

SUPR

SUPERMARKET INCOME REIT | SUSTAINABILITY REPORT 2025

INVESTING IN A SUSTAINABLE FUTURE

SUPR

OVERVIEW

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OUR REPORTING

Welcome to our Sustainability Report 2025. On the following pages we provide an update on progress in delivering our Sustainability Strategy. Figures as at 30 June 2025 unless otherwise stated.

Cover image: Sainsbury's, Huddersfield

This image: Carrefour, St Florent

➔ For more information about the scope of this report and key reporting metrics see Appendix: GRI Content Index and EPRA sBPR Disclosures.

➔ Read more about our climate-related disclosures in our Task Force on Climate-related Financial Disclosures statement, included within our 2025 Annual Report and Accounts.



Who we are and our purpose

CREATING SUSTAINABLE LONG-TERM VALUE

WHO WE ARE:

Supermarket Income REIT plc (LSE:SUPR, JSE:SRI) is dedicated to investing in mission critical grocery property. Our stores 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.

OUR PURPOSE:

We create sustainable long-term value through owning high-quality grocery-anchored real estate that is critical to national food infrastructure and serves local communities as essential retail.

THE THREE PILLARS OF OUR SUSTAINABILITY STRATEGY:

Our Sustainability Strategy is underpinned by these 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 to create and deliver long-term value for our stakeholders.



PILLAR 1
CLIMATE & ENVIRONMENT
➔ PAGE 08



PILLAR 2
TENANT & COMMUNITY
ENGAGEMENT ➔ PAGE 17



PILLAR 3
RESPONSIBLE BUSINESS
➔ PAGE 25

➔ Refer to Appendix page 34 for the Company's EPRA Sustainability Best Practices Recommendations ("sBPR") disclosures and index of GRI Content Index.

Message from the ESG Committee Chair

A YEAR OF SUSTAINABILITY PROGRESS

Dear Shareholder,

Welcome to Supermarket Income REIT's 2025 Sustainability Report. In this report we provide an overview of our progress over the last year in delivering our Sustainability Strategy, and we highlight our priorities for the year ahead.

During FY25, we made considerable progress against all three pillars of our Sustainability Strategy, benefitting our shareholders, tenants and local communities. Following the Internalisation of the Company's management

in March 2025, we have expanded our sustainability reporting to reflect the fact that employees are an important new stakeholder group for the Company. Further details of this can be found in the new Responsible Employer section of this report.

This year, we have also expanded our sustainability reporting to cover our portfolio in France for the first time. This includes incorporating the Carrefour assets into our Greenhouse Gas ("GHG") Inventory and annual climate risk assessment, as part of our intention to better understand and manage the portfolio's overall exposure to climate-related risks and opportunities. Our enhanced Task Force on Climate-related Financial Disclosures ("TCFD") report is included within our 2025 Annual Report and Accounts.

The Company's Science Based Targets ("SBTs") were approved in FY24, and a further significant milestone has since been reached within our Climate and Environment strategy pillar, through the publication of our first Climate Transition Plan. This details how the Company intends to reduce its emissions in line with its near and long-term emissions reduction targets.

The publication of the Climate Transition Plan reflects the Company's commitment to making continued progress against its net zero commitment and our belief in the importance of transparent reporting.

Through increased engagement and collaboration, we have made significant progress in addressing the challenge of collecting tenant data. For the first time, we have obtained electricity and natural gas consumption data from every one of our core supermarket operator tenants. We have also obtained tenant refrigeration gas usage data for the first time. Receiving ESG performance data from our tenants has enabled us to improve the accuracy of our GHG Inventory and for the second year, we have also undertaken independent assurance over our reported Scope 1, 2 and 3 emissions figures. Such data also allows us to more accurately track year-on-year changes, evidence emissions reductions in the portfolio and identify stores where we should prioritise EPC reassessments.

Beyond our tenants, we have also continued to focus on our broader community engagement efforts to ensure our assets enhance the local communities in which they are located. We have supported more than ten different charities across the UK and we look forward to building impactful relationships with the charities we have chosen to support this year. We are proud to highlight within the Tenant and Community Engagement section of this report examples of the positive impact our supermarkets have as social hubs, providing space for communities to connect, learn and interact.

Our sustainability efforts have been recognised by the European Public Real Estate Association ("EPRA"), with an EPRA Sustainability Best Practices Recommendations ("sBPR") Most Improved Award and a Silver Award received in September 2024 for our inaugural EPRA sBPR reporting. We have now set a target to achieve a Gold sBPR Award to accompany our 6th consecutive Gold BPR Award. We have included our updated EPRA sBPR disclosures in the appendix of this report.

The progress we have achieved, and which is detailed within this report, reflects our Company's stated purpose: to create sustainable long-term value through owning high-quality grocery-anchored real estate that is critical to national food infrastructure and serves local communities as essential retail. Sustainability remains at the heart of the business model of our evolved corporate structure, and we are excited to make further progress on our sustainability efforts and continue to create and deliver long-term value for our stakeholders.

Frances Davies

Chair of ESG Committee
16 September 2025

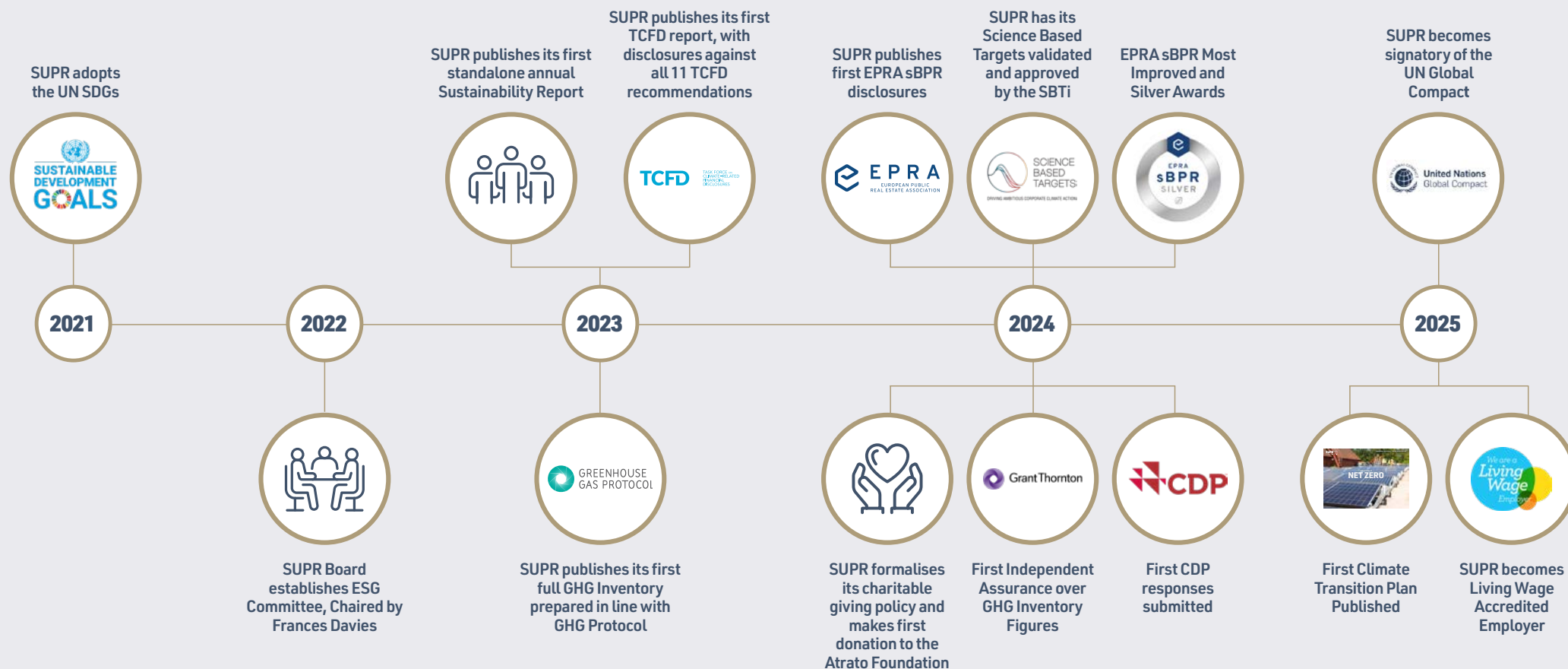
"The progress we have achieved, and detailed within this report, is a reflection of our Company's purpose to create sustainable long-term value."

Frances Davies
Chair of ESG Committee



OUR PROGRESS DELIVERING ON SUSTAINABILITY

Our commitment to improving the sustainability performance of our portfolio goes beyond compliance with relevant legal and other minimum requirements, seeking continuous improvement against our Sustainability Strategy and net zero commitments. The milestones on our sustainability journey to date highlight the formalisation of our approach to sustainability and the enhancement of our disclosures, reflecting our commitment to aligning with best practice and transparent reporting.



Acronyms:
UN SDGs: United Nations Sustainable Development Goals
ESG: Environmental, Social and Governance
GHG: Greenhouse Gas
EPRA: The European Real Estate Association

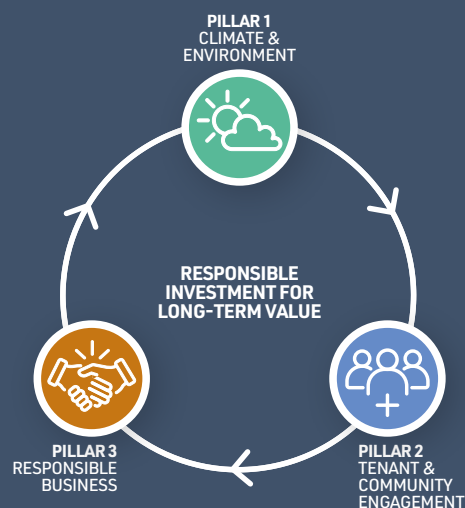
TCFD: Task Force on Climate-related Financial Disclosures
sBPR: Sustainability Best Practices Recommendations
SBTi: Science Based Targets initiative
CDP: Climate Disclosure Project

THE THREE PILLARS OF OUR SUSTAINABILITY STRATEGY

Our Sustainability Strategy remains underpinned by three core pillars – Climate and Environment, Tenant and Community Engagement, and Responsible Business – and supports our broader Company Purpose:

OUR PURPOSE

Our purpose is to create sustainable longterm value through owning high quality grocery-anchored real estate that is critical to national food infrastructure and serves local communities as essential retail.



Our Sustainability Strategy supports multiple UN Sustainable Development Goals (SDGs) and particularly focuses on those which we consider most material to our business – namely, goals 8 – Decent work and economic growth, 11 – Sustainable Cities and Communities, 12 – Responsible Consumption and Production, and 13 – Climate Action, all of which are underpinned by goal 17 – Partnerships for the goals.



PILLAR 1 CLIMATE & ENVIRONMENT

Reduce our emissions to achieve a net zero carbon portfolio and mitigate the environmental impacts of our assets. ➔ PAGE 08



TARGETING:

42%

REDUCTION IN SCOPE 1 AND 2 EMISSIONS BY 2030*

90%

REDUCTION IN SCOPE 1, 2 AND 3 EMISSIONS BY 2050*

100%

OF ASSETS INCLUDED IN ANNUAL CLIMATE RISK ASSESSMENT

*from FY23 baseline



PILLAR 2 TENANT & COMMUNITY ENGAGEMENT

Partner with tenants and stakeholders to ensure our assets enhance the communities in which they are located. ➔ PAGE 17



TARGETING:

100%

OF SUPERMARKET TENANTS PROVIDING ACTUAL ENERGY CONSUMPTION DATA*

£150,000

MINIMUM ANNUAL ALLOCATION IN CHARITABLE DONATIONS

>85%

OF EMPLOYEES INVOLVED IN VOLUNTEERING PROGRAMME EACH YEAR

*Full or partial



PILLAR 3 RESPONSIBLE BUSINESS

Strengthen ESG performance and uphold responsible business practices to deliver long-term value. ➔ PAGE 25



TARGETING:

GOLD AWARDS

MAINTAIN EPRA GOLD BPR AWARD AND ACHIEVE GOLD SBPR AWARD

100%

OF EMPLOYEES UNDERTAKING ANNUAL ESG TRAINING

100%

RESPONSE RATE TO ANNUAL EMPLOYEE ENGAGEMENT SURVEY *

*from FY26 onwards

Following the Internalisation of the Company's management structure, a review and refresh of the Company's metrics and targets linked to each Sustainability Strategy Pillar was undertaken. As a result of this review, some targets have been refreshed to reflect the fact that the Company now has employees. This adjustment aims to facilitate more effective monitoring and evaluation of sustainability performance. The changes made are explained in further detail under each relevant Pillar section.

