



MODERN SLAVERY AND HUMAN TRAFFICKING STATEMENT

Introduction

Supermarket Income REIT plc (“the Company”) is a Real Estate Investment Trust investing in a diversified portfolio of supermarket real estate assets in the UK and Europe. The Company's assets earn long-dated, secure, inflation-linked, growing income. The Company targets a progressive dividend and the potential for capital appreciation over the longer term. The Company is the parent of a group of subsidiary companies (together, the “Group”) which own and hold the Company's investments in supermarket real estate assets.

The Company is aware that its ability to manage the risks and opportunities of material environmental, social and governance (“ESG”) issues is fundamental to the delivery of long-term sustainable returns for its investors and that its activities have the potential to impact on a broad range of stakeholders. It therefore intends to ensure that ESG considerations are reflected in all stages of the asset lifecycle and throughout its areas of operation.

The Company is committed to maintaining the highest standards of ethical behaviour and integrity in all business relationships, and expects its business partners to do the same. The use of slavery (such as forced labour and child labour) and human trafficking is entirely incompatible with its ethics as a business and the Company has a “zero-tolerance” approach to such practices. In 2026, the Company strengthened its approach to responsible procurement through the implementation of a Supplier Code of Conduct, which sets out the minimum standards expected of suppliers and business partners in areas including human rights, labour practices, modern slavery, ethical business conduct and legal compliance.

The Company adheres to the UK Corporate Governance Code (2024) and is committed to improving its practices to combat slavery and human trafficking in its business and supply chain.

Modern Slavery and Trafficking Statement

The Company is committed to ensuring that it trades ethically, sources responsibly and that there is no modern slavery or human trafficking in the organisation or in its supply chains. The Company is committed to taking all reasonably practicable steps to ensure that slavery and human trafficking are not present in either its operations or supply chains

Organisation Structure, Business and Supply Chain

The Company is dedicated to investing in grocery property located in the UK and Europe, with a total value of £2.44 billion.¹

This policy applies to all persons working for us or on our behalf in any capacity including employees, directors, officers, agency workers, seconded workers, volunteers, interns, agents, contractors, suppliers, external consultants, third-party representatives and business partners. The Board recognises the Company's responsibilities to society in relation to the Company's operations and supply chain. The management team works collaboratively with the Company's business partners and seeks to ensure that its suppliers share the Company's values and comply with relevant legislation. Suppliers are expected to adhere to the Company's Supplier Code of

¹ Valuation figure as at 30 June 2026, includes property valuation of joint venture.

Conduct, which includes requirements relating to human rights, labour standards and the prevention of modern slavery and human trafficking.

Key service providers in the Company's supply chain include those related to:

- Legal services
- Acquisition agency costs
- Property management
- Tax advisors
- Insurance providers
- Company secretary services
- Auditing services
- Financial Advisors
- Valuers

None of these key service providers are located in countries that have a high prevalence of modern slavery as defined by the [Global Slavery Index](#).

Policies and Standards

The Board of the Company is responsible and accountable for the Company's modern slavery and human trafficking statements and strategies.

The Company's approach to ethical business is governed using a comprehensive framework of policies and standards. Key policies and standards relating to the Company's approach to mitigating risk of modern slavery and human trafficking include:

Policy	Location
Modern Slavery Statement (this document)	Available on the Company's website
Human Rights Policy	The Human Rights Policy outlines the Company's commitment to upholding international human rights standards and socially responsible business practices at a Company-wide level. The Policy is available on the Company's website.
Supplier Code of Conduct	The Supplier Code of Conduct sets out the Company's minimum standards for suppliers and business partners regarding ethical conduct, human rights, labour standards, modern slavery, health and safety, environmental responsibility and legal compliance. Suppliers are required to review and acknowledge the Code during the supplier onboarding process. The Code is available on the Company's website.
Anti-Tax Evasion Policy	The Anti-Tax Evasion Policy demonstrates the Company's zero-tolerance approach to all forms of tax evasion and its commitment to acting professionally, fairly and with integrity in all business dealings and relationships. The Policy is available on the Company's website.

Whistleblowing Policy	The Whistleblowing Policy demonstrates the Company's commitment to a culture of openness and identifying and addressing any suspected malpractice within the Group. The Policy is available on the Company's website.
Anti-Bribery and Anti-Corruption Policy	The Anti-Bribery and Anti-Corruption Policy demonstrates the Company's zero-tolerance position towards bribery and corruption and commitment to operating fairly, honestly and openly in accordance with the laws of each jurisdiction within which it operates. The Policy is available on the Company's website.
Sustainability and Responsibility Investment Policy	The Sustainability and Responsibility Investment Policy sets out the Company's commitment and approach to sustainability and responsible investment. The Policy is available on the Company's website.

Due Diligence Processes for Modern Slavery and Human Trafficking

The Company has a zero-tolerance approach to slavery and human trafficking and is committed to ensuring its business partners operate with the same values. The Company is committed to performing a detailed due diligence exercise in respect of each investment opportunity which progresses beyond its initial screening phase, including, an assessment of ESG risks. No investment opportunity is progressed if there is an identified risk of modern slavery (such as forced labour or child labour) or human trafficking including those risks as they are associated with the supply chain. The Company also seeks to ensure that key suppliers and business partners align with the expectations set out in the Supplier Code of Conduct and reserves the right to require evidence of compliance and corrective action where concerns are identified.

Risk Assessment and Management

The Company believes that its suppliers should be working to ensure modern slavery does not occur. If the Company discovered that one of its suppliers was accepting of modern slavery or human trafficking in its business or supply chain it would engage with the business to seek to remove such practices from their business and, if necessary, terminate its arrangement with that supplier at the earliest opportunity. The Supplier Code of Conduct communicates the Company's expectations and requires suppliers to monitor compliance, report breaches and agree appropriate corrective action.

The management team is responsible for monitoring companies providing operational services to the Company's portfolio of assets and ongoing implementation of the Company's policies and standards. In this capacity, the management team reports to directly to the Board and is required to escalate any material breaches of this Modern Slavery Statement.

Application and Effectiveness

The Company remains committed to the prevention of modern slavery and upholding the commitments set out in this statement. The Company's commitment is guided by the principles in the Modern Slavery Act 2015 within the UK and associated global initiatives such as the UN Guiding Principles on Business and Human Rights, the UN Global Compact, and the OECD Due Diligence Guidance for Responsible Business Conduct. The Company's policies, standards and processes will continue to evolve in this area as progress is made.

Training

The Company provides training to employees, as appropriate, on ethical business conduct and relevant compliance matters. Training requirements are reviewed periodically to ensure employees remain aware of emerging risks and evolving regulatory expectations. As part of its ongoing commitment to enhancing its approach to human rights due diligence, the Company is working with its training provider to identify an appropriate anti-modern slavery training course for rollout during the coming year.

This statement relates to Supermarket Income REIT plc. This statement, which is made pursuant to section 54 of the Modern Slavery Act 2015, was approved by the Board of Supermarket Income REIT plc and constitutes the Company's slavery and human trafficking statement for the year ending 30 June 2026.

**Signed by Nick Hewson on behalf of the Board of
Supermarket Income REIT PLC
14 September 2026**