



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))

PROPERTY VALUATIONS

- Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors (the "**Directors**") of Alpha Integrated REIT Management Pte. Ltd. (the "**Manager**"), the Manager of Alpha Integrated Real Estate Investment Trust ("**AI-REIT**"), wishes to announce that it has obtained new independent valuations for the 18 properties owned by AI-REIT as at 31 December 2025.
- The valuations were conducted by CBRE Pte. Ltd. ("**CBRE**") and Jones Lang LaSalle Property Consultants Pte. Ltd. ("**JLL**"). The details are as follows:

No.	Property	Valuer	Valuation as at 31 December 2025 (S\$'000)
	<u>High-tech Industrial</u>		
1	151 Lorong Chuan	CBRE	\$384,300
2	8 Commonwealth Lane	CBRE	\$55,900
3	15 Jalan Kilang Barat	CBRE	\$22,200
4	1 Tuas Avenue 4	CBRE	\$23,900
5	23 Serangoon North Avenue 5	JLL	\$43,400
6	508 Chai Chee Lane	JLL	\$72,000
	<u>Chemical Warehouse & Logistics</u>		
7	33, 33A & 35 Penjuru Lane	JLL	\$40,200
8	18 Gul Drive	JLL	\$19,000
	<u>Warehouse & Logistics</u>		
9	34 Penjuru Lane	JLL	\$26,500
10	51 Penjuru Road	CBRE	\$31,500
11	26 Loyang Drive	JLL	\$28,000
12	3A Joo Koon Circle	JLL	\$40,000
13	2 Toh Tuck Link	JLL	\$30,400
14	10 Changi South Street 2	CBRE	\$46,900
	<u>General Industrial</u>		
15	123 Genting Lane	JLL	\$18,000
16	30 & 32 Tuas Avenue 8	CBRE	\$28,900
17	39 Ubi Road 1	JLL	\$20,000
18	21 Joo Koon Crescent	CBRE	\$17,800
	Total		\$948,900

Copies of the valuation reports are available for inspection, with prior appointment, during normal business hours at the registered office of the Manager at 105 Cecil Street, #10-01, The Octagon, Singapore 069534, for a period of three (3) months commencing from the date of this Announcement.

3. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors (including any 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, and they jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources, the sole responsibility of the Directors has been to ensure through reasonable enquiries that such information has been accurately and correctly extracted from such sources or as the case may be, reflected or reproduced in this Announcement.

BY ORDER OF THE BOARD

Alpha Integrated REIT Management Pte. Ltd.
(Company Registration No. 202417210W)
As manager of Alpha Integrated Real Estate Investment Trust

Karen Lee
Chief Executive Officer
23 January 2026

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Alpha Integrated Real Estate Investment Trust (the "**Units**").

The value of the Units and the income derived from them, if any, may fall or rise. The Units are not obligations of, deposits in, or guaranteed by the Manager or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested.

Unitholders should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.