SUSTAINABILITY HIGHLIGHTS

Progress highlights from our sustainability strategy



PILLAR 1 CLIMATE & ENVIRONMENT

25%
REDUCTION IN TOTAL SCOPE
1, 2 AND 3 EMISSIONS*

→ PAGE 09 (* See explanation on key reduction drivers
including actual data improvements)

**FIRST CLIMATE
TRANSITION PLAN
PUBLISHED**

→ PAGE 14

100%
OF ASSETS INCLUDED IN
CLIMATE RISK ASSESSMENT

→ PAGE 14



PILLAR 2 TENANT & COMMUNITY ENGAGEMENT

100%
OF SUPERMARKET TENANTS
PROVIDED EITHER FULL
OR PARTIAL ENERGY
CONSUMPTION DATA → PAGE 18

£180,000
DONATED TO
CHARITABLE CAUSES

→ PAGE 22

72%
OF EMPLOYEES INVOLVED IN
VOLUNTEERING PROGRAMME

→ PAGE 22



PILLAR 3 RESPONSIBLE BUSINESS

**1ST EPRA SBPR
AWARDS:
SILVER AND
MOST IMPROVED**

→ PAGE 30

100%
OF EMPLOYEES UNDERTOOK
ESG TRAINING

→ PAGE 29

**ACHIEVED LIVING
WAGE EMPLOYER
ACCREDITATION**

→ PAGE 28



PILLAR 1

CLIMATE & ENVIRONMENT

Reduce our emissions to achieve a net zero carbon portfolio and mitigate the environmental impact of our assets.

SDG ALIGNMENT:



Sainsbury's

Rooftop solar PV installed on our Sainsbury's site in Huddersfield

PILLAR 1. CLIMATE & ENVIRONMENT

- 09 Energy consumption and GHG emissions
 - i. Case study: Energy Efficiency Improvements at Tesco Prescot
 - ii. Case study: Carpark LED Lighting Programme Roll-out
- 14 Climate Risk
- 14 Water and Waste
- 15 Nature and Biodiversity
 - i. Case study: Nature Day Pilot with Tesco

PILLAR 1 CLIMATE & ENVIRONMENT

We are committed to enhancing the environmental performance of our assets and delivering on our Climate Transition Plan to achieve our science-based emissions reductions targets.

KEY TARGETS

- **REDUCE SCOPE 1 AND 2 EMISSIONS 42% BY 2030***
- **REDUCE SCOPE 1, 2 AND 3 EMISSIONS 90% BY 2050***
- **100% OF ASSETS INCLUDED IN ANNUAL CLIMATE RISK ASSESSMENT**

*From a FY23 Baseline

ENERGY CONSUMPTION AND GHG EMISSIONS

Understanding and improving the operational sustainability performance of our portfolio remains essential to the achievement of our sustainability priorities. 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*”. Scope 3 emissions include the emissions associated with our tenants own operational activities within the buildings they occupy such as heating, cooling and refrigeration. Therefore, for us to accurately measure and report on our annual greenhouse gas emissions, we require tenant-level energy

consumption data. The Full Repairing and Insuring (“FRI”) nature of the majority of our leases means that our ability to source this data is largely dependent on our tenants’ willingness to share. Collaboration and engagement with tenants on their sustainability performance has therefore continued to be a key priority for the Company during the year.

As a result of engagement efforts, we have made significant progress addressing the challenge of tenant data collection. **For the first time, we have obtained electricity and natural gas consumption data from every one of our core supermarket operator tenants.** Improvements in lighting efficiency (such as store-wide LED lighting conversions and shop floor sensors installations) and decarbonisation of the grid over the last decade has helped to reduce emissions from electricity consumption. However, in FY25 electricity (location-based) consumption was the largest source of emissions from our supermarket tenants.¹ In a further milestone for our GHG data coverage, we have obtained tenant refrigeration gas usage data for the first time. These engagement efforts are discussed in more detail on page 18 under the Tenant and Community Engagement section of this report. Our enhanced data collection efforts during the reporting period have also focused on landlord energy consumption from meters under our operational control. For the first time, we have sourced full or partial actual energy consumption data for all our sites with communal spaces (covering our Scope 1 and 2 emissions).

This means our FY25 GHG Inventory is significantly less reliant on estimated data compared to prior year. For the first time, we have also expanded the coverage of our GHG inventory to include all assets in the portfolio, including those located in France.² Receiving ESG performance data from our tenants not only enables us to improve the completeness and accuracy of our GHG Inventory but also allows us to more accurately track year-on-year changes, evidence emissions reductions in the portfolio and identify stores to prioritise EPC reassessments. See Appendix page 46 for our GHG inventory for FY25, covering Scope 1, Scope 2, and Scope 3 emissions, prepared in line with the GHG Protocol, and associated Reporting Criteria.

Compared to FY24, there has been a decrease in Scope 1 emissions from 56 tCO₂e to 18 tCO₂e in FY25 due to improved accuracy of data and reduced consumption. In contrast, there has been an increase in Scope 2 location-based emissions from 172 tCO₂e to 253 tCO₂e due to improved accuracy of data and increased consumption. However, for seven of the communal areas, the use of renewable electricity at these sites, has resulted in a decrease in total Scope 2 market-based emissions in FY25. Even with the inclusion of Carrefour assets for the first time and one newly acquired property, Scope 3 emissions have decreased from 81,931 to 59,138 tCO₂e in FY25.³ Overall, total Scope 1, 2 and 3 emissions have decreased from 84,621 tCO₂e in the previous reporting year to 63,423 tCO₂e in the current reporting year.

Energy Performance Certificates (“EPCs”)

UK EPCs measure a property’s energy efficiency, providing a rating from A (most efficient) to G (least efficient). EPCs provide an estimate of the property’s energy use for heating, lighting, and hot water based on construction and installed building services.

NET ZERO BY 2050 COMMITMENT

1. Followed by refrigerant-gas consumption and then natural gas.
2. Our FY24 GHG Inventory and the other FY24 ESG performance metrics related to SUPR’s UK portfolio only and excluded the portfolio of Carrefour assets (located in France) that were acquired part way through the FY24 reporting period.
3. This reduction is primarily driven by the increased availability of refrigerant data from supermarket tenants (Scope 3 category 13 emissions), offering a more accurate representation of refrigerant-related emissions, but not reflecting an actual decrease in emissions. A decrease in supermarket tenant electricity consumption has also reduced absolute Scope 3 category 13 emissions. See “Approach to GHG emissions restatement” for more information on our SBT base year emissions recalculation plans in light of data accuracy improvements.



PILLAR 1 CLIMATE & ENVIRONMENT CONTINUED

The UK Minimum Energy Efficiency Standard ("MEES") regulations were published in February 2017. From 1 April 2023, it became a requirement that all commercial properties being leased (in England and Wales) must have an EPC rating of at least 'E'.⁴ The Government has proposed changes to the MEES regulations, to raise the minimum EPC rating for commercial buildings. The proposed changes, which are yet to be confirmed, are expected to require that all commercial buildings have an EPC:

- 'C' or above from 1 April 2027, or register a valid exemption
- 'B' or above from 1 April 2030, or register a valid exemption

Approximately 28% of all commercial properties in the UK are currently rated 'D' or lower.⁵ The proportion of 'D' EPC ratings in SUPR's portfolio is well below this commercial property sector average. 84% of SUPR's UK Supermarkets already have an EPC rating of 'C' or above.

An EPC does not account for the actual management of a building in operation and research shows there is no clear correlation between operational energy performance and the EPC rating, meaning it is possible that properties with better EPC ratings have higher energy intensity than those with lower EPC ratings.⁶ Therefore, although we are working to improve our UK EPC ratings to align with the proposed changes to MEES requirements, our primary focus is on understanding and improving the actual operational energy performance of our buildings which has a direct emissions reduction impact.

A benefit of owning mission critical real estate is that our tenants continue to make significant investments in maintaining and improving the buildings they occupy. The majority of our supermarket tenants have set ambitious targets to achieve net zero in their own operations by 2035. Tenant-led investments in store refurbishments and upgrades have already improved the EPC ratings of a number of our supermarket assets. We are confident that the decarbonisation efforts of our tenants over the next decade will continue to improve the energy performance of the assets and also drive improvements in energy consumption at the store level.

Through our collection of operational energy performance data from our tenants we can now begin to track year-on-year operational energy performance to further evidence emissions reductions achieved by our tenants' decarbonisation efforts irrespective of EPC ratings.

➔ **See Our tenants and Scope 3 emissions section below for more information.**

Our Scope 1 & 2 emissions

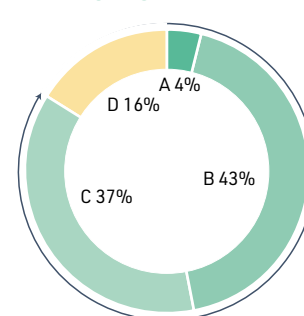
Our Scope 1 & 2 emissions relate to the emissions from communal areas over which we have operational control. This includes energy consumption-related emissions arising from the combustion of natural gas and fuel oil and from electricity used in communal areas. One of the key available levers we have identified for reducing our Scope 1 & 2 emissions is upgrading lighting in communal areas (including car parks) to more energy efficient LED lighting alternatives – see case study on page 13 for details.

Our tenants and Scope 3 emissions

The largest contributor to our Scope 3 emissions is from the emissions category of Downstream Leased Assets ("DLA"), which represents the emissions of our tenants using the leased spaces (which accounts for the Scope 1 and 2 activities of our tenants). 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 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.

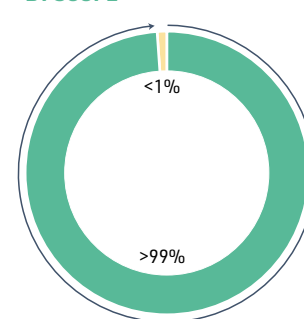
For SUPR, achieving Scope 3 results is intrinsically linked with the emissions reduction targets and transition plans of our tenants. This underscores the importance of close collaboration with our tenants, which is already a foundation of SUPR's broader sustainability strategy. We monitor the emissions reduction targets of our supermarket tenants and their alignment against our own SBTs and 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, enabling us to share in the rewards of sustainability-related investments and progress of our tenants.

SUPERMARKET EPC RATINGS BY VALUATION*



*% excludes Scottish, French and non-food/ancillary units. As at 30 June 2025.

EMISSIONS BREAKDOWN BY SCOPE



4. MEES regulations are not applicable in Northern Ireland or Scotland. Scotland uses a different approach to EPCs entirely, scaling ratings differently. The Company has therefore chosen to exclude Scottish EPCs from its reported EPC figures.

5. Property Reporter (November 2023).

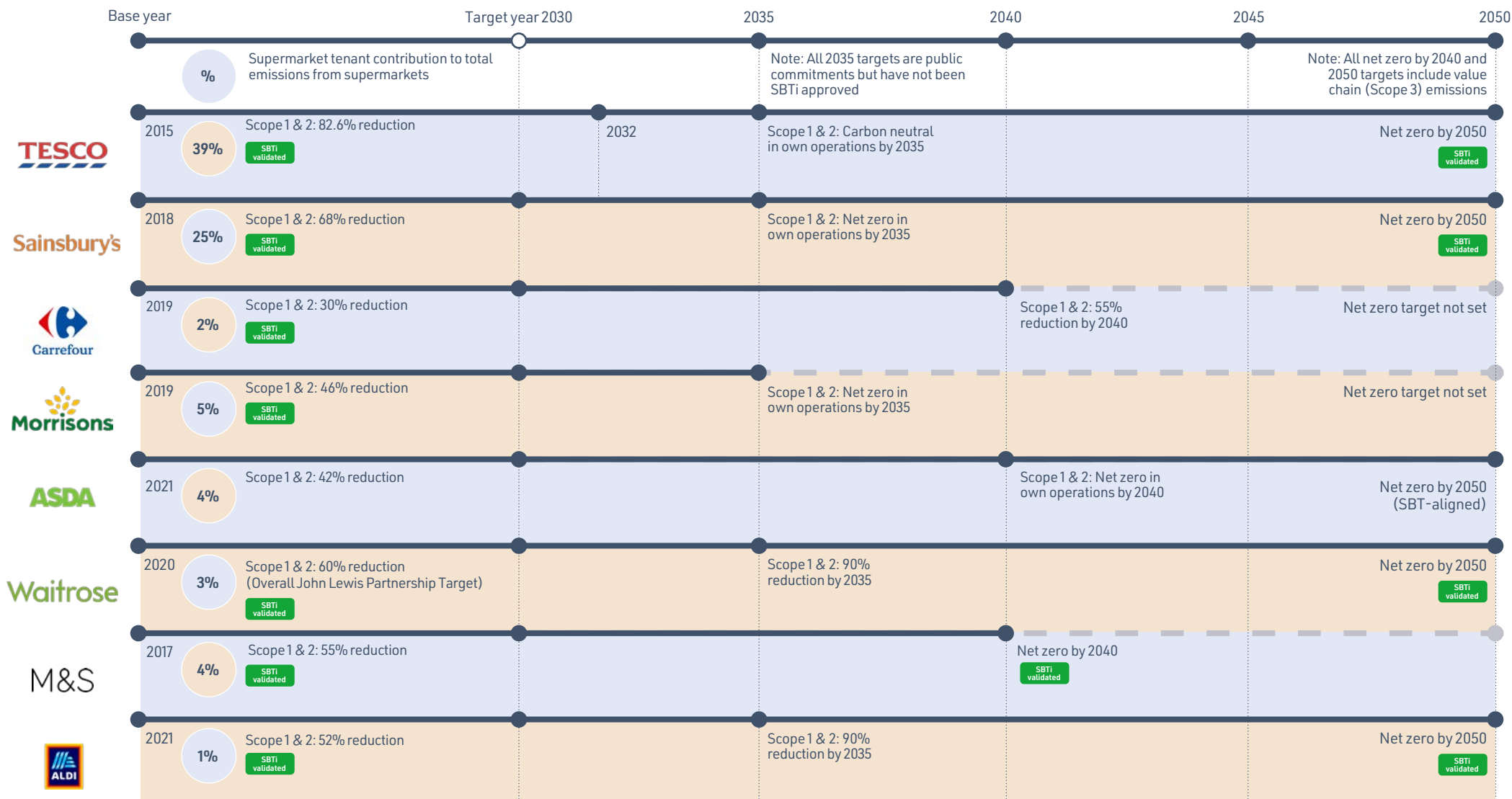
6. The Real Estate Environmental Benchmark (REEB). https://www.betterbuildingspartnership.co.uk/sites/default/files/media/attachment/REEB%202020%20Snapshot_Final_0.pdf



