

27 October 2025

Alternative Income REIT PLC

(the "Company" or "Group")

£4.5 MILLION SALE OF PETROL FILLING STATION IN CRAWLEY AT 12.5% PREMIUM TO BOOK VALUE AT 30 JUNE 2025

The Board of Directors of Alternative Income REIT PLC (ticker: AIRE), the owner of a diversified portfolio of UK commercial property assets predominantly let on long leases with index-linked reviews, is pleased to announce that it has completed the sale of the Applegreen Petrol Filling Station, Crawley Avenue, Crawley, for a total consideration of £4,500,000 to Rontec Properties No 7 Limited, who is part of the same group as the current occupier. The sale represents:

- a 17.8% premium on original purchase price;
- a £500,000 premium on the property's book value at 30 June 2025; and
- reflects a net exit yield of 6.3%.

The transaction reduces the Group's LTV from 41.5% to 38.5% based on the 30 June 2025 valuations, whilst the interest cover ratio ("ICR") will reduce from 664.1% to 640.3%. As previously reported, the Group's debt facility with HSBC was finalised on 20 October 2025, with its previous facilities being repaid in full. The Group intends to redeploy the proceeds of the sale on purchasing an attractive alternative investment asset in short order.

The Group expects to announce its latest NAV, portfolio valuation and dividend declaration for the period to 30 September 2025 on or around 6 November 2025.

Simon Bennett, Non-Executive Chairman of Alternative Income REIT PLC, commented:

"We are pleased to sell the Crawley petrol filling station at a £500,000 premium to book value, which represented 3.7% of the Group's portfolio at 30 June 2025. The sale will enable the Group to recycle the proceeds into an alternative accretive investment in the short term."

ENQUIRIES

Alternative Income REIT PLC
Simon Bennett – Chair

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The Company's LEI is 213800MPBIJS12Q88F71.

Further information on Alternative Income REIT PLC is available at www.alternativeincomereit.com¹

About the Group

Alternative Income REIT PLC aims to generate a secure and predictable income return, sustainable in real terms, whilst at least maintaining capital values, in real terms, through investment in a diversified portfolio of UK properties, predominantly within the alternative and specialist sectors.

The Company's investment adviser is Martley Capital Real Estate Investment Management Limited ("Martley Capital"). Martley Capital Group is a full-service real estate investment management platform whose activities cover real estate investing, lending, asset management and investment advisory. It

has over 35 employees across five offices in the UK and Europe. The team manages assets with a value of circa £850 million across 30 Mandates (at 30 June 2025).

¹Neither the content of the Company's website, nor the content on any website accessible from hyperlinks on its website or any other website, is incorporated into, or forms part of, this announcement nor, unless previously published on a Regulatory Information Service, should any such content be relied upon in reaching a decision as to whether or not to acquire, continue to hold, or dispose of, securities in the Company.