



18 June 2026

Alpha Integrated REIT Management Pte. Ltd.
(in its capacity as manager of Alpha Integrated Real Estate Investment Trust ("AI-REIT"))
(the "Manager")
105 Cecil Street, #10-01
The Octagon
Singapore 069543

Attention: Karen Lee, CEO

Dear Sirs and Madams

UPDATE TO UNITHOLDERS OF AI-REIT FROM HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (IN ITS CAPACITY AS TRUSTEE OF AI-REIT) (THE "TRUSTEE") — 18 June 2026

1. We refer to the Annual General Meeting held on 21 April 2026, where the Unitholders passed various ordinary resolutions, including ordinary resolution 6.
2. The Trustee wishes to provide the following update to all Unitholders as set out in the Appendix to this letter.
3. Please publish this letter as an announcement via SGXNet.

Yours faithfully

For and on behalf of
HSBC Institutional Trust Services (Singapore) Limited
(in its capacity as trustee of AI-REIT)

A handwritten signature in blue ink, appearing to read "Rahul Desousa", with a long horizontal stroke extending to the right.

RAHUL DESOUSA
Authorised Signatory

HSBC Institutional Trust Services (Singapore) Limited
10 Marina Boulevard, Marina Bay Financial Centre, Tower 2, #48-01, Singapore 018983
Company Registration No: 194900022R

APPENDIX

Trustee's Update to Unitholders of AI-REIT

1. The Trustee would like to provide Unitholders with an update on ordinary resolution 6 ("**Resolution 6**") that was passed at the Annual General Meeting ("**AGM**") of holders of units of Alpha Integrated Real Estate Investment Trust ("**AI-REIT**" or "**Trust**") ("**Unitholders**") on 21 April 2026.
2. Resolution 6 states that the Trustee was to provide to Alpha Integrated REIT Management Pte. Ltd., as manager of AI-REIT (the "**Manager**") certain records within 60 days of the date of passing of Resolution 6 (i.e., by 20 June 2026) or such longer period as the Manager may agree.
3. While the Trustee maintains its position as to the legal effect of Resolution 6, as conveyed in its statement dated 17 April 2026, the Trustee wishes to update Unitholders that the Manager has agreed to hold compliance with Resolution 6 in abeyance, pending bilateral discussions between the Trustee and the Manager and good-faith efforts that the Trustee has taken pursuant to those discussions.
4. Nothing in this statement shall be construed as a waiver of the Trustee's rights and position. The Trustee reserves all rights.