PILLAR 1
CLIMATE & ENVIRONMENT 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")



PILLAR 1 CLIMATE & ENVIRONMENT CONTINUED

Our Science Based Targets:

Our emissions reductions targets were validated and approved by the SBTi in March 2024:

Near term Targets	Long term Targets	Net Zero Targets
42% Reduce Scope 1 and Scope 2 GHG emissions 42% by 2030	90% Reduce Scope 1, 2 and 3 emissions 90% by 2050	2050 Commitment to reach net zero by 2050

Science Based Targets

The built environment is directly responsible for 25% of the United Kingdom's carbon emissions, which are predominantly produced from operational emissions (e.g. the energy needed to heat, cool and power our buildings).⁷ We believe we have an important responsibility in the context of the current climate crisis, to reduce the carbon emissions from our portfolio and contribute to the decarbonisation of the built environment and the transition to a net zero future.

Our commitment to net zero is underpinned by our science-based emissions reduction targets, which have been validated and approved by the Science Based Targets initiative ("SBTi"). These targets are aligned with a 1.5°C temperature trajectory.

Approach to GHG emissions restatements

To improve our GHG reporting, we 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:

Metric	Target	Progress
Scope 1 and 2 emissions (CO ₂ e)	Reduce Scope 1 and 2 emissions 42% by 2030*	Scope 1 and 2 emissions increased slightly from 228 tCO ₂ e to 271 tCO ₂ e (19%). ⁸
Scope 1, 2 and 3 emissions (CO ₂ e)	Reduce Scope 1, 2 and 3 emissions 90% by 2050*	Overall, total Scope 1, 2 and 3 emissions have decreased from 84,621 tCO ₂ e in FY24 to 63,423 tCO ₂ e in FY25 (25% reduction). ⁹

- 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

Under our approach to GHG emissions restatements, we will restate the baseline used for Scope 1, 2 and 3 emissions reductions targets if any of the changes above result in a change of 5% or more, in line with the requirements of the SBTi.

Our FY25 GHG Inventory for the Company has included non-UK assets for the first time, with the addition of the Carrefour assets into the portfolio. The combination of the addition of these assets and improved accuracy of data has crossed the 5% threshold set by the SBTi as a requirement for rebaselining targets. We have therefore initiated a work programme to review how this new and improved data can support a more accurate recalculation of the Company's base year emissions. We will then resubmit SUPR's SBTs to reflect this update.

7. UK Green Building Council, Net Zero Whole Life Carbon Roadmap | UKGBC

8. As noted above, this reduction is primarily driven by data accuracy improvements.

9. As above.

PILLAR 1 – CASE STUDY 1

ENERGY EFFICIENCY IMPROVEMENTS AT TESCO PRESCOT

Tenant-led investments into store improvements, including LED lighting installation, refrigeration system upgrades and removal of fossil fuel heating and cooling systems, help to improve operational energy efficiency of the stores and reduce emissions – supporting the Company's Scope 3 emissions reduction target. A recent example of such improvements was seen at the Company's Tesco Prescott site, with a significant investment into the store in 2024, which has seen new, more energy efficient, refrigeration units installed throughout the store (replacing old units which were over 15 years old), upgraded heating systems with two new efficient boilers, and a general store refurbishment.



Energy efficiency improvements at Tesco Prescott

Carpark LED lighting at Tesco in Bradley Stoke



PILLAR 1 – CASE STUDY 2

CARPARK LED LIGHTING PROGRAMME ROLL-OUT

A key available lever we have identified for reducing our Scope 1 & 2 emissions is upgrading lighting in communal areas to more energy efficient LED lighting alternatives. One of our priority Climate Transition Plan decarbonisation activities is therefore targeting LED lighting upgrades at properties where we have operational control over

carparks. Through this carpark LED lighting programme roll-out, we have upgraded carpark lighting at the following sites:

1. Beaumont Leys, Leicester
2. Morrison Store, Wisbech
3. Balloo Retail Park, Bangor
4. Week Shopping Centre, Winchester
5. Queens Drive Retail Park, Liverpool

6. Chineham Shopping Park, Basingstoke
7. Willow Brook Centre, Bradley Stoke

Upgrades are also 50% complete at West End Retail Park, Glasgow and underway at Derwent Howe Retail Park, Workington – with both installations due to be completed by the end of 2025.



PILLAR 1 CLIMATE & ENVIRONMENT CONTINUED

Transition Plan

We are proud to have published our first Climate Transition Plan in June 2025, marking a significant milestone for the Company on our pathway to net zero. The Climate Transition 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.

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 transition planning was guided by the Transition Plan Taskforce ("TPT") Disclosure Framework, published in 2023, and specific considerations developed for SMEs. We anticipate that over time our understanding and our approach to transition planning will remain iterative. Our first Climate Transition Plan therefore focuses on creating a structure and approach which we can build upon in the future.

→ Read more about our climate-related disclosures in our TCFD report, included within our 2025 Annual Report and Accounts at <https://supermarketincomeit.com/investor-centre>

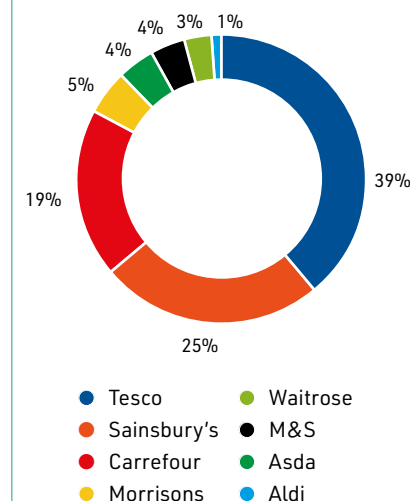
CLIMATE RISK

We are proud to support the recommendations of the TCFD and have published our full TCFD Report, against all 11 recommended disclosure topics, within our FY25 Annual Report and Accounts. We have set the target for 100% of assets to be included in our annual climate risk assessment. To help us achieve this target and further understand the climate-related risks and opportunities relevant to our portfolio, we have utilised the *MSCI Real Assets (Real Estate) Climate Risk Tool*, a quantitative scenario analysis tool, for the second year.

WATER AND WASTE

Reducing resource demand, minimising waste and avoiding pollution all form part of our commitment to reduce the environmental impact of our assets. Our environmental performance disclosures in respect of water consumption and waste produced are included in the Appendix (see EPRA sBPR Disclosures). Water and waste data that was estimated this year used Better Buildings Partnership ("BBP") Benchmarks, Global Real Estate Sustainability Benchmark ("GRESB") 2020 Benchmarks and Department for Environment, Food & Rural Affairs ("Defra") waste statistics. Some actual water and waste data was provided for the first time for some supermarkets and communal areas. While energy consumption data has been the primary focus in our tenant ESG data engagement efforts, we continue to request actual water and waste data if and when available and aim to continue to enhance engagement on this topic.

SUPERMARKET TENANT CONTRIBUTION TO TOTAL EMISSIONS FROM SUPERMARKETS



→ Read more about our emissions reduction targets and decarbonisation activities in our Climate Transition Plan, at <https://supermarketincomeit.com/investor-centre>

Metric	Target	Progress
% of assets included in annual Climate Risk assessment	100% of assets included in annual Climate Risk assessment	Target achieved



PILLAR 1 CLIMATE & ENVIRONMENT CONTINUED

NATURE AND BIODIVERSITY

Alongside climate change, it is now well recognised that we are facing a nature loss crisis.¹⁰ We recognise that nature underpins our economy and wellbeing, and is also essential to increasing our resilience to climate change. We are committed to understanding and evaluating the nature-related dependencies, impacts, risks and opportunities (including in relation to biodiversity) relevant to our business. Our nature strategy has two key focus areas:

1. Exploring on site nature-related opportunities within our portfolio;
2. Supporting nature-related opportunities through partnerships.

To support the implementation of our strategy, in 2024 we launched a Biodiversity Pilot Project with two initial aims:

1. To confirm the suitability of Biodiversity Net Gain as a metric for standing assets: as part of this, we selected two initial sites: Chineham Shopping Park in Basingstoke and the Willow Brook Centre in Bradley Stoke; and engaged specialists to undertake Preliminary Ecological Appraisals ("PEA") and Biodiversity Net Gain ("BNG") baseline assessments and to identify appropriate nature positive enhancement opportunities pertaining to the sites. These two sites were selected for the Pilot Project due to their larger size and being sites which are not fully demised to the core supermarket tenants, therefore benefitting from greater landlord control. Following the completion of these assessments in June 2024, we have reviewed the assessment findings to develop implementation strategies to act on the nature positive enhancement reports. Through this process and working with ecologist advisers we have found BNG to be a more suitable metric for new developments (as its original intended use) rather than for standing assets. We will continue to explore other alternative metrics for measuring our impact and progress on nature and biodiversity.

2. Build out our nature-related partnerships: Recognising that some of our sites have only small areas of available land and planting space for biodiversity enhancement activities, we aim to partner with our tenants, community groups and non-profits on nature-related opportunities in order to enhance our ability to make a positive impact and engage with local communities on the topic of nature and biodiversity. Environmental protection and conservation is also a priority theme for our charitable giving. Last year, we launched a partnership with The Conservation Volunteers ("TCV") and we are proud to have continued this partnership in FY25. Find out more about our recent work with TCV in the case study on page 24. We also identified nature and biodiversity as an opportunity area for greater collaboration with our tenants and local communities. During the reporting period we held our first Nature Day pilot event in collaboration with Tesco, at our Tesco Willow Brook site. We are delighted to report on our Nature Day pilot event with Tesco in the case study on the next page.

Our priority moving forward is to take learnings from the Nature Day pilot event and ultimately roll these initiatives out more widely across the portfolio.

CHARITABLE PARTNERSHIP WITH THE CONSERVATION VOLUNTEERS

FIRST NATURE DAY PILOT EVENT HELD



Event Poster from our Nature Day event at Tesco Willow Brook site

10. State of Nature Report (2023), The State of Nature Partnership. www.stateofnature.org.uk.

PILLAR 1 – CASE STUDY 3

NATURE DAY PILOT WITH TESCO

As part of our aim to support nature-related opportunities through partnerships, a Nature Day event was held at our Willow Brook site, in collaboration with Tesco, on Wednesday 9 April 2025. The event aimed to educate shoppers and families on the importance of nature and protecting biodiversity, and provided a space for community members to connect, learn and interact. Volunteers from the

SUPR team and Tesco's One Planet Community (from Tesco Head Office) helped to staff stalls and engage with shoppers and families. Willow Brook has limited opportunity for on-site biodiversity enhancements but operates as a strong community hub, so was an ideal site for a nature event focused on community education and connection.



Volunteers from Tesco and the Centre Management team at Willow Brook Nature Day Event

KEY STATS:

12,580

FOOTFALL FOR THE DAY WAS 12,580. THIS WAS AN INCREASE OF 18.3% ON THE PREVIOUS WEDNESDAY (10,638)

8,782

8,782 OF THE DAY'S VISITORS ATTENDED DURING THE EVENT HOURS.

200

BIODEGRADABLE PLANT POTS, ALONG WITH SEEDS AND SOIL, WERE PROVIDED FOR PLANTING AND OVER 100 CHILDREN RECEIVED BIRD FEED BAGS TO USE IN THEIR GARDENS.

400

OVER 400 BIRD FEEDERS CREATED AND MORE THAN 250 WILDFLOWER SEED BOMBS HANDED OUT FOR COMMUNITY PLANTING.

