



Alpha Integrated REIT Management Pte. Ltd.

(Registration No.: 202417210W)
(Incorporated in the Republic of Singapore)

27 January 2026

Dear Sir / Madam,

**NOTICE TO UNITHOLDERS REGARDING ELECTRONIC DISSEMINATION OF THE
OFFEREE CIRCULAR (THE "NOTICE")**

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 its Concert Parties (as defined in the Offer Announcement), in compliance with Rule 14 of the Singapore Code on Takeovers and Mergers ("**Code**"); and
- (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;
- (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; and
- (iv) the announcement dated 27 January 2026 made by the Manager in relation to the despatch of this Notice.

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

- 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 under the Singapore Code on Take-overs and Mergers, 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 the Unitholders.**
- 2.3. To access the electronic version of the Offeree Circular:
- (i) you may access the website of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") at <https://www.sgx.com> and select the section "**Securities**", select "**Company Information**" and then "**Company Announcements**" from the drop-down menu list and type the name of the security: "**ALPHA INTEGRATED REIT**" in the box titled "**Filter by Company/Security Name**". "**ALPHA INTEGRATED REIT**" will appear as a drop-down item below the filter box. Thereafter, please select the announcement dated 27 January 2026 titled "**REPL::Tender/ Acquisition/ Takeover/ Purchase Offer::Voluntary**". The Offeree Circular and its related documents can be accessed by clicking on the links under the section titled "**Attachments**" at the bottom of the announcement; or
 - (ii) the electronic version of the Offeree Circular and its related documents may also be accessed on AI-REIT's corporate website at <https://investor.ai-reit.com/newsroom.html>. Alternatively, you may directly access the electronic version of the Offeree Circular at AI-REIT's corporate website by scanning the following QR code:



- 2.4. 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).
- 2.5. 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 and recommendation of the IFA to the Independent Directors before deciding whether or not to accept the Offer. Unitholders who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.

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 Notice) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Notice are fair and accurate and that no material facts have been omitted from this Notice, 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 Notice.

Yours faithfully,
For and on behalf of the
Board of Directors of

Alpha Integrated REIT Management Pte. Ltd.
(as Manager of Alpha Integrated Real Estate Investment Trust)

IMPORTANT NOTICE

This Notice is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for 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 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.