

THIS FORM OF ACCEPTANCE AND TRANSFER FOR OFFER UNITS ("FAT") IS IMPORTANT. THIS FAT IS NOT A TRANSFERABLE OR NEGOTIABLE DOCUMENT. IF YOU ARE IN ANY DOUBT ABOUT THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, ACCOUNTANT, TAX ADVISER OR OTHER PROFESSIONAL ADVISER IMMEDIATELY. THIS FAT RELATES TO THE OFFER DOCUMENT DATED 13 JANUARY 2026 (THE "OFFER DOCUMENT") IN RELATION TO THE OFFER (AS DEFINED BELOW). UNLESS OTHERWISE DEFINED OR THE CONTEXT REQUIRES OTHERWISE, CAPITALISED TERMS USED IN THIS FAT BEAR THE SAME MEANING ASCRIBED TO THEM IN THE OFFER DOCUMENT. THE AVAILABILITY OF THE OFFER TO UNITHOLDERS OF ALPHA INTEGRATED REAL ESTATE INVESTMENT TRUST ("AI-REIT") WHOSE MAILING ADDRESSES (AS SHOWN ON THE REGISTER OF UNITHOLDERS OF AI-REIT AS MAINTAINED BY THE UNIT REGISTRAR (AS DEFINED BELOW) (THE "REGISTER")) ARE OUTSIDE SINGAPORE (THE "OVERSEAS UNITHOLDERS") MAY BE AFFECTED BY THE LAWS OF THE RELEVANT OVERSEAS JURISDICTIONS. SUCH OVERSEAS UNITHOLDERS ARE ADVISED TO READ THE SECTION ENTITLED "OVERSEAS UNITHOLDERS" IN THE OFFER DOCUMENT CAREFULLY.

MANDATORY CONDITIONAL CASH OFFER BY UNITED OVERSEAS BANK LIMITED ("UOB") FOR AND ON BEHALF OF MINDARIE INVESTMENT PTE. LTD. (THE "OFFEROR"), TO ACQUIRE ALL THE ISSUED AND OUTSTANDING UNITS IN ALPHA INTEGRATED REAL ESTATE INVESTMENT TRUST, OTHER THAN THOSE ALREADY OWNED, CONTROLLED OR AGREED TO BE ACQUIRED BY THE OFFEROR AND PARTIES ACTING IN CONCERT WITH IT (THE "OFFER UNITS") (THE "OFFER")

FORM OF ACCEPTANCE AND TRANSFER FOR OFFER UNITS

(THIS FAT NEED NOT BE SUBMITTED TO BOARDROOM CORPORATE & ADVISORY SERVICES PTE. LTD. (THE "RECEIVING AGENT" OR "UNIT REGISTRAR") IF YOU DO NOT WISH TO ACCEPT THE OFFER)

Part A: Number of Offer Units Tendered in Acceptance of Offer	Part B: Confirmation Note No(s).	Consideration	FOR OFFICIAL USE
		S\$0.48 in cash for each Offer Unit*	

NOTE: Please refer to paragraph 1 on page 2 of this FAT for instructions on inserting the number of Offer Units above. Last time and date for acceptance of the Offer: 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 (the "Closing Date")

* Subject to adjustment for any Distribution, if the Offer Settlement Date in respect of the Offer Units accepted by me pursuant to the Offer falls after the Record Date for the determination of entitlements to such Distribution, as further set out in this FAT and the Offer Document.

I/We, _____ (Passport/NRIC/Company Registration Number) _____ (Full name(s) of Unitholder and joint Unitholder(s), if any)
Of (Address) _____
Telephone No. (Office/Home): _____ (Handphone): _____
E-mail: _____
Bank Account Name: _____ Bank Account Number: _____
Bank Name: _____ Bank Address: _____

do hereby transfer to the Offeror or any person nominated in writing by the Offeror (the Offeror or such person hereinafter called the "Transferee") the Offer Units as stated in Part A above comprised in the confirmation note(s) stated in Part B above. If no number is inserted, or if the number inserted in Part A exceeds the number of Offer Units represented by the attached confirmation note(s), then the acceptance will be deemed to be in respect of the total holdings of the Unitholder(s) comprised in the confirmation note(s) accompanying this FAT.

The consideration for acceptance of the Offer is the Offer Price, being S\$0.48 in cash for each Offer Unit, as stated in and subject to the terms in the Offer Document.

My/Our acceptance of the Offer at the Offer Price, by way of completion, execution and submission of this FAT, is subject to the following terms and conditions set out in the Offer Document and in this FAT.