200

EDUCATIONAL ACTIVITY SHEETS GIVEN OUT TO ENCOURAGE FAMILIES IN MAKING ENVIRONMENTALLY FRIENDLY CHOICES.



PILLAR 2

TENANT & COMMUNITY ENGAGEMENT

Ensure our assets enhance the communities in which they are located.

SDG ALIGNMENT:



Willow Brook Nature Day Event

PILLAR 2: TENANT & COMMUNITY ENGAGEMENT

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 - i. Case study: Carrefour Carpark Solar
 - ii. Case study: EV Charging Roll-out
- 20 Asset Level ESG Enhancements
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 - i. Case Study: Support for FareShare
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PILLAR 2

TENANT & COMMUNITY ENGAGEMENT

We believe that strong relationships with our tenants and alignment of sustainability ambitions and goals helps to facilitate and maintain a robust portfolio that can adapt to future challenges and optimise sustainability opportunities.

KEY TARGETS

- **ACTUAL ENERGY CONSUMPTION DATA FROM EVERY SUPERMARKET TENANT***
- **MINIMUM ANNUAL ALLOCATION OF £150,000 IN CHARITABLE DONATIONS**
- **>85% OF EMPLOYEES INVOLVED IN VOLUNTEERING PROGRAMME EACH YEAR**

*by electricity, natural gas and refrigerant gas

ENGAGING WITH TENANTS ON ESG PERFORMANCE

We engage and partner with our tenants in a number of ways to both better understand their ESG performance, to collaborate and support asset-level ESG enhancement activities and to support initiatives that have a positive impact in local communities. During the FY25 reporting period, we have continued to focus on improving the data collected from our tenants and from the assets we control. As a result of increased engagement efforts with our supermarket tenants and the streamlining of our data requests, **we have improved the amount of actual energy consumption data collected year-on-year, from 16% in FY23 to 29% in FY24 to 63% in FY25.**

During FY24, we identified refrigerant data as the largest source of emissions from our supermarket tenants, a key focus area of engagement for FY25 was therefore on refrigeration data which had previously been fully estimated. We are pleased to report that the result of these engagement efforts, has enabled us to collect actual refrigerant data from every one of our supermarket tenants for the first time. This has provided a more accurate representation of our refrigerant-related emissions, which in FY25 reflect the second largest source of emissions from supermarket tenants (following electricity).

We will continue to focus on our engagement efforts with tenants over the next reporting period to ensure consistent collection of actual energy consumption data as well as seeking broader ESG performance information, such as water and waste consumption data, wherever possible.

How we engage

We put a significant focus on building strong relationships with our tenants. Our asset management team engages in regular dialogue with our tenants and holds meetings with our largest supermarket tenants at least bi-annually, at which sustainability is a standing agenda item. This includes discussion on topics such as any planned tenant-led investments in store refurbishments and energy efficiency upgrades. With these insights, we are able to ensure our EPCs are as reflective of the stores as possible, within the bounds of the EPC methodology. We have established direct relationships and contact points with the ESG data teams within each of our supermarket tenant operators allowing us to make ESG data requests and query data findings such as unexpected or noticeable changes in energy consumption.

63%

ACTUAL (VS ESTIMATED) SUPERMARKET TENANT ENERGY CONSUMPTION DATA (VS 29% PRIOR YEAR)

Green Leases

To further support ESG data sharing with our tenants we have also developed standardised green lease clauses which we strive to include in all new, re-gear, or renewed lease agreements. The aim of incorporating green lease clauses is to foster collaboration by engaging tenants on sustainability performance at an early stage.

Key Metrics	Key Targets	Progress
% of actual electricity (vs estimated) supermarket tenant consumption data	Actual energy consumption data from every supermarket tenant	All supermarket tenants provided at least some electricity data. The amount of actual purchased electricity data in FY23 was 23%, improving to 52% actual data in FY24 and 61% in FY25.
% of actual natural gas (vs estimated) supermarket tenant consumption data	Actual energy consumption data from every supermarket tenant	All supermarket tenants provided at least some natural gas data. The amount of actual natural gas consumption data was 27% in FY23, 70% in FY24 and 66% in FY25.
% of actual refrigeration gas (vs estimated) supermarket tenant consumption data	Actual energy consumption data from every supermarket tenant	All supermarket tenants provided at least some refrigerant gas data. Refrigerant consumption data in FY23 and FY24 was fully estimated, with actual data collected for the first time in FY25, to a new baseline of 29% actual data.

PILLAR 2 – CASE STUDY 1

CARREFOUR CARPARK SOLAR

The APER Law in France mandates the installation of photovoltaic ("PV") panels on large outdoor car parks, with a surface area exceeding 1,500 square meters. Such car parks are required to be covered at least 50% with solar panels, either as canopies or green coverings, by 1 July 2028.

SUPR and Carrefour share a mutual ambition to enhance the value of real estate assets through environmental improvements and to fully comply with the APER Law. This ambition also supports other benefits including:

- A reduction in energy costs due to onsite produced energy consumption
- Alignment with Carrefour's objective of using 100% renewable energy in the Group's total electricity consumption by 2030
- Improved customer experience, with PV shade structures providing protection from the sun and bad weather

By supporting the installation of solar panels on car parks and rooftops across our portfolio, we are also helping our tenants achieve quantifiable reductions in emissions.



Solar car parks at Carrefour in St Florent, France

PILLAR 2 – CASE STUDY 2

EV CHARGING ROLL-OUT

We continue to seek out asset-level sustainability and value creation opportunities across our portfolio and are proud to have completed Electric Vehicle ("EV") charging installation at five sites where we have operational control over the car parks. These installations not only improve the shopping experience for

customers and support the growing number of EV drivers, but were also completed at zero installation capex cost to the Company. We continue to actively engage with our supermarket tenants on their EV charging roll-out plans to increase the number of EV charging points across the wider portfolio.

40%
OF UK AND FRENCH
ASSETS WITH EV
CHARGING POINTS



EV charging at Carrefour in St Florent, France



PILLAR 2

TENANT & COMMUNITY ENGAGEMENT CONTINUED

Net Zero Engagement

Understanding and monitoring our tenants' progress against their own sustainability strategies, commitments and targets is an essential aspect to our own tracking of sustainability progress, particularly in respect of our net zero commitment and SBTs. Our Climate Transition Plan therefore has a strong focus on the near and medium/long-term levers and actions that we plan to prioritise in respect of tenant engagement.

Our dialogue with tenants on the topic of net zero and emissions reductions has allowed us to share learnings and better understand the types of investments our tenants have already made or are looking to make in our stores as part of their own transition and decarbonisation efforts, which include:

- Removal of gas heating and replacement with electrified heat sources such as heat pumps.
- Upgrading refrigeration systems to switch from systems that use hydrofluorocarbon ("HFC") refrigerant gas to natural alternatives with lower global warming potential.
- Installation of energy efficient LED lighting.

Nature and Biodiversity Engagement

As outlined above, in the overview of our Nature Strategy, a further area we have focused our tenant and community engagement and partnership efforts with has been on nature and biodiversity opportunities. See our Nature Day Case Study on page 16.

Following the success of our Nature Day pilot event at Willow Brook, in partnership with Tesco (one of our largest tenants), we are now exploring further opportunities for collaboration on biodiversity initiatives at other Tesco sites within our portfolio.

ASSET LEVEL ESG ENHANCEMENTS

We continue to seek out opportunities to enhance the environmental performance of our assets and contribute to the net zero transition. This is seen in our continued roll-out of EV charging and rooftop solar across the portfolio and our efforts to encourage energy-efficiency improvements by our tenants. The provision of EV charging points in our car parks is an opportunity for us to contribute to the accelerated transition to electric vehicles and help build out the charging network across the UK. We continue to actively engage with tenants on such opportunities and to support installations wherever feasible. We are pleased to have directly benefited from our tenants' ambitious commitments in respect of ESG enhancements and the transition to net zero, with several of our stores achieving improved EPC ratings following tenant-led investments in store refurbishments and energy-efficiency upgrades.

COMMUNITY ENGAGEMENT

Ensuring our assets enhance the communities in which they are located remains core to our sustainability strategy and wider Company purpose. We contribute to local communities around our supermarket assets in a variety of ways including through community engagement events, employee volunteering and charitable giving. We also frequently provide space in and around our buildings for charities, local schools and other community groups to use on an ad-hoc basis for activities such as fundraising, information stalls, community meetings and other initiatives. These activities help to strengthen and foster connections within the local communities our assets serve.

At our larger sites which have Centre Managers, we actively empower and encourage our site teams to engage positively with the local communities in which the assets are based. Examples of such initiatives are highlighted in the case study on page 21 from Beaumont Leys in Leicester. Our support for such initiatives is a direct reflection of our commitment to ensure our assets serve local communities and enhance the communities in which they are located.

In addition, our supermarket tenants have all established formal community engagement programmes and associated activities as part of their own corporate policies. These activities include providing grants for local community projects, food donation and redistribution programmes, charitable partnerships, fundraising and volunteering. Many of our supermarkets also have designated Community Champions who act as links between the store and the community it serves.

£180,000
DONATED TO CHARITABLE
CAUSES IN FY25

10+
CHARITIES SUPPORTED
IN FY25

86.5 HOURS
OF VOLUNTEERING IN
THE COMMUNITY*

*Due to the timing of the Internalisation of SUPR's management function, volunteering hours in FY25 are a combination of hours completed by SUPR team members whilst employed first by Atrato and then SUPR.

Beaumont Leys Centre
Management team at the
Sceptre Awards



PILLAR 2 – CASE STUDY 3

BEAUMONT LEYS – CREATING OPPORTUNITIES FOR YOUNG PEOPLE

The Centre Management Team at our Beaumont Leys site in Leicester has been involved in a collaborative initiative to address youth-related anti-social behaviour. Working alongside a number of youth work agencies including Leicester City Council Youth Services, the Youth Detachment Team, Violence Reduction Network, Police and local schools, a strategy was developed to reach those young people with the greatest need, culminating in the launch of a local Youth Centre. The

success of this initiative was recognised at the Sceptre Award for 'Community Initiative of the Year' in 2024 and 'Police Problem Solving Award' in 2025.

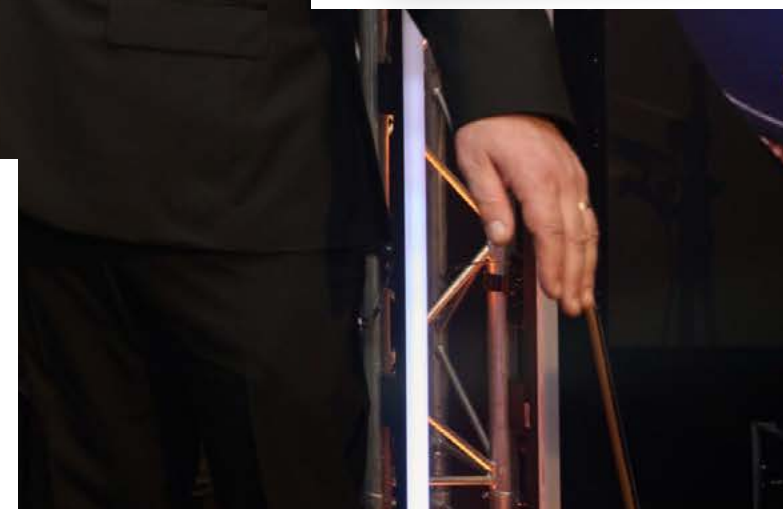
Other youth focused community engagement from the Beaumont Leys team has seen the creation of a planting bed, built from recycled pallets and used to cultivate pumpkins with Beaumont Lodge School children. The Centre also works with Forest Way School, to support two placements each year for young people

with autism, with 2025 the fourth consecutive year supporting these students to develop new skills, confidence and independence. In addition to this the Centre Manager works directly with Young Enterprise, supporting the next generation of entrepreneurs via their 'Company Programme'. As a business mentor, support has been provided with a 'Retail Workshop' and the hosting of a Young Enterprise trade fair by the Centre.

PILLAR 2 – CASE STUDY 4

CHINEHAM – EASTER EGG APPEAL WITH TESCO

Across April 2025, the Centre Management Team at our Chineham site partnered with Tesco on a joint Easter Egg Appeal, with eggs donated to a wide range of local community groups and charities. Alongside the Appeal, an Easter Egg Trail was also run over the Easter holidays, again in partnership with Tesco. The Trail was an unprecedented success, involving 10 other tenants from across the site, with over 500 local children taking part. The Trail was also promoted by Basingstoke Community Radio.





PILLAR 2

TENANT & COMMUNITY ENGAGEMENT CONTINUED

CHARITABLE GIVING

Our ability to have a positive impact in the communities in which we operate is further enhanced by our charitable giving efforts. We have chosen to deliver on our charitable giving by supporting the Atrato Foundation, a registered charity, which distributes out grants to nominated charities across the UK. This year we made a **charitable donation of £180,000** to the Atrato Foundation. This donation has been

used to support a variety of causes, including charities working on the alleviation of poverty and hunger, feeding the nation and on improving nature and biodiversity for all. We also have a particular focus on supporting charities that work in the areas in which we own assets by taking charity nominations from our Centre Managers and CBRE who have highlighted smaller charities where our donations can make a large impact locally.

