



Alpha Integrated Real Estate Investment Trust

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

NEWS RELEASE

For immediate release

AI-REIT Successfully Refinances S\$75 Million Loan

Strengthening Capital Structure and Extending Debt Maturity Profile

- **Pro-forma debt maturity will extend to 2.4 years from 2.0 years¹**
- **Strong support from our new banking partners affirms AI-REIT's portfolio quality and financial strength**

SINGAPORE, 13 March 2026 – Alpha Integrated REIT Management Pte. Ltd., as Manager (the “**Manager**”) of Alpha Integrated REIT (“**AI-REIT**”), is pleased to announce the successful refinancing of the S\$75.0 million loan due in March 2026. This refinancing marks another important milestone in AI-REIT's ongoing efforts to strengthen its balance sheet and enhance financial resilience.

Ms Karen Lee, Chief Executive Officer of the Manager said, “We are pleased to complete the refinancing with a new syndicate of banking partners, strengthening our funding flexibility and further diversifying our capital sources.

The successful refinancing enhances our ability to navigate upcoming maturities and reinforces our commitment to delivering sustainable, long-term value to unitholders. We appreciate the confidence shown by all our lenders and also thank existing lenders for their longstanding support.”

Following the completion of this refinancing exercise, AI-REIT's pro forma debt maturity profile will extend to 2.4 years from 2.0 years as at 31 December 2025. Importantly, AI-REIT now has no debt maturing in 2026, providing the REIT with improved visibility and stability in its capital management planning.

With the 2026 maturity fully addressed, the Manager will continue to assess market conditions and engage its lending partners to further optimise AI-REIT's debt maturity profile and financing costs.

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¹ On a pro-forma basis as at 31 December 2025.

**For media and analyst enquiries, please contact:
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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 31 December 2025, AI-REIT holds interests in a diversified portfolio of 18 properties with a total gross floor area of approximately 386,227 square metres 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\$1.06 billion as at 31 December 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.

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