Irrevocable Acceptance. My/Our completion, execution and submission of this FAT shall constitute my/our irrevocable acceptance of the Offer, upon the terms and subject to the conditions contained in the Offer Document and this FAT. Except as expressly provided in the Offer Document and the Singapore Code on Take-overs and Mergers, my/our acceptance of the Offer is irrevocable and any instructions or subsequent FAT(s) received by the Receiving Agent after this FAT has been received shall be disregarded.

Assistance. I/We irrevocably undertake to execute such other documents and to do such acts and things as may be required to give effect to such acceptance and the transfer of the Offer Units stated in (A) above to the Offeror or the Transferee, and to enable the Offeror or the Transferee to exercise all rights and receive all benefits accruing to or arising from the above-mentioned Offer Units as specified in the Offer Document.

Warranty. I/We unconditionally and irrevocably warrant that the Offer Units in respect of which the Offer is accepted by me/us are, and when sold to the Offeror or the Transferee, will be (i) fully paid; (ii) free from all charges, claims, hypothecations, liens, caveats, debentures, pledges, mortgages, power of sale, retention of title or security interest of any kind over and in respect of the Offer Units and any right of pre-emption, first offer, first refusal, tag-along or drag-along of any kind to which the Offer Units are subject or any right or option for the sale or purchase of such Offer Units, and any other third party rights and interests of any nature whatsoever or an agreement, arrangement or obligation to create any of the foregoing; and (iii) transferred together with all rights, benefits, and entitlements attached thereto as at 23 December 2025, being the date on which the Offer was announced ("Offer Announcement Date") and thereafter attaching thereto, including but not limited to the right to receive and retain any Distributions (if any), the Record Date for which falls on or after the Offer Announcement Date. I/We acknowledge that if any Distribution is or has been declared, paid or made by the REIT Manager in respect of the Offer Units on or after the Offer Announcement Date, and the Offer Settlement Date in respect of the Offer Units accepted by me pursuant to the Offer falls after the Record Date for the determination of entitlements to such Distribution, the Offer Price payable in respect of such Offer Units will be reduced by the amount of such Distribution.

Return of Offer Units. In the event the Offer does not become or is not being declared to be unconditional in all respects in accordance with its terms, I/we understand that this FAT and other documents (including confirmation note(s)) will be returned to me/us at the address stated above, or if none is stated, to me/us (or in the case of joint accepting Unitholders, to the joint accepting Unitholder first-named in the Register) at the relevant address set out in the Register by ordinary post at my/our own risk as soon as possible but in any event within 14 days from the lapse of the Offer.

Authorisation. I/We irrevocably authorise any person nominated in writing by the Transferee to date this FAT and to complete the particulars of the Transferee on my/our behalf. I/We irrevocably authorise and direct the Offeror or its agent to pay to the designated bank account specified above, for the appropriate amounts, being the consideration for the Offer Units payable to me/us in respect of which I/we have accepted the Offer.

If you wish to accept the Offer, please sign below.

FOR INDIVIDUAL UNITHOLDERS

Signed, sealed and delivered by the above-named Unitholder/first-named joint Unitholder in the presence of: _____)
Witness' Signature: _____)
Name: _____)
NRIC/Passport No.: _____)
Address: _____)
Occupation: _____)
Signature of Unitholder/first-named joint Unitholder _____

Signed, sealed and delivered by the above-named joint Unitholder in the presence of: _____)
Witness' Signature: _____)
Name: _____)
NRIC/Passport No.: _____)
Address: _____)
Occupation: _____)
Signature of second-named joint Unitholder, if any _____

FOR CORPORATE UNITHOLDERS

The Common Seal of the above-named Unitholder was hereunto affixed in the presence of: _____)
Director _____ Director/Secretary _____

Notes:
(a) A husband must not witness the signature of his wife and *vice versa*.
(b) In the case of joint unitholdings, this FAT must be signed by all joint Unitholders.
(c) In the case of a corporation, this FAT must be executed as a deed under its common seal, the common seal being affixed and witnessed in accordance with its Constitution and/or other constitutive documents and/or other regulations. If a corporation does not by the law of the country of its incorporation require a common seal to execute this FAT as a deed, this FAT may be executed in such other manner so as to be binding on the corporation under the laws of the country of its incorporation and acceptable to the Offeror. The Offeror will be entitled to call for such evidence of due execution or authority as it may think fit.

