Alternative Income REIT PLC

Interim Dividend Declaration

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Alternative Income REIT PLC
23 July 2026

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Alternative Income REIT PLC

(the "**Company**" or "**Group**" or "**AIRE**")

DIVIDEND DECLARATION

Declares a fourth interim dividend of 1.40 pence per share ("pps") for the quarter ended 30 June 2026

The target annual dividend of no less than 5.6pps for the year ending 30 June 2026 has been met†

Dividend Declaration and Dividend Cover

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 rent reviews, declares an interim dividend for the quarter ended 30 June 2026.

The Board is pleased to declare that it has met its annual dividend target of 5.6 pps for the year ended 30 June 2026, following the declaration today of a fourth interim dividend of 1.40 pps for the quarter ended 30 June 2026. This interim dividend will be distributed as Property Income Distribution ("PID") and will be paid on 14 August 2026 to shareholders on the register on 31 July 2026. The ex-dividend date will be 30 July 2026.

ENQUIRIES

Alternative Income REIT PLC	
Simon Bennett - Chair	Via AIRE's Company Secretary, Hanway Advisory: 0207 409 0181 or by email: Aire.Cosec@jtcgroup.com
Martley Capital Real Estate Investment Management Ltd	020 4551 1240
Richard Croft	
Jane Blore	
Shore Capital	020 7408 4090
Gillian Martin	
David Coaten	

The Company's LEI is 213800MPBIJS12Q88F71.

Further information on Alternative Income REIT PLC is available at www.alternativeincomereit.com[1].

[1] Neither 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.

† This is a target and not a formal dividend forecast or a profit forecast

NOTES

Alternative Income REIT PLC aims to generate a sustainable, secure and attractive income return for shareholders from a diversified portfolio of UK property investments, with a particular focus on alternative and specialist real estate sectors. The majority of the assets in the Group's portfolio are let on long leases which contain index linked rent review provisions.

The Company's asset manager is Martley Capital Real Estate Investment Management Limited ("Martley Capital"). Martley Capital is a full-service real estate investment management platform whose activities cover real estate investing, lending, asset management and fund management. It has over 40 employees across five offices in the UK and Europe. The team manages assets with a value of circa £1 billion across 30 mandates (at 31 March 2026).

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