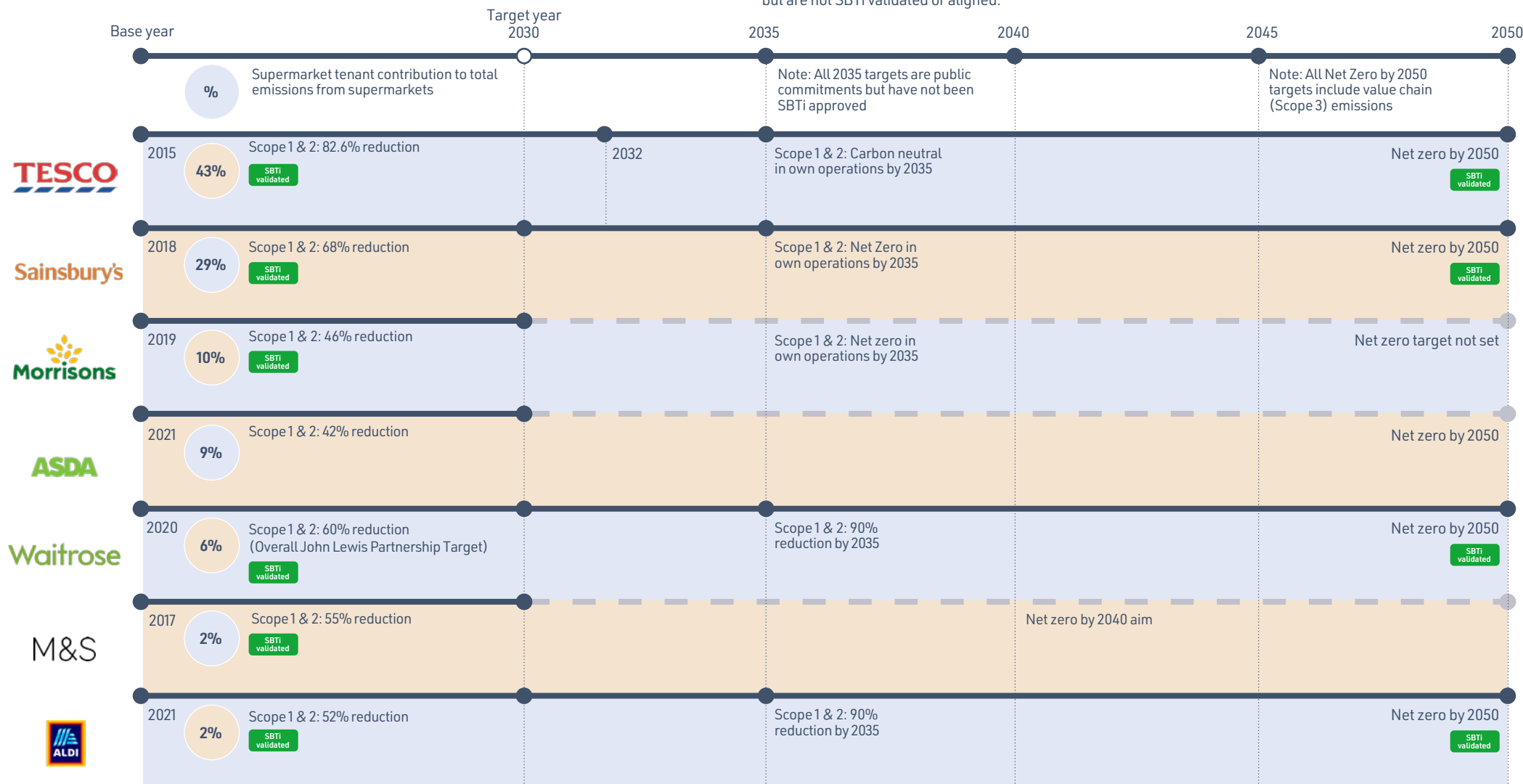
DLA EMISSIONS BY SOURCE



VALUE CHAIN – SCOPE 3 – CONTINUED

OUR TENANTS' SCOPE 1 & 2 TARGETS*

Our supermarket tenants have demonstrated a variety of commitments in relation to target setting. SBTi-validated targets are formally reviewed and approved by the SBTi, confirming alignment with its criteria. SBTi-aligned targets meet the criteria but have not undergone formal verification. Other targets represent public commitments but are not SBTi validated or aligned.



