

MANDATORY CONDITIONAL CASH OFFER

by



UNITED OVERSEAS BANK LIMITED

(Incorporated in Singapore)

(Company Registration No. 193500026Z)

for and on behalf of

MINDARIE INVESTMENT PTE. LTD.

(Incorporated in Singapore)

(Company Registration No.: 202554627M)

to acquire all the issued and outstanding units in

ALPHA INTEGRATED REAL ESTATE INVESTMENT TRUST

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

other than those already owned, controlled or agreed to be acquired by the
Offeror and parties acting in concert with it

**OFFER DECLARED UNCONDITIONAL IN ALL RESPECTS
EXTENSION OF THE CLOSING DATE**

1. INTRODUCTION

1.1 United Overseas Bank Limited (the "**Financial Adviser**") refers to:

- (a) the announcement dated 23 December 2025 (the "**Offer Announcement**") issued by the Financial Adviser, for and on behalf of Mindarie Investment Pte. Ltd. (the "**Offeror**"), in relation to the mandatory conditional cash offer (the "**Offer**") to acquire all the issued and outstanding units ("**Units**") in Alpha Integrated Real Estate Investment Trust ("**AI-REIT**" or "**Offeree**"), other than those already owned, controlled and agreed to be acquired by the Offeror and parties acting in concert with it, in accordance with Rule 14 of the Singapore Code on Take-overs and Mergers ("**Code**"); and
- (b) the formal offer document dated 13 January 2026 (the "**Offer Document**") issued by the Financial Adviser, for and on behalf of the Offeror, in relation to the Offer.

- 1.2 All capitalised terms used in this Announcement shall bear the same meaning as set out in the Offer Document, unless otherwise expressly stated or the context otherwise requires.

2. LEVEL OF ACCEPTANCES

- 2.1 Pursuant to Rule 28.1 of the Code, the Financial Adviser wishes to announce, for and on behalf of the Offeror, that:

- (a) **Acceptances of the Offer.** As at 6.00 p.m. (Singapore time) on 9 February 2026, based on information available to the Offeror, the Offeror has received valid acceptances amounting to 111,773,032 Units, representing approximately 9.93% of the total number of issued Units¹.
- (b) **Units held as at the Offer Announcement Date.** As at the Offer Announcement Date, the Offeror and persons acting in concert with it collectively owned, controlled or agreed to acquire 464,308,569 Units, representing approximately 41.27% of the total number of issued Units¹; and
- (c) **Units acquired or agreed to be acquired after the Offer Announcement Date and up to 6.00 p.m. (Singapore time) on 9 February 2026 (other than pursuant to the valid acceptances of the Offer).** Following the Offer Announcement Date and up to 6.00 p.m. (Singapore time) on 9 February 2026, save for the Acquisition, the Offeror and persons acting in concert with it have not acquired or agreed to acquire any Units (other than pursuant to valid acceptances of the Offer).

3. RESULTANT UNITHOLDING

Accordingly, as at 6.00 p.m. (Singapore time) on 9 February 2026, the total number of (a) Units owned, controlled or agreed to be acquired by the Offeror and persons acting in concert with it; and (b) valid acceptances of the Offer, amount to an aggregate of 576,081,601 Units, representing approximately 51.20% of the total number of issued Units¹.

4. OFFER DECLARED UNCONDITIONAL IN ALL RESPECTS

The Financial Adviser wishes to announce, for and on behalf of the Offeror, that the Offeror has, as at 6.00 p.m. (Singapore time) on 9 February 2026, received valid acceptances in respect of such number of Offer Units which when taken together with the Units owned, controlled or agreed to be acquired by the Offeror and parties acting in concert with it (whether before or during the Offer and pursuant to the Offer or otherwise), has resulted in the Offeror and parties acting in concert with it holding in aggregate such number of Units carrying more than 50% of the total voting rights attributable to the issued Units.

ACCORDINGLY, THE MINIMUM ACCEPTANCE CONDITION HAS BEEN SATISFIED AND THE OFFER HAS THEREFORE BECOME AND IS HEREBY DECLARED UNCONDITIONAL IN ALL RESPECTS.

