



RNS Acquisition



ACQUISITION OF A WAITROSE IN MARKET HARBOROUGH

SUPERMARKET INCOME REIT PLC

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SUPERMARKET INCOME REIT
 (the "Company")
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ACQUISITION OF A WAITROSE SUPERMARKET IN MARKET HARBOROUGH

Supermarket Income REIT (LSE: SUPR), the real estate investment trust providing secure, inflation-protected, long income from grocery property in the UK, announces the acquisition of a Waitrose supermarket in Market Harborough, Leicestershire from Alpha Real Estate for £9.1 million, representing a net initial yield of 4.3%.

Developed in 2013, this prominent 2-acre site is located in the town centre and comprises a 18,000 sq ft net sales area supermarket with over 180 car parking spaces. The store forms a key part of the Waitrose online grocery fulfilment capacity in the region, providing both home delivery and click and collect to its local catchment. It is being acquired with an unexpired lease term of 19 years (with a break option at year 14), with 5-yearly rent reviews subject to 2% fixed, annually compounded uplifts.

Ben Green, Director of Atrato Capital, the Investment Adviser to Supermarket Income REIT, said:

"We are pleased to have added a further Waitrose store to our growing portfolio. This store has strong omnichannel trading fundamentals and is situated in a prominent location within a highly affluent town."

FOR FURTHER INFORMATION

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NOTES TO EDITORS:

Supermarket Income REIT plc (LSE: SUPR) is a real estate investment trust dedicated to investing in grocery properties which are an essential part of the UK's feed the nation infrastructure. The Company focuses on grocery stores which are omnichannel, fulfilling online and in-person sales. All of the Company's 49 supermarkets⁽¹⁾ are let to leading UK supermarket operators, diversified by both tenant and geography.

The Company provides investors with attractive, long-dated, secure, inflation-linked, growing income with the potential for capital appreciation over the longer term and targets a 7% to 10% p.a. total shareholder return.⁽²⁾ The Company has increased its dividend target in line with UK RPI inflation each year.

The Company's ordinary shares were admitted to trading on the Main Market of the London Stock Exchange, Specialist Fund Segment, on 21 July 2017.

Atrato Capital is the Company's Investment Adviser.

Further information is available on the Company's website www.supermarketincomereit.com

(1) 23 directly owned supermarkets, plus 26 via joint venture

(2) There is no certainty that these illustrative projections will be achieved