*Tenant Scope 1 and 2 emissions are directly relevant to SUPR's Scope 3 emissions.

% reductions based upon absolute emissions unless otherwise stated

SBTi validated Target has been validated by the Science-Based Target initiative ("SBTi")

VALUE CHAIN – SCOPE 3 – CONTINUED

Our two largest supermarket tenants have made ambitious decarbonisation commitments and progress on their own transition plans:

TESCO:

- Carbon neutrality across its own operations by 2035
- SBTi approved targets:
 - Net zero GHG emissions across the value chain by FY2050
 - Reduce absolute Scope 1 and 2 emissions from its own operations by 85% by FY2030 from a FY2015 base year
- Currently working on first Transition Plan in coordination with the Transition Plan Taskforce

SAINSBURY'S:

- Net zero in its own operations by 2035
- SBTi approved targets:
 - Net zero GHG emissions across the value chain by FY2050
 - Reduce absolute scope 1 and 2 GHG emissions 68% by FY2030 from a FY2018 base year
- First Climate Transition Plan published in April 2024

As a result of the FRI lease dynamic, collaboration and engagement with our tenants is a key strategic priority in our transition planning and also forms one of three key pillars of our broader sustainability strategy. This reflects our commitment to partnering with our tenants

to develop and support joint sustainability objectives, share ESG data and drive emissions reductions across our portfolio. Strong tenant engagement will help us track progress, gain better insights into climate risks and identify opportunities to reach shared goals.

Scope 3: DLA levers and actions

Levers	Key actions over near and medium/long term
Tenant engagement	<ul style="list-style-type: none"> • Prioritise and define tenant engagement goals and strategies. • Communicate our Transition Plan with tenants. • Continue to enhance ESG data sharing and tenant communication channels. • Roll out the engagement strategy beyond the larger supermarket operators to additional tenants including ancillary units. • Develop net zero and resilience profiles for all sites, incorporating continuous data updates.
Commercial mechanisms	<ul style="list-style-type: none"> • Continue to audit existing green lease clauses and maintain centralised tracker records. • Implement green lease riders in lease renewals or variations where possible. • Pilot a sustainability forum, at site level, to assess effectiveness and scalability.
Joint projects	<ul style="list-style-type: none"> • Enhance dialogue with tenants on EPC improvement opportunities. • Increase engagement with tenants on potential opportunities for future joint projects and project development such as solar and EV charging installations.

Anthesis has modelled the carbon reduction potential of different decarbonisation interventions across tenant areas by 2050. Example interventions incorporated in this modelling, based on decarbonisation actions previously taken by SUPR's supermarkets tenants, include:

- LED lighting upgrades
- Heat pump installations
- Onsite renewable energy generation
- Refrigerant replacement (switching to natural refrigerants)
- Doors on fridges

The aim of this modelling was to show the scale and types of reductions that could be achieved across different emission sources, insights that will support us in our engagement and actions with tenants.

Future tenant engagement will enable us to build our understanding of planned activity over time, enabling us to improve on the insights from our initial modelling.

VALUE CHAIN – SCOPE 3 – CONTINUED

Acquisitions

Properties are assessed pre-acquisition against sustainability criteria which we will continue to apply and strengthen in line with our net zero and resilience ambitions. As part of these evaluations, we assess tenant climate maturity, site energy efficiency, climate risk and the cost of implementing energy efficiency improvements. Acquired sites that require improvements will be integrated into our Transition Plan.

For any new properties or extensions, we will explore opportunities to adopt low-carbon construction practices. A policy will be developed to establish minimum environmental standards for newly constructed buildings, ensuring alignment with our net zero trajectory.

Levers	Key actions over near and medium/long term
High standards for acquired properties	<ul style="list-style-type: none"> • Enhance sustainability criteria to assess properties pre-acquisition. • Develop a policy for when acquisitions trigger a target re-baseline. • Onboarding of new acquisitions (data collection, targets, gap assessment). • Integrate new acquisitions into Transition Plan, including developing action plans and engagement plans for newly acquired sites.
Considering embodied carbon	<ul style="list-style-type: none"> • Review embodied carbon progress and standards used currently. • Develop a policy to consider the embodied carbon of capital goods in decisions, including construction. • Investigating low-carbon construction design and procurement in any new properties or extensions.