VOLUNTEERING

Following the Internalisation of our management function in March 2025, we have established a formal Volunteering Policy which enables all employees to take a paid day off to volunteer and give back to the community. Our team members have engaged with a variety of charities and community groups, including with charitable partners of SUPR, FareShare and The Conservation Volunteers, as highlighted on

pages 23 and 24, spending more than **86.5 hours* volunteering in the community**. We have also set a target for >85% of employees to be involved in the Company's volunteering programme each year.

Key Metric	Key Target	Progress
Amount (£) of charitable donations per year	Minimum annual allocation of £150,000 in charitable donations	Target Achieved

Key Metric	Key Target	Progress
% of employees involved in volunteering programme each year	>85% of employees involved in volunteering programme each year	72% in FY25 ¹¹



86.5
VOLUNTEERING
HOURS¹²

11. Due to the timing of the Internalisation of SUPR's management function, volunteering hours in FY25 are a combination of hours completed by SUPR team members whilst employed first by Atrato and then SUPR. Figure is based on 13 employees partaking in at least one volunteering event, from total head count of 18 (Atrato-employed SUPR team members and new employees post-Internalisation and includes one part-time contractor, the Company's Sustainability Consultant).

12. As above, volunteering hours in FY25 are a combination of pre- and post-Internalisation hours.

PILLAR 2 – CASE STUDY 5

SUPPORT FOR FARESHARE

We are delighted to spotlight one of our charitable partners, FareShare, who we have supported for a second year through our charitable giving. FareShare help to strengthen communities by taking good food, that would otherwise go to waste, and getting it to local charities who use it to support people in their communities. By preventing food from being wasted, FareShare's work also prevents associated negative environmental impact, including saving water and preventing the wasted embodied emissions of producing food and further emissions from waste which would otherwise degrade and release emissions.

In December 2024, members of the SUPR team volunteered at Tesco stores in Woodford Green and Teddington, supporting FareShare to collect food donations to be distributed across its charity network.¹³

¹³ This volunteering event took place while SUPR team members were employed by Atrato.

Collecting food donations at Tesco stores in Woodford Green and Teddington for FareShare



KEY STATS:

£25,000

DONATION
AMOUNT

125,000

MEAL
EQUIVALENTS

52

TONNES
OF FOOD

105

TONNES OF
CO₂E SAVED

139,647,207

LITRES OF
WATER SAVED



PILLAR 2 – CASE STUDY 6 THE CONSERVATION VOLUNTEERS

We are proud charitable partners of The Conservation Volunteers ("TCV"). TCV is a community volunteering focused registered charity with a mission to connect people and green spaces to deliver lasting positive outcomes for both. This partnership reflects our desire to advance the positive nature-related impact of our portfolio.

In June 2025, members of the SUPR team took part in a volunteering day with TCV at our Tesco Chineham site, helping to remove weeds and replant a larger planter bed space with bee and pollinator friendly plants, located in between the Tesco store and Community Library.



Volunteering day with TCV
at our Tesco Chineham site



PILLAR 3

RESPONSIBLE BUSINESS

Strengthen ESG performance and uphold responsible business practices to deliver long-term value.

Board site visit to Sainsbury's most energy efficient store in Hook.

SDG ALIGNMENT:



PILLAR 3: RESPONSIBLE BUSINESS

- 26 Responsible Investment
- 27 Corporate Governance
 - i. Case study: Site Visit to Sainsbury's Most Energy Efficient Store
- 28 Responsible Employer
- 29 Responsible Procurement
- 30 ESG Reporting and Disclosures



PILLAR 3

RESPONSIBLE BUSINESS

We believe that responsible business practices and strong ethics in governance are key to long-term success and value creation. With a new internalised management function, we recognise that the talent and capability of our people is essential to being able to deliver on our purpose.

KEY TARGETS¹⁴

- **MAINTAIN EPRA GOLD BPR AWARD AND ACHIEVE GOLD SBPR AWARD**
- **100% OF EMPLOYEES UNDERTAKING ESG TRAINING**
- **100% RESPONSE RATE TO ANNUAL EMPLOYEE ENGAGEMENT SURVEY***
(*from FY26 onwards)

RESPONSIBLE INVESTMENT

Investing responsibly is a necessity for sustainable long-term value creation. Our ESG policies and processes help to ensure that sustainability considerations are integrated throughout our business and the investment process, including to:

- Avoid, mitigate, and manage potential ESG risks associated with assets and tenants
- Optimise the ESG potential of investments at all stages of the investment cycle

We are committed to continually improving our responsible investment approach and activities, and our sustainability disclosures, in line with best practice.

Materiality Assessment and Process to Determine Material Topics

Our Sustainability Strategy and underlying material topics were most recently reviewed and refreshed in FY24. For more details of the process undertaken, see our FY24 Sustainability Report. Following the Internalisation of the Company's management function in March 2025, we have expanded our sustainability reporting to reflect the fact that employees are an important new stakeholder group for the Company, with the addition of a new Responsible Employer section to this report.

Our Material Topics

Our material topics, developed from our initial materiality assessment, are grouped under each of our Sustainability Strategy pillars to help us better define our strategic priorities:

1. Climate & Environment

- Energy Consumption and GHG emissions
- Climate Risk
- Water and Waste
- Nature and Biodiversity

➔ Read more on page 08

2. Tenant & Community Engagement

- Engaging with Tenants on ESG performance
- Asset level ESG enhancements
- Community Engagement
- Charitable Giving

➔ Read more on page 17

3. Responsible Business

- Corporate Governance
- Responsible Employer
- Responsible Procurement
- ESG Reporting and Disclosures

➔ Read more on page 26

We are committed to ongoing review and engagement with stakeholders on our material issues to ensure these remain relevant and that our sustainability strategy is focused on what matters most.

Following the Internalisation, we became a signatory to the UN Global Compact which sets out a principles-based approach to doing business through ten core sustainability principles (the "Ten Principles") covering Human Rights, Labour, Environment and Anti-Corruption.

The Ten Principles are derived from:

- the Universal Declaration of Human Rights,
- the International Labour Organization's Declaration on Fundamental Principles and Rights at Work,
- the Rio Declaration on Environment and Development, and
- the United Nations Convention Against Corruption.



United Nations
Global Compact

14. Employee related metrics and targets exclude employees on long term leave (such as maternity leave).



PILLAR 3 RESPONSIBLE BUSINESS CONTINUED

CORPORATE GOVERNANCE

We are committed to upholding strong ethics and integrity including by managing conflicts of interest, maintaining clear and up to date governance and ESG policies and transparent reporting.

Our Board

The Board of SUPR is dedicated to achieving the highest standards of corporate governance. We have a mature and robust structure of governance, compliant with the UK Corporate Governance Code. Our Board comprises seven independent Non-Executive Directors and two Executive Directors, with multi-decade experience across their respective fields of real estate, law, finance and grocery property.

"We are dedicated to achieving the highest standards across our business with a clear focus on transparency and corporate governance." – Nick Hewson, Chair

Our ESG Committee:

Our approach to sustainability is underpinned by the Board's commitment to good stewardship and creating long-term value for our stakeholders. To support the integration of ESG priorities into the execution of the investment strategy, the Board established a dedicated ESG Committee in May 2022.

The ESG Committee serves as an independent and objective party to:

- Monitor the integrity and quality of the Company's ESG strategy.

- Ensure that the ESG strategy is integrated into the Company's business plan, corporate values, and objectives, fostering a culture of responsibility and transparency.
- Review and approve the Company's annual ESG Reporting.

The ESG Committee, is comprised of three independent Non-Executive Directors and chaired by Frances Davies. All Directors are invited to attend meetings. The ESG Committee meets at least four times a year and has responsibility for overseeing the delivery of the Company's Sustainability Strategy.

Our Internal ESG Working Group:

Our Sustainability Consultant is responsible for the day-to-day delivery of the sustainability strategy as approved by the Board and associated stakeholder engagement on behalf of the Company. Reflecting on the importance of the sustainability agenda to the business, we have formed an internal ESG Working Group, coordinated by our Sustainability Consultant, with members including the CEO, Head of Operations and Head of Asset Management. The ESG Working Group aims to meet fortnightly to discuss day-to-day aspects of delivering on our Sustainability Strategy, including identifying and managing ESG risks and impacts, implementing policy commitments, tracking progress against priority activities and liaising with our tenants and other relevant stakeholders.



"WE ARE FORTUNATE THAT OUR MAJOR TENANTS HAVE THEMSELVES SET AMBITIOUS CLIMATE TARGETS AND ARE PROACTIVELY INVESTING IN ENERGY EFFICIENCY IMPROVEMENTS AT STORE LEVEL"

Frances Davies, Chair of ESG Committee



PILLAR 3 – CASE STUDY 1

SITE VISIT TO SAINSBURY'S MOST ENERGY EFFICIENT STORE

In October 2024, members of the SUPR Board and management team visited Sainsbury's most energy efficient store in Hook, Hampshire. The store boasts a range of energy efficient technologies including air door curtains, non-HFC efficient refrigeration systems, doors on chilled cabinets, rooftop solar panels and LED lighting. As a result of these innovations, the store uses half the energy of a comparable Sainsbury's supermarket. The store's efficient energy design improvements are part of Sainsbury's wider commitment to becoming net zero in its own operations by 2035. Importantly these technologies can be retrofitted across existing stores, meaning Hook is a foundation from which the retailer will continue to learn and build.



PILLAR 3 RESPONSIBLE BUSINESS CONTINUED

RESPONSIBLE EMPLOYER

Our people are critical to our success as a business. Attracting, retaining and developing our employees is therefore a key priority for the business. Our small team is highly focused and collaborative, with 16

employees, including Executive Directors. Our approach to our people is based on a culture of high performance and standards, value creation, integrity, ownership and accountability and collaboration – which are all core values to the business.

OUR VALUES:



1. High Performance and Standards

We strive for excellence, efficiency, and continuous improvement in everything we do.



2. Value Creation

We are committed to delivering value to our shareholders and stakeholders through responsible and sustainable business practices.



3. Integrity

We act ethically, with honesty and transparency.



4. Ownership and Accountability

We are proactive in seeking out responsibility. We take ownership of our actions and hold ourselves accountable to ensure high-quality delivery and continuous personal development.



5. Collaboration

We work as one team – open, respectful, and supportive of each other. We pull in the same direction, evidencing the above behaviours to achieve the strategy set by the Board.

Following the Internalisation of the management function, we became an accredited living wage employer – making a commitment to paying a wage based on the cost of living to all staff.



Building diversity and inclusivity

SUPR is committed to promoting diversity, equity and inclusion (“DE&I”). Our aspiration is to have diversity at the Board and management-level that is representative of society. Currently, the Board comprises of four male and three female Non-Executives Directors, and two male Executive Directors. Our Senior Management Team and their direct reports comprises 50% male and 50% female employees.¹⁵ For more information on our gender diversity statistics see Appendix: EPRA sBPR disclosures.

Employee engagement

We believe that employee engagement is essential to creating a positive work culture and to achieving our objectives as a team. In the next reporting period, we intend to conduct a formal employee engagement survey and are committed to repeating this survey at least annually. We have set the **target of achieving a 100% response rate** to our inaugural employee engagement survey. In the meantime, we have and will continue to engage with our people by other means including through feedback sessions, team meetings and business updates, individual performance reviews and various team building and social events.

16 PEOPLE
HIGHLY TALENTED AND
INCENTIVISED TEAM

**“WE HAVE BUILT A HIGH
PERFORMING TEAM
OF GROCERY SECTOR
SPECIALISTS AND ARE
COMMITTED TO MAKING
SUPRA COLLABORATIVE
AND INCLUSIVE
WORKPLACE.”**

Robert Abraham, CEO

15. Because of the size of the business, the Senior Management Team’s direct reports encompasses all employees beneath the management layer. Excludes Executive Directors.



PILLAR 3 RESPONSIBLE BUSINESS CONTINUED

Key Metric	Key Target	Progress
% response rate to annual Employee Engagement Survey	100% response rate to annual Employee Engagement Survey	Our first Employee Engagement Survey is planned for FY26.

Developing our talent and capabilities

We recognise that appropriate training and upskilling is a key enabler to ensure successful implementation of the Company's sustainability strategy and the integration of sustainability considerations throughout all areas of the business.

ESG-fundamentals training is delivered to the team annually through our e-learning

system, with additional face to face sessions on environmental topics such as Climate Risk and TCFD, GHG emissions, Climate Transition Planning and EPC fundamentals. All of our employees are enrolled into a broader e-learning training programme, covering people topics such as health and safety and respect in the workplace.

