



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))

NEWS RELEASE

For immediate release

ALPHA INTEGRATED REIT THANKS LENDERS FOR THEIR STRONG SUPPORT

SINGAPORE, 12 November 2025 – Alpha Integrated REIT (“**AI-REIT**”) is pleased to have received all necessary waivers from participating lenders, reaffirming their confidence in the REIT’s strategic direction and financial stability. This endorsement reflects the continued trust of our banking partners in AI-REIT’s move for internalisation.

In a further boost to AI-REIT’s financial standing, **Ernst & Young LLP (“EY”)**, the REIT’s external auditor, has confirmed that **the going concern emphasis of matter note is no longer applicable** to the 3Q 2025 REIT’s financial statements. This positive outcome follows the completion of the internalisation, the lenders’ waiver of the review event following the change of manager, and constructive discussions on refinancing for March 2026. This milestone affirms AI-REIT’s solid financial health and its ability to continue delivering sustainable value to unitholders.

AI-REIT’s portfolio includes significant untapped gross floor area (“**GFA**”), offering potential for future asset enhancement initiatives (“**AEI**”) and redevelopment opportunities that may support long-term value creation.

The management team is reviewing options to identify the most strategic approach to execute the planned 200,000 square feet redevelopment of its flagship asset, New Tech Park (151 Lorong Chuan). This initiative is part of ongoing efforts to optimise the property’s use and uplift the quality of the portfolio.

Concurrently, the management team is in constructive discussions with several financial institutions regarding funding arrangements and refinancing options, with a focus on maintaining a prudent capital structure and supporting the REIT’s financial resilience.

Karen Lee, Chief Executive Officer of Alpha Integrated REIT, commented: *“We thank our lenders for their continued trust and support, which strengthens our strategic momentum. EY’s confirmation further validates our financial resilience and disciplined approach to capital management. These developments mark a pivotal step forward in our journey to create long-term value for our stakeholders.”*

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About Alpha Integrated REIT

Alpha Integrated Real Estate Investment Trust ("**AI-REIT**") is a Singapore-listed real estate investment trust focused on high-quality industrial assets. Listed on the Singapore Exchange Securities Trading Limited since 26 November 2010, AI-REIT invests in high quality income-producing industrial properties. As at 30 September 2025, AI-REIT holds interests in a diversified portfolio of 18 properties with a total gross floor area of approximately 4.2 million square feet in Singapore, spanning the high-tech industrial, warehouse and logistics, chemical warehouse and logistics, as well as general industrial sectors. The total assets of the Group amount to more than S\$1.0 billion as at 30 September 2025. AI-REIT is also a constituent of the MSCI Singapore Micro Cap Index. AI-REIT is managed by Alpha Integrated REIT Management Pte. Ltd. ("**Manager**"), which is wholly-owned by the REIT.

For further information on Alpha Integrated REIT, please visit www.ai-reit.com.