FOR OFFICIAL USE
The Offeror or Transferee hereby accepts the transfer of the number of Offer Units as specified or comprised in this FAT subject to the terms and conditions in the Offer Document and this FAT. Director _____

INSTRUCTIONS

This FAT is for the use of Unitholders who wish to accept the Offer in respect of all or part of the total number of Offer Units represented by confirmation note(s) which have not been deposited with The Central Depository (Pte) Limited ("CDP"). Unitholders who hold the confirmation note(s) of the Offer Units beneficially owned by them and who wish to accept the Offer in respect of such Offer Units should not deposit their confirmation note(s) with CDP during the period commencing on the date of the Offer Document and ending on the Closing Date (both dates inclusive). Unitholders who deposit their confirmation note(s) in respect of the Offer Units beneficially owned by them with CDP during this period may not have their respective Securities Accounts credited with the relevant number of Offer Units in time for them to accept the Offer. This FAT and the provisions herein constitute an integral part of the Offer Document. Further provisions relating to acceptance are set out in Appendix 2 to the Offer Document under the section titled "Procedures for Acceptance of the Offer".

This FAT has been sent to you on the understanding that all your Offer Units are registered in your name. If, however, you have Offer Units which are held on your behalf by CDP and you wish to accept the Offer in respect of some or all of those Offer Units, you should complete, sign and return at your own risk, the Form of Acceptance and Authorisation for Offer Units ("FAA") in accordance with the instructions printed thereon in respect of such Offer Units which are held on your behalf by CDP. A copy of the FAA may be obtained upon production of satisfactory evidence that you are a unitholder of AI-REIT from CDP, by submitting a request to CDP via phone (+65 6535 7511) during their operating hours or email services (asksgx@sgx.com). An electronic copy of the FAA may also be obtained on the website of the SGX-ST at www.sgx.com.