Key Metric	Key Target	Progress
% of employees undertaking ESG training	100% of employees undertaking ESG training	Target Achieved

RESPONSIBLE PROCUREMENT

We are committed to making responsible choices across all areas of our business and we encourage our partners and suppliers to do the same. Strong relationships with our suppliers help to enable the successful delivery of our strategy and sustainability ambitions. As part of our Climate Transition Plan, we have identified supplier engagement as a Scope 3 emissions

reductions lever, with the aim to encourage our key suppliers to set net zero targets to match our own and to explore tools that can enable supplier ESG data collection and tracking over time. We stand against modern slavery and are committed to upholding human rights throughout our business and supply chain. This commitment is outlined in our Supply Chain Human Rights Policy and Modern Slavery Statement.

ESG REPORTING AND DISCLOSURES

SUPR's Board and management team recognise the importance of transparent, decision-useful sustainability reporting to improve our accountability to stakeholders. In addition to this annual standalone Sustainability Report, we report annually in line with the recommendations of the TCFD within our Annual Report and Accounts. Our TCFD Report and this Report (see Appendix page 46) include our Scope 1, 2 and 3 emissions disclosures which we measure annually in line with the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard.

For the second consecutive year, we have engaged Grant Thornton UK LLP to undertake independent limited assurance over our GHG Inventory figures. This reflects our commitment to improve the maturity of our reporting by developing more robust processes and to enhancing the completeness and accuracy of our disclosures. Grant Thornton UK LLP's assurance report is available on the Sustainability page of the Company's website: *Sustainability - Supermarket Income Reit*.

ANNUAL TCFD REPORT

GHG PROTOCOL ALIGNED GHG INVENTORY (SCOPE 1, 2 AND 3 EMISSIONS)

GHG AND CLIMATE REPORTING FRAMEWORKS





PILLAR 3 RESPONSIBLE BUSINESS CONTINUED

Benchmarks and assessments

EPRA sBPR

The Company published its first EPRA Sustainability Best Practices Recommendations ("sBPR") Report in June 2024, receiving Most Improved and Silver sBPR Awards for its inaugural report and has included updated

sBPR disclosures within this report. SUPR has also been separately recognised by EPRA for its governance, achieving a 6th consecutive EPRA Gold award for governance.

→ See EPRA sBPR Report on page 34

Key Metric	Key Target	Progress
EPRA BPR Award Status	Maintain Gold EPRA BPR Award	Target achieved. EPRA Gold BPR Award achieved for 6 th consecutive Year
EPRA sBPR Award Status	Achieve Gold EPRA sBPR Award	Most Improved and Silver sBPR Awards for inaugural report. Next awards announced in September 2025.



CDP (formerly Carbon Disclosure Project)

In October 2024, the Company submitted responses for the first time to CDP, a global non-profit that runs the world's largest and only independent environmental disclosure system. We received a climate score in our first year of disclosing, with a starting C rating for our first disclosures. Only 2% of companies scored an A rating in 2024 but we are now exploring ways to further improve our reporting in line with CDP guidance, with that ultimate aim in mind. In particular, we are investigating the feasibility of measuring and reporting on the breakdown of GHG emissions for each greenhouse gas in our GHG inventory in line with CDP guidance.



MSCI ESG Ratings

Overview: MSCI ESG ratings provide insight into ESG risks and opportunities within multi-asset class portfolios. MSCI rate 7,000 companies according to their exposure to industry significant ESG risks and their ability to manage those risks relative to industry peers.

SUPR's Score: As of 2025, we received an MSCI ESG Rating of A, with our governance practices recognised to lead those of global and home market peers.



**"SUPR CONTINUES TO
LEAD GLOBAL PEERS IN
CORPORATE GOVERNANCE
PRACTICES"**

– MSCI's ESG Rating Action Summary

**96TH GLOBAL PERCENTILE
RANK (BEST IN CLASS)
FOR BOARD GOVERNANCE
(MSCI ESG RATINGS)**

APPENDIX

GLOBAL REPORTING INITIATIVE (GRI) CONTENT INDEX

We have aligned our sustainability reporting with the GRI Standards. The table below provides an overview of the reported disclosures from the GRI Standards (including the disclosure titles) and either the corresponding disclosure information or the location of this information.

	Statement of use	Supermarket Income REIT ("SUPR") has reported in accordance with the following GRI Standards for the period 1 July 2024 to 30 June 2025.
GRI Standard	Disclosure titles	Disclosure information or Location
GRI 2: General Disclosures 2021	2-1 Organisational details	Legal Name: Supermarket Income REIT Plc ("SUPR"). Nature of ownership and legal form: Equity Shares Listed. Public limited company. Location of headquarters: London, United Kingdom. Countries of operation: United Kingdom, France.
	2-2 Entities included in the organisation's sustainability reporting	Supermarket Income REIT Plc ("SUPR")
	2-3 Reporting period, frequency and contact point	Reporting period for sustainability reporting: Year ended 30 June 2025. Reporting period for financial reporting: Year ended 30 June 2025. Frequency of sustainability reporting: Annual. Publication date of the Sustainability Report: 17 September 2025. Contact point for questions about the report or reported information: office@suprplc.com
	2-4 Restatements of information	Annual Report 2025 – Streamlined Energy and Carbon Report.
	2-5 External assurance	Independent limited assurance by Grant Thornton over GHG Inventory (Scope 1, 2 and 3 emissions) – see Annual Report 2025 – Independent Assurance Statement to the Management of Supermarket Income REIT.
	2-6 Activities, value chain and other business relationships	Annual Report 2025 – Strategic Report (SUPR at a glance).
	2-7 Employees	The Company has had employees since its Internalisation in March 2025. Total number of employees: 16 FTEs (including Executive Directors) all based in the UK. See EPRA sBPR Report below for gender diversity disclosures.
	2-8 Workers who are not employees	Annual Report 2025 – Corporate Governance (Leadership and Purpose: How we operate).
	2-9 Governance structure and composition	Annual Report 2025 – Corporate Governance (The Board of Directors). Annual Report 2025 – Corporate Governance (Leadership and Purpose: Our operating model). Annual Report 2025 – Corporate Governance (Nomination Committee Report).
	2-10 Nomination and selection of the highest governance body	Annual Report 2025 – Corporate Governance (Nomination Committee Report).
	2-11 Chair of the highest governance body	Annual Report 2024 – Corporate Governance (Nomination Committee Report).

APPENDIX CONTINUED

	Statement of use	Supermarket Income REIT ("SUPR") has reported in accordance with the following GRI Standards for the period 1 July 2023 to 30 June 2024.
GRI Standard	Disclosure titles	Disclosure information or Location
GRI 2: General Disclosures 2021	2-12 Role of the highest governance body in overseeing the management of impacts	ESG Committee Terms of Reference . Sustainability Report 2025: Responsible Business - Corporate Governance.
	2-13 Delegation of responsibility for managing impacts	Annual Report 2025 - Corporate Governance (ESG Committee Report). Sustainability Report 2025: Responsible Business - Corporate Governance.
	2-14 Role of the highest governance body in sustainability reporting	Annual Report 2024 - Corporate Governance (ESG Committee Report).
	2-15 Conflicts of interest	Annual Report 2025 - Corporate Governance (Leadership and Purpose: Conflicts of Interest).
	2-16 Communication of critical concerns	Annual Report 2025 - Corporate Governance (Audit and Risk Committee Report). Whistleblowing Policy.
	2-17 Collective knowledge of the highest governance body	Annual Report 2025 - Corporate Governance (Nomination Committee Report: Director training programme). Annual Report 2025 - Corporate Governance (ESG Committee Report).
	2-18 Evaluation of the performance of the highest governance body	Annual Report 2025 - Corporate Governance (Nomination Committee Report).
	2-19 Remuneration policies	Annual Report 2025 - Corporate Governance (Remuneration Committee Report).
	2-20 Process to determine remuneration	Annual Report 2025 - Corporate Governance (Remuneration Committee Report).
	2-21 Annual total compensation ratio	The Company only gained employees following its Internalisation in March 2025. This figure will be calculated next reporting cycle following the first full year of employee compensation.
	2-22 Statement on sustainable development strategy	Sustainability Report 2025: Sustainability Strategy Overview.
	2-23 Policy commitments	Website: Sustainability - Sustainability Reports and Policies: Sustainability - Supermarket Income Reit .
	2-24 Embedding policy commitments	Sustainability Report 2025: Responsible Business - Corporate Governance.
	2-25 Processes to remediate negative impacts	Sustainability Report 2025: Climate and Environment. The Company has not yet established a formal grievance mechanism process, however, the Company is committed to mitigating the environmental impacts of our assets and engaging with stakeholders to improve sustainability performance.
	2-26 Mechanisms for seeking advice and raising concerns	Whistleblowing Policy

APPENDIX CONTINUED

	Statement of use	Supermarket Income REIT ("SUPR") has reported in accordance with the following GRI Standards for the period 1 July 2023 to 30 June 2024.
GRI Standard	Disclosure titles	Disclosure information or Location
GRI 2: General Disclosures 2021	2-27 Compliance with laws and regulations	Annual Report 2025 – Financial Statements (Independent Auditors' Report: Non-compliance with laws and regulations).
	2-28 Membership associations	N/A: SUPR does not participate in a significant role in any industry associations, other membership associations, or national or international advocacy organisations.
	2-29 Approach to stakeholder engagement	Annual Report 2025 – Corporate Governance (Our Key Stakeholder Relationships).
	2-30 Collective bargaining agreements	0% of employees are covered by collective bargaining agreements and the Company does not determine terms of employment based on collective bargaining agreements from other organisations.
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Sustainability Report 2025: Responsible Business – Materiality Assessment.
	3-2 List of material topics	Sustainability Report 2025: Responsible Business – Materiality Assessment.
	3-3 Management of material topics	Sustainability Report 2025: Climate and Environment; Tenant and Community Engagement; and Responsible Business.

See the EPRA sBPR disclosure tables below for the Company's GRI Topic Standards disclosures related to energy, GHG emissions and water & waste.

APPENDIX CONTINUED

EPRA SUSTAINABILITY BEST PRACTICES RECOMMENDATIONS INDICATOR DISCLOSURES

The below tables contain our EPRA sBPR disclosures (Sustainability Performance Measures and Overarching Recommendations) for the reporting period 1 July 2024 to 30 June 2025. SUPR has for the first time disclosed against the EPRA sBPR employee-related social performance indicators, following the Internalisation of its management function in March 2025. The below disclosures therefore cover the full reporting period of environmental and governance performance data but employee-related social performance data is for the period 25 March – 30 June 2025 only.

Overarching recommendations

The table below highlights where SUPR have made a focused effort to implement the overarching recommendations into their reporting.

Table 1: How SUPR have addressed the overarching recommendations.

Overarching recommendations	How SUPR integrate these recommendations
Operational boundaries	SUPR's approach to operational boundaries is based on operational control of SUPR's portfolio.
Coverage	SUPR are currently able to report electricity for 100% of their portfolio, with 32% estimated; fuels for 100%, with 34% estimated; and water for 100%, with 100% estimated. SUPR aim to improve data coverage and completeness overtime through engagement with tenants and improving data collection processes.
Estimation of landlord-obtained utility consumption	22% of landlord-obtained electricity consumption was estimated; 100% of landlord-obtained liquid fuel was estimated; 5% of landlord-obtained natural gas was estimated.
Third party assurance	SUPR have sought third-party assurance for this reporting year from Grant Thornton.
Boundaries	All landlord and available tenant data is reported. Estimations were used to gap-fill data so that 100% of consumption is reported.
Normalisation	MWh/m ² is used to measure intensity.
Segmental analysis	This report covers the property assets within SUPR's portfolio for the financial year 1 July 2024 to 30 June 2025.
	During this period, SUPR engaged in a single segment business, namely, being investment in supermarket property assets; the non-supermarket properties are ancillary in nature to the supermarket property assets and are therefore not segmented.
Disclosure on own offices	SUPR's management function was internalised in March 2025. From 1 July 2024 to 25th March 2024 SUPR did not have employees or an office space. Ahead of Internalisation, SUPR moved into its own office (London, United Kingdom) on 21st March 2025. SUPR has only one office in operation.
Narrative on performance	An overview is provided for each topic in this report and further sources are highlighted where required.
Location of EPRA Sustainability Performance Measures	EPRA Sustainability Performance Measures are included in the tables on the following pages.
Reporting period	Financial year 1 July 2024 to 30 June 2025.
Materiality	SUPR conducted its first formal materiality assessment in September 2021. The aim of this assessment was to identify the priority ESG areas for the Company based on their importance to the business and their significance to SUPR's stakeholders. SUPR has more recently conducted a materiality review as part of the refinement of its Sustainability Strategy. Further details of the process to determine material topics can be found in the Responsible Business section of this Sustainability Report.

