



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))

**MANDATORY CONDITIONAL CASH OFFER BY UNITED OVERSEAS BANK LIMITED,
for and on behalf of**

MINDARIE INVESTMENT PTE. LTD.

**DESPATCH OF NOTICE TO UNITHOLDERS REGARDING
ELECTRONIC DISSEMINATION OF THE OFFEREE CIRCULAR**

1. INTRODUCTION

1.1. The Board of Directors (the “**Board**” or the “**Directors**”) of Alpha Integrated REIT Management Pte. Ltd. (the “**Manager**”), the manager of Alpha Integrated Real Estate Investment Trust (“**AI-REIT**”), refers unitholders of AI-REIT (“**Unitholders**”) to:

- (i) the announcement dated 23 December 2025 (the “**Offer Announcement**”) made by United Overseas Bank Limited (“**UOB**”), for and on behalf of Mindarie Investment Pte. Ltd. (the “**Offeror**”), in relation to the mandatory conditional cash offer (the “**Offer**”) by the Offeror for all the issued and outstanding units (“**Units**”) in AI-REIT, other than those already owned, controlled or agreed to be acquired by the Offeror and parties acting in concert with it, in compliance with Rule 14 of the Singapore Code on Take-overs and Mergers (the “**Code**”);
- (ii) the offer document dated 13 January 2026 (the “**Offer Document**”) and related documents issued by UOB, for and on behalf of the Offeror, in connection with the Offer; and
- (iii) the announcement dated 13 January 2026 made by UOB, for and on behalf of the Offeror, in relation to the electronic dissemination of the Offer Document and its related documents and the despatch of the written notification containing instructions for the electronic retrieval of the Offer Document by ordinary post to Unitholders.

1.2. Unless otherwise defined, all capitalised terms not defined herein shall have the same meanings ascribed to them in the Offeree Circular (as defined below).

2. ELECTRONIC DISSEMINATION OF THE OFFEREE CIRCULAR AND DESPATCH OF NOTICE TO UNITHOLDERS

2.1. The Board would like to inform Unitholders that the Manager has today issued the offeree circular in connection with the Offer (the “**Offeree Circular**”) containing, *inter alia*, the letter from Asian Corporate Advisors Pte. Ltd. (the “**IFA Letter**”), the

independent financial adviser (the "IFA") to the directors of the Manager who are considered independent for the purposes of the Offer (the "**Independent Directors**"), and the recommendation of the Independent Directors in respect of the Offer.

- 2.2. Pursuant to the Public Statement on the Further Extension of the Temporary Measure to Allow for Electronic Despatch of Take-over Documents issued on 29 June 2021 by the Securities Industry Council of Singapore, the Manager has opted to electronically disseminate the Offeree Circular. **Accordingly, please note that no printed copies of the Offeree Circular will be despatched to Unitholders.**
- 2.3. In connection with the electronic dissemination of the Offeree Circular, the Manager has today despatched by ordinary post to Unitholders the notification of electronic dissemination of the Offeree Circular (the "**Notice**") containing the instructions for the electronic retrieval of the Offeree Circular.
- 2.4. The electronic version of the Notice, the Offeree Circular and its related documents may be accessed on AI-REIT's corporate website at <https://investor.ai-reit.com/newsroom.html> and are available on the website of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") at <https://www.sgx.com>. Alternatively, you may directly access the electronic version of the Offeree Circular at AI-REIT's corporate website by scanning the following QR code:



- 2.5. Unitholders may also obtain printed copies of the Offeree Circular, during normal business hours and up to the Closing Date (as defined below), from the Manager at its office located at 105 Cecil Street, #10-01, The Octagon, Singapore 069534, or by submitting a request to the Manager by email (ir@ai-reit.com).
- 2.6. **The Offeree Circular requires the immediate attention of Unitholders. Unitholders should read the Offer Document, the Offeree Circular and the IFA Letter (set out as Appendix I to the Offeree Circular) carefully and consider the recommendation of the Independent Directors and the advice of the IFA to the Independent Directors before deciding whether or not to accept the Offer. Unitholders who are unsure of the action they should take are advised to consult their stockbroker, bank manager, solicitor, accountant, tax adviser or other professional advisers immediately.**

3. CLOSING DATE

Unitholders should note that, as stated in the Offer Document, the Offer will close at 5.30 p.m. (Singapore time) on 10 February 2026, or such later date(s) as may be announced from time to time by or on behalf of the Offeror ("**Closing Date**").

4. 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 (including, without limitation, the Offer Announcement and the Offer Document), 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.

(as Manager of Alpha Integrated Real Estate Investment Trust)

(Company registration no. 202417210W)

Karen Lee

Chief Executive Officer

27 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 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 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.