Carrefour acquisitions and target re-baselining

In April 2024, SUPR acquired a portfolio of 17 Carrefour omnichannel supermarkets in France through a sale and leaseback transaction and a further 8 Carrefour stores in January 2025. Given the timing of the 2024 transaction, full year energy and carbon data was not collected in time for SUPR's FY24 GHG Inventory. However, Carrefour data will be included in SUPR's FY25 GHG Inventory calculations. The resulting impact on our GHG inventory base year emissions will also be assessed. If the change represents 5% or more base year emissions, we will undertake a recalculation of our base year emissions (also known as a re-baseline) in line with GHG Protocol and SBTi Guidance. As is common practice for organisations undergoing mergers or acquisitions, our existing SBTi approved targets will then be reviewed to assess if they are affected by the base year emissions recalculation, and if necessary, reapproved.

TRANSITION PLAN IN ACTION

We have already started implementing changes and projects across our portfolio to support our journey to net zero. Some of our most recent project highlights are outlined below, with more examples available in our Annual Sustainability Report.

- Lighting upgrades are complete or underway across several sites including Willow Brook Shopping Centre, Chineham Shopping Park, West End Retail Park and The Peel Centre, Wisbech.
- Heat pump installation at Beaumont Leys to switch away from gas heating for the communal mall.
- A number of tenant-led initiatives have also been implemented including integrated heating and cooling system in Sainsbury's Cheltenham, electrification of the heating system at Tesco Bristol and refrigerant upgrades and refurbishment of Waitrose Sudbury.

Through our Transition Plan we aim to continue supporting and scaling these types of projects across our portfolio.

Use of Carbon Offsets

Carbon offsetting supports organisations to reduce the residual emissions which persist after the implementation of reduction strategies. We have not considered the use of carbon offsets in this iteration of our plan and will be prioritising investment on decarbonisation activities in the near term. In future we will review their application, including how they could support our agenda.

BROADER STAKEHOLDER ENGAGEMENT

Effective stakeholder engagement and collaboration is fundamental to achieving our long-term reduction targets and underpins our Scope 3 strategy. Outside of our own operations and tenants, there are a number of other stakeholder groups we can support and engage with. This includes our suppliers, industry

peers, sector partners, government and supermarket customers. Our ability to influence these groups is more limited, but we can advocate for wider change, benefit from knowledge sharing opportunities and use our purchasing power, input and experience in support of the transition to a low carbon economy.

Stakeholder group	Engagement strategy
Suppliers	<ul style="list-style-type: none"> • Identify key suppliers for engagement and develop a sustainable procurement policy. • Engage with and encourage key suppliers to set net zero targets (to match our own). • Explore tools to support supplier data collection and track over time.
Wider sector / industry memberships	<ul style="list-style-type: none"> • Participate in sector and industry collaboration opportunities and/or working group opportunities to facilitate wider action and knowledge sharing. • Implement process for reviewing memberships and requirement for new positions to review climate alignment.
Government, public sector and civil society	<ul style="list-style-type: none"> • Engage with Government-led groups and relevant policy consultations as and when opportunities arise. • Identify opportunities for collaboration and partnership on biodiversity and nature initiatives, including through existing charitable partners.

REPORTING AND DISCLOSURE

We recognise that transition planning is an iterative process, and this is especially so for SUPR, given our Transition Plan has a direct overlay with the transition plans of our major tenants. Our Transition Plan will therefore evolve over time as our activities and the plans of our tenants' progress, and we will report updates on progress in this respect.

For more information on our broader sustainability strategy and related reporting please visit: www.supermarketincomereit.com/sustainability/

ENGAGE WITH US

Achieving our Net Zero ambitions requires us to engage across our value chain to support, accelerate and scale decarbonisation solutions. Insights and understanding gained from stakeholder engagement will be used to inform and shape future improvements to our Transition Plan and decarbonisation efforts.

We encourage our stakeholders to provide feedback on the climate transition actions we have identified and outlined in this document. We would also like to hear from stakeholders on their Transition Plan progress and how we can respectively provide support to their transition actions. Feedback and questions about our emissions reductions targets and this Transition Plan can be emailed to contact@suprplc.com