1. **Acceptance by Unitholders.** If you wish to accept the Offer in respect of all or any of your Offer Units, you should:
 - (i) complete page 1 of this FAT in accordance with the Offer Document and the instructions printed on this FAT. **In particular, you must state in Part A of this FAT the number of Offer Units in respect of which you wish to accept the Offer and state in Part B of this FAT, the confirmation note number(s) of the relevant confirmation note(s).** If you:
 - (a) do not specify a number in Part A of this FAT; or
 - (b) specify a number in Part A of this FAT which exceeds the number of Offer Units represented by the confirmation note(s) attached hereto, you shall be deemed to have accepted the Offer in respect of the total number of Offer Units represented by the confirmation note(s) attached hereto;
 - (ii) sign this FAT in accordance with the Offer Document and the instructions printed on this FAT; and
 - (iii) deliver:
 - (a) the completed and signed original of this FAT in its entirety (no part may be detached or otherwise mutilated);
 - (b) the confirmation note(s), other document(s) of title and/or other relevant document(s) required by the Offeror and/or the Receiving Agent relating to the Offer Units in respect of which you wish to accept the Offer;
 - (c) where such Offer Units are not registered in your name, a transfer form, duly executed by the person in whose name such confirmation note(s) is/are registered, with the particulars of the transferee left blank (to be completed by the Offeror or any person authorised by the Offeror); and
 - (d) any other relevant document(s), either:
 - (I) by hand, during normal business hours, to **Mindarie Investment Pte. Ltd. c/o Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07, Keppel Bay Tower, Singapore 098632**; or
 - (II) by post, at your own risk, to **Mindarie Investment Pte. Ltd. c/o Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07, Keppel Bay Tower, Singapore 098632**.
- in either case so as to arrive **NOT LATER THAN 5.30 P.M. (SINGAPORE TIME) ON THE CLOSING DATE**. Proof of posting is not proof of receipt by the Offeror at the above address. Settlement of the Offer Price for such Offer Units cannot be made until all relevant documents have been properly completed and delivered. For the avoidance of doubt, none of the Offeror, UOB and the Receiving Agent shall be liable for any loss in transmission of this FAT and any attached confirmation note(s).
2. **Unregistered Unitholding.** If your Offer Units are represented by confirmation note(s) which are not registered with the REIT Manager in your own name, you may send in, at your own risk, the relevant confirmation note(s) and/or other document(s) of title and/or other relevant document(s) required by the Offeror together with this completed and signed original FAT in its entirety (no part may be detached or otherwise mutilated), accompanied by transfer form(s), duly completed and executed by the person(s) registered as the holder of the Offer Units and stamped, with the particulars of the transferee left blank (to be completed by the Offeror or any person authorised by the Offeror).
3. **Date of FAT.** Please do not date this FAT or insert the name of the Transferee. This will be done on your behalf by a person nominated by the Offeror or the Transferee.
4. **Unavailable/Missing Documents.** If you are recorded in the Register as holding Offer Units but do not have the relevant confirmation note(s) relating to such Offer Units, you, at your own risk, are required to procure the REIT Manager to issue such confirmation note(s) in accordance with the trust deed of AI-REIT and then deliver such confirmation note(s) in accordance with the procedures set out in the Offer Document and this FAT. If your confirmation note(s) or transfer form(s) and/or other relevant document(s) required by the Offeror, is/are not readily available or is/are lost, please contact **Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632**. This FAT should nevertheless be completed and delivered as above if you wish to accept the Offer. The unavailable/missing document(s) and/or satisfactory indemnities or appropriate statutory declarations should be forwarded to **Mindarie Investment Pte. Ltd. c/o Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632** as soon as possible thereafter but in any event before 5.30 p.m. (Singapore time) on the Closing Date.
5. **No Acknowledgements.** No acknowledgement of receipt of any FAT, confirmation note(s), other document(s) of title, transfer form(s) and/or any other accompanying document(s) will be given by the Offeror, UOB or the Receiving Agent.
6. **Unitholder Abroad.** If the Unitholder is away from home, for example, abroad or on holiday, this FAT should, subject to the terms set out in the section entitled "Overseas Unitholders" of the Letter to Unitholders in the Offer Document, be sent by the quickest means (for example, express air mail) to the Unitholder for execution, or, if he has executed a Power of Attorney, this FAT may be signed by the attorney but the attorney's signature in this FAT must be accompanied by a statement reading "**signed under the Power of Attorney which is still in force, no notice of revocation having been received**". In the latter case, the original Power of Attorney or a certified true copy thereof must be attached with this FAT. No other signatures are acceptable.
7. **Sole Unitholder Deceased.** If the sole Unitholder is deceased and if:
 - (i) the Grant of Probate or Letters of Administration have been registered with the Receiving Agent, this FAT must be completed and signed by all the personal representative(s) of the deceased and lodged with **Mindarie Investment Pte. Ltd. c/o Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632**; or
 - (ii) the Grant of Probate or Letters of Administration have not been registered with the Receiving Agent, all the personal representative(s) of the deceased must go to the Receiving Agent personally together to register and lodge the original Grant of Probate or Letters of Administration with the Receiving Agent first, before submitting this FAT. The Grant of Probate or Letters of Administration must be registered and lodged with **Mindarie Investment Pte. Ltd. c/o Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632** before the personal representative(s) of the deceased can effect the transfer of the Offer Units to which this FAT relates.
8. **Joint Unitholder Deceased.** If one of the joint Unitholders is deceased, this FAT must be completed and signed by all the surviving joint Unitholder(s) and lodged with **Mindarie Investment Pte. Ltd. c/o Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632**, accompanied by the Death Certificate, Grant of Probate or Letters of Administration and all other relevant documentation, in respect of the deceased Unitholder.
9. **Particulars on Confirmation Note(s).** If your name or other particulars are shown incorrectly on the confirmation note(s), please carry out the following steps:
