



## Alpha Integrated Real Estate Investment Trust

(a real estate investment trust constituted on 29 October 2010 under the laws of the Republic of Singapore (as amended))

### Change of Bond Name to AI-REITS\$100M4.15%B290625

Following the Trustee Statement<sup>1</sup> regarding the removal of Sabana Real Estate Investment Management Pte. Ltd. as manager of Alpha Integrated REIT (formerly known as Sabana Industrial REIT) with effect from 7:00 p.m. on 23 October 2025, Alpha Integrated REIT Management Pte. Ltd. has been appointed as the new Internalised Manager of Alpha Integrated REIT with effect from the same time.

In connection with the above, the internalisation has been effected in accordance with the resolutions approved by Unitholders at the extraordinary general meeting held on 7 August 2023 and is completed; and the trust deed dated 29 October 2010 constituting the REIT (as amended) between the Trustee and the Manager has, pursuant to a Fourth Amending and Restating Deed dated 23 October 2025 between the Trustee and the Manager, been amended to reflect the change of name of the REIT and the Manager.

In addition, the Manager has received notification from the Singapore Exchange Securities Trading Limited that the following will be changed with effect from 6 November 2025, 9.00 a.m.:

(a) **Change of security and counter names of the bond**

| Security Name:                  | New Security Name:         | New Short Name  | New Trading Name:     |
|---------------------------------|----------------------------|-----------------|-----------------------|
| SABANA REITS\$100M4.15% B290625 | AI-REITS\$100M4.15%B290625 | AI-REIT B290625 | AI-REIT b4.15%290625S |

The ISIN Code of SGXF91898266 and all other identifiers remain unchanged.

(b) **Change of Issuer/Manager**

| Issuer/Manager                                                                               | New Issuer/Manager                                                                          |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (AS TRUSTEE OF SABANA INDUSTRIAL REIT) | HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (AS TRUSTEE OF ALPHA INTEGRATED REIT) |

BY ORDER OF THE BOARD

Alpha Integrated REIT Management Pte. Ltd.

(Company Registration No. 202417210W)

As manager of Alpha Integrated REIT

Karen Lee  
Chief Executive Officer  
3 November 2025

<sup>1</sup> Refer to HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Sabana Industrial REIT) statement ("Trustee Statement") dated 23 October 2025.

## Important Notice

The past performance of Alpha Integrated REIT (the “**REIT**”) is not indicative of future performance. The listing of the units in the REIT (“**Units**”) on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Alpha Integrated REIT Management Pte. Ltd., as manager of the REIT (the “**Manager**”), HSBC Institutional Trustee Services (Singapore) Limited, as trustee of Alpha Integrated REIT, or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

Nothing in this announcement should be construed as financial, investment, business, legal or tax advice and you should consult your own independent professional advisers. Neither the Manager nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this announcement or its contents or otherwise arising in connection with this announcement.

The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.