¹ Unless otherwise stated, references in this Announcement to the total number of issued Units are based on 1,125,055,242 Units in issue (based on publicly available information as at the date of this Announcement).

5. EXTENSION OF CLOSING DATE

In accordance with Rule 22.6 of the Code, if the Offer becomes or is declared unconditional as to acceptances, the Offer must remain open for acceptance for not less than 14 days after the date on which the Offer would have otherwise closed. Accordingly, the Financial Advisor wishes to announce, for and on behalf of the Offeror that the closing date of the Offer is extended from 5.30 p.m. (Singapore time) on 10 February 2026 to **5.30 p.m. (Singapore time) on 24 February 2026** or such later date(s) as may be announced from time to time by or on behalf of the Offeror (the "Closing Date").

6. PROCEDURES FOR ACCEPTANCE

6.1 Unitholders who have already validly accepted the Offer

Unitholders who have already validly accepted the Offer on or prior to the date of this Announcement are not required to take any further action in relation to the Offer and can expect to receive payment within seven (7) business days from the date of this Announcement in accordance with the terms set out in the Offer Document.

6.2 Unitholders who wish to accept the Offer

The procedures for acceptance of the Offer are set out in Appendix 2 to the Offer Document and in the accompanying relevant Acceptance Forms.

Acceptances of the Offer must be received by the close of the Offer at 5.30 p.m. (Singapore time) on the Closing Date.

Unitholders who wish to accept the Offer in respect of all or part of their Offer Units may do so by completing and returning the relevant Acceptance Forms and all other relevant documents as soon as possible so as to reach the Offeror c/o The Central Depository (Pte) Limited or Boardroom Corporate & Advisory Services Pte. Ltd. (as the case may be) not later than 5.30 p.m. (Singapore time) on the Closing Date. Alternatively, Unitholders who are individual and joint-alternate account holders who hold Offer Units deposited with CDP may also submit the FAA in electronic form via SGX's Investor Portal at <https://investors.sgx.com>.

CPFIS Investors and SRS Investors should receive further information on how to accept the Offer from their respective CPF Agent Banks and SRS Agent Banks directly.

7. RESPONSIBILITY STATEMENT

The directors of the Offeror (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that no material facts have been omitted from this Announcement, the omission of which would make any statement in this Announcement misleading. The directors of the Offeror jointly and severally accept full responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including without limitation, in relation to the REIT Manager, AI-REIT and its subsidiaries), the sole responsibility of the directors of the Offeror have been to ensure, through

reasonable enquiries, that such information is accurately and correctly extracted from such sources or, as the case may be, accurately reflected or reproduced in this Announcement.

Issued by

UNITED OVERSEAS BANK LIMITED

For and on behalf of

Mindarie Investment Pte. Ltd.

9 February 2026

Any enquiries relating to this Announcement or the Offer should be directed during office hours to the UOB helpline at +65 6539 7066.

IMPORTANT NOTICE

All statements other than statements of historical facts included in this Announcement are or may be forward-looking statements. Forward-looking statements include but are not limited to those using words such as "aim", "seek", "expect", "anticipate", "estimate", "believe", "intend", "project", "plan", "potential", "strategy", "forecast" and similar expressions or future or conditional verbs such as "will", "would", "shall", "should", "could", "may" and "might". These statements reflect the current expectations, beliefs, hopes, intentions or strategies of the party making the statements regarding the future and assumptions in light of currently available information. Such forward-looking statements are not guarantees of future performance or events and involve known and unknown risks and uncertainties. Accordingly, actual results or outcomes may differ materially from those described in such forward-looking statements. Unitholders and investors should not place undue reliance on such forward-looking statements, and neither the Offeror nor the Financial Adviser undertakes any obligation to update publicly or revise any forward-looking statements, subject to compliance with all applicable laws and regulations and/or rules of the SGX-ST and/or any other regulatory or supervisory body or agency.