APPENDIX CONTINUED

ENVIRONMENTAL PERFORMANCE

The environmental data on which SUPR's emissions are calculated comes from electricity, liquid fuel and natural gas. There is no consumption of district heating and cooling at SUPR sites. Waste and water data were estimated based on BBP Benchmarks¹⁶, GRESB 2020 Benchmarks¹⁷ and Defra waste statistics¹⁸, when actual data was not available.

SUPR have calculated and reported GHG emissions from 1 July 2021. Efforts have been made to improve data quality through tenant engagement. This has resulted in continued reductions in estimations required, to provide a more accurate picture of SUPR's consumption and emissions.

Below is a breakdown of environmental data and a more in-depth analysis by topic, including Energy, GHG emissions, Waste and Water and Sustainably certified assets.

Table 2: SUPR's environmental performance measures

Impact Area	GRI Standard and CRESO indicator code	EPRA code	Environmental performance measures	Performance FY23	Performance FY24	Performance FY25
Energy	302-1	Elec-Abs	Total electricity consumption	139,320 MWh	125,440 MWh	125,384 MWh
	302-1	Elec-Lfl	Like-for-like total electricity consumption	-	-17,914 MWh	-27,612 MWh*
	302-1	DH&C-Abs	Total district heating and cooling consumption	N/A	N/A	N/A
	302-1	DH&C-Lfl	Like-for-like total district heating and cooling consumption	N/A	N/A	N/A
	302-1	Fuels-Abs	Total fuel consumption	49,010 MWh	49,936 MWh	49,350 MWh
	302-1	Fuels-Lfl	Like-for-like total fuel consumption	-	89 MWh	-7,140 MWh*
	CRE1	Energy-Int	Building energy intensity	0.2 MWh/m ²	0.2 MWh/m ²	0.17 MWh/ m ²
GHG emissions	305-1	GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	10 tCO ₂ e	11 tCO ₂ e	18 tCO ₂ e
	305-2	GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	81,007 tCO ₂ e	85,593 tCO ₂ e	63,406 tCO ₂ e**
	CRE3	GHG-Int	GHG emissions intensity from building energy consumption	See breakdown below	See breakdown below	See breakdown below
Water & Waste	303-1	Water-Abs	Total water consumption	639,277 m ³	675,586 m ³	442,364 m ³
	303-1	Water-Lfl	Like-for-like total water consumption	-	0 m ³	-75,574 m ³ *
	CRE2	Water-Int	Building water intensity	0.8 m ³ / m ²	0.8 m ³ / m ²	0.4 m ³ / m ²
	306-2	Waste-Abs	Total weight of waste by disposal route	See breakdown below	See breakdown below	See breakdown below
	306-2	Waste-Lfl	Like-for-like total weight of waste by disposal route	-	See breakdown below	See breakdown below
Sustainably certified assets	CRE8	Cert-Tot	Type and number of sustainably certified assets	See breakdown below	See breakdown below	See breakdown below

* During FY25, SUPR acquired one new supermarket site and incorporated an additional UK site plus the Carrefour portfolio into its reporting for the first time. Like-for-Like consumption values have excluded these new sites in order for an equivalent portfolio size to be compared from FY24 to FY25.

** FERA emissions are included in Scope 3 Category 13: Downstream Leased Assets. Emissions are reported on a location-basis.

16. BBP (2021) 2020 Real Estate Environmental Benchmarks, 2020 Real Estate Environmental Benchmarks_2.pdf (betterbuildingspartnership.co.uk)

17. GRESB (2020) Environmental performance data, Asset Portal guide - GRESB

18. Defra (2023) Local Authority Collected Waste Statistics - Local Authority data UK statistics on waste - GOV.UK (www.gov.uk)

APPENDIX CONTINUED

ENERGY AND GHG EMISSIONS

Between 1 July 2024 and 30 June 2025, SUPR calculated Scope 1, 2 and 3 GHG emissions.

Scope 3 emissions reported include:

- Category 1: Purchased Goods and Services
- Category 3: Fuel and Energy-related Activities ("FERA")
- Category 5: Waste
- Category 6: Business Travel
- Category 7: Employee Commuting
- Category 13: Downstream Leased Assets.

This is the fourth year SUPR has reported their GHG emissions. Additionally, in 2023, SUPR developed and submitted a science-based targets which were approved by the Science Based Target initiative in March 2024. Subsequently, SUPR developed and published its first Climate Transition Plan in June 2025.

SUPR has set both a near-term and long-term SBT targets:

Near-term target:

- SUPR commits to reduce absolute Scope 1 and 2 GHG emissions 42% by FY2030 from a FY2023 base year.

Long-term target:

- SUPR commits to reduce absolute Scope 1, 2 and 3 GHG emissions 90% by FY2050 from a FY2023 base year.

The tables below provide energy consumption and GHG emissions for SUPR's assets for the reporting year: 1 July 2024 – 30 June 2025 with comparison to prior year. Emissions and associated consumption data reported below include both a location-based and market-based approach. Market-based emissions include market instruments under Scope 3 category 13: downstream leased assets. Market-based instruments include 100% renewable green tariff electricity used by some supermarket tenants (including all Sainsbury's and Tesco stores).

In relation to floor area coverage, 35% of the floor area of properties is landlord managed and accounted for in Scope 1 and 2 emissions; 65% of floor area of properties is tenant managed and included in Scope 3 downstream leased assets.

APPENDIX CONTINUED

Table 3: SUPR's Energy impact area performance

EPRA code	Indicator	Metric	1 July 22 – 30 June 23	1 July 23 – 30 June 24	1 July 23 – 30 June 25
Elec-Abs	Electricity	Total electricity consumption – landlord obtained	521 MWh	444 MWh	1,220 MWh
		% of floor coverage	30%	32%	35%
		Total electricity consumption – tenant obtained	138,799 MWh	124,997 MWh	124,164 MWh
		% of floor coverage	70%	68%	65%
		% of landlord-obtained electricity from renewable sources	0%	0%	84%
		% of tenant-obtained electricity from renewable sources	1%	55%	84%*
		Total electricity consumption	139,320 MWh	125,440 MWh	125,384 MWh
		% of floor coverage	100%	100%	100%
		% of electricity estimated	78%	52%	31%
Elec-Lfl	Electricity	Like-for-like total electricity consumption	N/A	-17,914 MWh	-27,612 MWh**
DH&C-Abs	District Heating & Cooling***	Total heating & cooling – landlord obtained	N/A	N/A	N/A
		Total heating & cooling – tenant obtained	N/A	N/A	N/A
		% of heating & cooling from renewable sources – landlord	N/A	N/A	N/A
		% of heating & cooling from renewable sources – tenant obtained	N/A	N/A	N/A
Fuels-Abs	Fuels	Total fuels – landlord obtained	53 MWh	57 MWh	94 MWh
		% of floor coverage	30%	32%	35%
		Total fuels – tenant obtained	48,957 MWh	49,880 MWh	49,257 MWh
		% of floor coverage	70%	68%	65%
		% of landlord obtained fuels from renewable sources	0%	0%	0%
		% of tenant obtained from renewable sources	0%	0%	0%
		Total fuel consumption	49,010 MWh	49,936 MWh	49,351 MWh
		% of floor coverage	100%	100%	100%
		% of fuels estimated	75%	36%	34%

APPENDIX CONTINUED

Table 3: SUPR's Energy impact area performance continued

EPRA code	Indicator	Metric	1 July 22 – 30 June 23	1 July 23 – 30 June 24	1 July 24 – 30 June 25
Fuels-LfL	Fuels	Like-for-like total fuel consumption	N/A	89 MWh	-7,140 MWh**
Energy-Int	Energy intensity	Energy intensity per m ²	0.2 MWh/m ²	0.2 MWh/m ²	0.17 MWh / m ²

* Renewable sources include green tariff purchased electricity and on-site generated solar.

** During FY25, SUPR acquired one new supermarket site and incorporated an additional UK site plus the Carrefour portfolio into its emissions reporting for the first time. Like-for-Like consumption values have excluded these new sites in order for an equivalent portfolio size to be compared from FY24 to FY25. Absolute consumption and emission figures for FY25, however, include these new supermarket sites.

*** No district heating & cooling used in buildings

Table 4: SUPR's GHG emissions impact area performance

EPRA code	Indicator	Metric	1 July 22 – 30 June 24	1 July 23 – 30 June 24		1 July 24 – 30 June 25	
			Location-based:	Location-based:	Market-based*:	Location-based:	Market-based*:
GHG-Dir-Abs	Direct	Scope 1	10 tCO ₂ e	11 tCO ₂ e	11 tCO ₂ e	18 tCO ₂ e	18 tCO ₂ e
		% of floor area coverage	30%	32%	32%	35%	35%
GHG-Indir-Abs	Indirect	Scope 2	101 tCO ₂ e	92 tCO ₂ e	162 tCO ₂ e	253 tCO ₂ e	77 tCO ₂ e
		% of floor area coverage	30%	32%	32%	35%	35%
		Scope 3	80,906 tCO ₂ e	85,502 tCO ₂ e	85,056 tCO ₂ e	63,153 tCO ₂ e	50,321 tCO ₂ e
		% of floor area coverage	70%	68%	68%	65%	65%
GHG-Int	GHG emissions intensity	Scope 1 and 2	0.0004 tCO ₂ e/m ²	0.00037 tCO ₂ e/m ²	0.00062 tCO ₂ e/m ²	0.00078 tCO ₂ e/m ²	0.00027 tCO ₂ e/m ²
		Scope 3	0.1362 tCO ₂ e/m ²	0.14017 tCO ₂ e/m ²	0.13944 tCO ₂ e/m ²	0.09631 tCO ₂ e/m ²	0.07674 tCO ₂ e/m ²

* Market-based emissions include market instruments under Scope 3 Category 13: Downstream Leased Assets.

APPENDIX CONTINUED

WATER AND WASTE

The table below provides water and waste consumption values for SUPR's assets for the reporting year: 1 July 2024 – 30 June 2025.

Water and waste data that was estimated this year used BBP Benchmarks¹, GRESB 2020 Benchmarks² and Defra waste statistics³. Some actual water and waste data was provided for the first time for some supermarkets and communal areas. Carpark communal areas have been excluded from water consumption calculations this year (assumed 0 consumption for carpark sites based on benchmark sources). Total waste reduced this year because carpark floor areas were excluded from the estimations and due to actual data provided. Therefore, Waste LfL reduced due to actual data provided for communal areas this year.

Table 5: SUPR's Water and Waste impact area performance

EPRA code	Indicator	Metric	1 July 23 – 30 June 24	1 July 23 – 30 June 24	1 July 23 – 30 June 25
Water-Abs	Water consumption	Total water consumption	639,277 m ³	675,586 m ³	442,364 m ³
		% of floor area coverage	100%	100%	100%
		% of water estimated	100%	100%	56.8%
Water-LfL	Water consumption	Like-for-like total water consumption	N/A	0 t	*75,574 t
Water-Int	Water Intensity	Building water intensity	0.8 m ³ / m ²	0.8 m ³ / m ²	0.4 m ³ / m ²
Waste-Abs	Total waste	Total waste sent to landfill	13,663 t	13,752 t	5,428 t
		Total Incineration with energy recovery	N/A	88,903 t	50,704 t
		Total Incineration without energy recovery	N/A	612 t	339 t
		Total Recycled	N/A	73,749 t	42,083 t
		Materials Recovery Facility (MRF)	N/A	N/A	8 t
		Other	N/A	5,222 t	3,152 t
		% of floor area coverage	100%	100%	100%
		% of waste estimated	100%	100%	98.6%

1. BBP (2021) 2020 Real Estate Environmental Benchmarks, 2020 Real Estate Environmental Benchmarks_2.pdf (betterbuildingspartnership.co.uk)

2. GRESB (2020) Environmental performance data, Asset Portal guide – GRESB

3. Defra (2023) Local Authority Collected Waste Statistics – Local Authority data UK statistics on waste – GOV.UK (www.gov.uk)

APPENDIX CONTINUED

Table 5: SUPR's Water and Waste impact area performance continued

EPRA code	Indicator	Metric	1 July 23 – 30 June 24	1 July 23 – 30 June 24	1 July 23 – 30 June 25
Waste-Abs	Proportion of waste disposed of by disposal route (%) **	Proportion (%) of waste sent to landfill	100%	8%	5%
		Proportion (%) of waste incinerated with energy recovery	–	49%	50%
		Proportion (%) of waste incinerated without energy recovery	–	0%	0%
		Proportion (%) of waste recycled	–	40%	41%
		Proportion (%) of Materials Recovery Facility (MRF)	–	N/A	0%
		Proportion (%) of other waste route	–	3%	3%
Waste LfL	Proportion of waste	Proportion of waste sent to landfill	–	0 t	-2,476 (6 %)
		Proportion of waste diverted from landfill	–	0 t	-39,954 (94 %)

* During FY25, SUPR acquired one new supermarket site and incorporated an additional UK site plus the Carrefour portfolio into its reporting for the first time. Like-for-Like consumption values have excluded these new sites in order for an equivalent portfolio size to be compared from FY24 to FY25.