 - (i) **Incorrect name.** Please complete this FAT with the correct name and deliver it with a statutory declaration or a letter from your bank or solicitor confirming that the person described on the confirmation note(s) and the person who signed this FAT are one and the same;
 - (ii) **Incorrect address.** Please write the correct address on this FAT; and
 - (iii) **Change of name.** If you have changed your name, lodge your Marriage Certificate or the Deed Poll with this FAT for noting.
10. **Return of Confirmation Note(s).** In the event the Offer does not become or is not declared to be unconditional in all respects in accordance with its terms, the Receiving Agent will return the confirmation note(s) in respect of which you have accepted the Offer and tendered for acceptance under the Offer by posting the confirmation note(s) to you at the address stated in the FAT, or if unavailable, to the address in the Receiving Agent's record, as soon as possible but in any event within 14 days from the lapse of the Offer.
11. **Disclaimer.** The Offeror, UOB and/or the Receiving Agent will be authorised and entitled, in their sole and absolute discretion, to reject any acceptance which does not comply with the provisions and instructions contained in the Offer Document and this FAT or which is not accompanied by the relevant confirmation note(s), other document(s) of title and/or any other relevant document(s) required by the Offeror, or which is otherwise incomplete, incorrect, unsigned, signed but not in its originality or invalid in any respect. If you wish to accept the Offer, it is your responsibility to ensure that this FAT is properly completed in all respects and that this FAT should be submitted with original signature(s) and that all required documents are provided. Any decision to reject any acceptance will be final and binding and none of the Offeror, UOB and/or the Receiving Agent accepts any responsibility or liability for such a decision, including the consequences of such a decision. The Offeror, UOB and the Receiving Agent each reserves the right to treat acceptances of the Offer as valid if received by or on behalf of either of them at any place or places determined by them otherwise than as stated in the Offer Document, or in this FAT, as the case may be, or if made otherwise than in accordance with the provisions of the Offer Document and the instructions contained in this FAT.
12. **Risk of Posting.** All communications, certificates, notices, documents and remittances to be delivered or sent to you (or your designated agent or, in the case of joint accepting Unitholders who have not designated any agent, to the one first-named in the Register, as the case may be) will be sent by ordinary post to your respective addresses as they appear in the records of the Receiving Agent (or for the purposes of remittances only, to such address as may be specified in this FAT) at your own risk. None of the Offeror, UOB or the Receiving Agent accepts any responsibility or liability for the loss in transmission of any communication, certificate, notice, document or remittance.
13. **Conclusive Evidence.** Delivery of this completed and signed original FAT, together with the relevant confirmation note(s) and/or other document(s) of title (where applicable) and/or any other relevant document(s) required by the Offeror and/or the Receiving Agent, to the Offeror and/or the Receiving Agent, as the case may be, shall be conclusive evidence in favour of the Offeror, the Transferee, UOB and the Receiving Agent of the right and title of the person(s) signing it to deal with the same and with the Offer Units to which it relates. The Offeror, UOB and/or the Receiving Agent shall be entitled to assume the accuracy of any information and/or documents submitted together with this FAT and shall not be required to verify or question the validity of the same.
14. **Liability.** You agree that neither the Offeror, UOB nor the Receiving Agent shall be liable for any action or omission in respect of this FAT and/or any information and/or documents submitted therewith. You agree to indemnify, hold harmless and at their respective request defend, the Offeror, UOB, the Receiving Agent and their respective affiliates, directors, officers, employees and agents ("**Indemnified Parties**") against (a) any claim, demand, action or proceeding made or initiated against, and/or (b) all losses, damages, costs and expenses (including all legal costs and expenses) suffered or incurred by, any of the Indemnified Parties as a result of or in relation to this FAT and/or any information and/or documents submitted therewith.
15. **Offer Unconditional.** If you have accepted the Offer in accordance with the provisions contained herein and in the Offer Document and the Offer becomes and is being declared unconditional in all respects, payment will be sent to you at the designated bank account specified above for the appropriate amount as soon as practicable and in any event:
 - (i) in respect of acceptances of the Offer which are complete and valid in all respects and are received on or before the date on which the Offer becomes or is declared to be unconditional in all respects in accordance with its terms, within seven (7) business days of that date; or
 - (ii) in respect of acceptances of the Offer which are complete and valid in all respects and are received after the Offer becomes or is declared to be unconditional in all respects in accordance with its terms, but before the Offer closes, within seven (7) business days of the date of such receipt.
16. **Personal Data Privacy.** By completing and delivering this FAT, you (i) consent to the collection, use and disclosure of your personal data by the Receiving Agent, the Offeror, UOB and AI-REIT (the "**Relevant Persons**") for the purpose of facilitating your acceptance of the Offer, and in order for the Relevant Persons to comply with any applicable laws, regulations and/or guidelines; (ii) warrant that where you disclose the personal data of another person, such disclosure is in compliance with applicable laws, regulations and/or guidelines; and (iii) agree that you will indemnify the Relevant Persons in respect of any penalties, liabilities, claims, demands, losses and damages as a result of your breach of warranty.
17. **Governing Law and Third Party Rights.** By completing and delivering this FAT, you agree that the agreement arising from the acceptance of the Offer by you shall be governed by, and construed in accordance with, the laws of Singapore and that you submit to the non-exclusive jurisdiction of the Singapore courts. Unless otherwise expressly provided in this FAT or the Offer Document, a person who is not a party to any contracts made pursuant to the Offer, the Offer Document and this FAT has no rights under the Contracts (Rights of Third Parties) Act 2001 of Singapore to enforce any term of such contracts. Notwithstanding any term contained herein and in the Offer Document, the consent of any third party is not required for any subsequent agreement by the parties hereto to amend or vary (including any release or compromise of any liability) or terminate such contracts. Where third parties are conferred rights under such contracts, those rights are not assignable or transferable.