** All waste is assumed non-hazardous.

SUSTAINABLY CERTIFIED ASSETS

The table below provides a breakdown of EPC ratings for SUPR's assets for the reporting year: 1 July 2024 – 30 June 2025. SUPR's assets that have an English commercial EPC rating include 53 supermarkets, 107 ancillary units.

SUPR have set a target to have all owned properties at EPC C or above by 2028 and EPC B or above by 2030. Currently, 84% of buildings are rated EPC C or above.

Table 6: SUPR's Certifications impact area performance

EPRA code	Metric	1 July 24 – 30 June 25
Cert-Tot	No. of buildings with an EPC Rating Certification	160
	A	4%
	B	43%
	C	37%
	D	15%
	E	0%
	F	0%
	G	0%
	A – C	84%

APPENDIX CONTINUED

SOCIAL PERFORMANCE

Table 7: A detailed breakdown of SUPR's Diversity social performance.

EPRA code	Indicator	Unit	1 July 24 – 30 June 25 ¹⁹
Diversity-Emp	Governance body (<i>SUPR Board of Directors</i>) ²⁰	% male	67%
		% female	33%
	Senior Management Team (only) ²¹	% male	75%
		% female	25%
	All employees ²²	% male	50%
		% female	50%
Diversity-Pay	Gender Pay Ratio (Board of Directors) Diversity-Pay	Ratio (Board Members)	1.16

19. No change from prior year.

20. Includes both Executive and Non-Executive Directors.

21. Defined as Senior Managers, excluding Executive Directors.

22. Includes Senior Managers and direct reports, excluding Executive Directors. Because of the size of the business, the Senior Management Team's direct reports encompasses all employees beneath the management layer.

APPENDIX CONTINUED

Table 8: Overview of SUPR's Employees social performance.

EPRA code	Indicator	Unit	1 July 24 – 30 June 25 ²³
Emp-Training ²⁴	Employee training and development	Average hours of training per employee	1.5hrs
		Average hours of training per male employee	1hr
		Average hours of training per female employee	2.1hrs
Emp-Dev	Employee performance appraisals	Percentage of male employees with regular performance review	100%
		Percentage of female employees with a regular performance review	100%
Emp-Turnover and retention	Employee headcount	Total employee headcount ²⁵	16
	New hires	Total number of employee hires	2
		Total rate of new employee hires	12.5%
	Turnover	Total number of employee turnover	1
		Rate of employee hires	6.3%
	New hires and turnover: males	Total number of employee hires	1
		Rate of employee hires	6.3%
		Total number of employee turnover	0
		Rate of employee turnover	0%
	New hires and turnover: females	Total number of employee hires	2
		Rate of employee hires	12.5%
		Total number of employee turnover	1
		Rate of employee turnover	6.3%

23. Employee figures applicable post-Internalisation from March 2025.

24. Given the timing of the Internalisation of the Company's management function, training hours relate to a single quarter of data and covers a transition period of the Company. The Company expects average training levels to materially increase in FY26.

25. Includes two Executive Directors.

APPENDIX CONTINUED

Table 9: Overview of SUPR's Health and Safety social performance.

EPRA code	Indicator	Unit	1 July 24 – 30 June 25
H&S-Emp ²⁶	Employee health and safety	Injury Rate	0
		Lost day rate	0
		Absentee rate	0.1%
H&S-Asset	Asset health and safety assessments	Percentage of assets of which H&S impacts are assessed or reviewed	Assets that fall under the responsibility of the occupiers are excluded from this Performance Measure. Therefore, this indicator only applies to the following 12 assets: 1. Morrisons, Telford 2. The Peel Centre, Bracknell 3. Weeke Shopping Centre, Winchester 4. Balloo Retail Park, Bangor 5. Queens Drive Retail Park, Liverpool 6. Derwent Howe Retail Park, Workington 7. Minor Centre, Maidstone 8. Chineham Shopping Park, Basingstoke 9. West End Retail Park, Glasgow 10. The Willow Brook Centre, Bradley Stoke 11. Beaumont Leys, Leicester 12. Morrisons, Sheffield This represents 22% of the UK portfolio (by number of assets).
H&S-Comp	Asset health and safety compliance	Number of incidents of non-compliance	This indicator only applies to assets noted above. In total there were 41 incidents of non-compliance across the 12 assets during the reporting year.

26. H&S-Emp disclosures applicable post-Internalisation (from March 2025).

Table 10: Overview of SUPR's community engagement performance.

EPRA code	Indicator	1 July 24 – 30 June 25 ²⁷
Comty-Eng	Community engagement, impact assessments, development programmes	100% of supermarket assets. The supermarket tenants of SUPR's assets all have established formal community engagement programmes as part of their corporate policies.

27. No change from prior year.

APPENDIX CONTINUED

GOVERNANCE PERFORMANCE

Table 11: An overview of SUPR's Governance.

EPRA code	Governance performance measures	1 July 24 – 30 June 25
Gov-Board	Composition of highest governance body	<p>From 1 July 2024 – 14 January 2025 the Board was composed of six Non-Executive Directors, with a gender diversity of three male and three female members. From 15 January 2025 – 24 March 2025, following the appointment of Roger Blundell, the Board was composed of seven Non-Executive Directors, with a gender diversity of four male and three female members. From 25 March 2025 – 30 June 2025, following the appointment of two male Executive Directors as part of the Internalisation of the Company's management function, the Board was composed of seven Non-Executive Directors and two Executive Directors, with a gender diversity of six male and three female members.</p> <p>Minority Ethnic diversity - one member is from an ethnic minority therefore ensuring recommendations of the Parker Review are met.</p> <p>Average tenure of the Board is 3.7 years. Individual Board member tenures can be found in SUPR's FY25 Annual Report. All seven Non-Executive Directors have competencies relating to environmental and social topics and three are members of the Company's ESG Committee. Board member biographies detailing the competencies and experience of each member can be found in SUPR's FY25 Annual Report.</p>
Gov-Select	Process for nominating and selecting the highest governance body	<p>The recruitment process followed in relation to Board appointments is designed to be formal, rigorous and transparent. The recruitment criteria are focused on merit with reference to the candidates' experience and their alignment with the skill and experience gaps identified by both the UK Corporate Governance Code and the FRC Guidance on Board Effectiveness. Additionally, there should be a focus on diversity, inclusion and equal opportunity. Based on these criteria, the Nomination Committee, overseen by the Board, will initially identify a long list of candidates, with reference to the connections of the Board members and their respective advisers. The Nomination Committee may be supported through this process by an external Board recruitment specialist. A series of interviews will be coordinated with members of the Board to identify a preferred candidate. Following this recruitment process, the Company's Nomination Committee will recommend to the Board the appointment of a new member. Each Director is appointed for an initial three-year term subject to annual re-election at the Company's AGM. Directors are typically expected to serve a maximum of nine years, but may be invited by the Board to serve for an additional period. During the financial period, the Board appointed one additional Non-Executive Director, Roger Blundell, supported by an external recruitment agency, Sapphire Partners in January 2025. Robert Abraham and Mike Perkins were appointed as Executive Directors following the Company's Internalisation in March 2025.</p>
Gov-Process for managing conflicts of interest	Process for managing conflicts of interest	<p>The Directors declare any conflicts or potential conflict of interest to the Board which has the authority to approve such situations. The Company Secretary maintains the Register of Directors' Conflicts of Interests which is reviewed at each quarterly board meeting, and when changes are notified. The Directors advise the Company Secretary and Board as soon as they become aware of any conflicts of interest. Directors who have conflicts of interest may not take part in discussions which relate to any of their conflicts.</p>

APPENDIX CONTINUED

GHG INVENTORY AND REPORTING CRITERIA

The following sets out the overall methodology applied to reported GHG Inventory data in this Sustainability Report.

The 2024 Conversion Factors published by the UK Department for Energy Security and Net Zero ("DESNZ") was the main source used for emission factors for UK assets (uplifted from AR5 to AR6). This inventory uses IPCC AR6 to reflect the most up-to-date science on greenhouse gas impacts. AR6 provides more accurate Global Warming Potentials, ensuring alignment with global standards, and strengthens climate disclosures. Association for Issuing Bodies ("AIB") factors has also been used for residual emissions factors. The Intergovernmental Panel for Climate Change ("IPCC") 2021 factors were used for refrigerant emission factors. For the electricity consumption of newly acquired assets, located in France, International Energy Agency ("IEA") conversion factors have been used. All relevant categories have been included, and any exclusions are described below.

Scope 1 & 2

For electricity and natural gas, some actual consumption data was provided for communal areas where energy consumption is controlled by SUPR. Where there were gaps, estimations were made using the data from previous year or floor area intensities (based on similar sites within the portfolio, excluding outliers) as proxies. For fuel oil, spend was used as a proxy due to a lack of activity data.

Scope 3 (1. Purchased Goods & Services)

This category was estimated using spend as a proxy and applying Department for Environment, Food & Rural Affairs ("DEFRA") input-output factors kgCO₂/GBP to expenditure.

Scope 3 (5. Waste)

Where data was unavailable, this category estimated waste consumption by using waste intensity of a similar site that provided actual data.

Water consumption was estimated for all sites without data. Previously, this estimation was based on the water intensity of one site with data, however the methodology has been updated to use Real Estate Environmental Benchmark ("REEB") water benchmark intensity in FY25.

Scope 3 (6. Business Travel)

This category was estimated using actual business travel data for SUPR employees and applying UK Department for Energy Security and Net Zero ("DESNZ") conversion factors.

Scope 3 (7. Employee Commuting)

This category was estimated using employee commuting survey results data for SUPR employees and applying UK Department for Energy Security and Net Zero ("DESNZ") conversion factors.

Scope 3 (13. Downstream Leased Assets)

The majority of emissions relate to tenant energy use, particularly for supermarket branches. All supermarket tenants, provided actual consumption data for electricity, heating and at least partial data on refrigerants. Where no consumption data was available, estimations were made using benchmark intensity data based on floor area.

A smaller amount of emissions arises from the communal areas of sites where the Company owns the land but is not responsible for paying for the energy. These emissions were estimated using the floor area intensities of similar sites with actual data.

Note on FERA Emissions:

The GHG Inventory figures have removed FERA emissions that are categorised under Scope 3 category 13: Downstream Leased Assets ("DLA") to align with the SBTi minimum boundary alignment. These FERA emissions are associated with the tenants Scope 1 and 2 emissions that are also categorised under Scope 3 DLA. The figures reported in SECR Report above account for a fuller view of DLA emissions by including FERA emissions under Scope 3 DLA. Therefore, Scope 3 DLA and consequentially, total Scope 3 figures reported in the Company's Streamlined Energy and Carbon Reporting ("SECR") Report (located within the Company's FY25 Annual Report) are higher than figures reported for TCFD due to the exclusion of Scope 3 FERA under DLA in TCFD.

We engaged Grant Thornton to perform independent limited assurance over the full GHG Inventory. Grant Thornton has issued an unqualified opinion over the selected data and the full assurance report is available on the Sustainability page of the Company's website: Sustainability - Supermarket Income Reit

APPENDIX CONTINUED

FY25 GHG Inventory

	FY23 (original)	FY23 (recalculated)	FY24 (recalculated)	FY25		
	Location-based tCO ₂ e	Location-based tCO ₂ e	Location-based tCO ₂ e	Location-based tCO ₂ e	Market-based tCO ₂ e	Market-based (S1&2 & DLA) tCO ₂ e
Scope 1 Total	10.49	10.49	56.11	18.36	18.36	18.36
Scope 2 Total	100.81	100.81	172.13	252.68	76.56	76.56
1: Purchased Goods and Services	3,131.50	3,131.50	2,214.70	3,882.04	3,882.04	3,882.04
2: Capital Goods	463.49	463.49	0	0	0	0
3: Fuel- and Energy-Related Activities	37.46	37.46	65.78	86.41	39.45	39.45
5: Waste Generated in Operations	0	0	0	41.95	41.95	41.16
6: Business Travel	0	0	0	1.55	1.55	1.55
7: Employee Commuting	0	0	0	2.49	2.45	2.45
13: Downstream Leased Assets ("DLA") ²⁸	72,902.93	57,732.81	72,070.92	50,076.21	50,076.21	40,520.28
Scope 3 Total	76,535.38	61,365.26	74,351.40	54,090.65	54,043.65	44,486.93
Scope 1, 2, 3 Total	76,646.68	61,476.56	74,579.64	54,361.69	54,138.57	44,581.85
Intensity ratio: tCO ₂ e (gross Scope 1 & 2) per m ² of floor area	0.0003	0.00047	0.0007	0.0008	0.0003	0.0003
Intensity ratio: tCO ₂ e (gross Scope 1, 2 & 3) per m ² of floor area	0.0764	0.09201	0.0743	0.0542	0.0540	0.0444

28. Excludes FERA DLA emissions as explained in FERA emissions methodology note on page 45.

SUPR

Recycling Point

