

## Annex DTR3

### Notification of Transactions of Directors/Persons Discharging Managerial Responsibility and Connected Persons

All relevant boxes should be completed in block capital letters.

1.	Name of the issuer  <b>ALPHA TIGER PROPERTY TRUST LIMITED</b>	2.	State whether the notification relates to (i) a transaction notified in accordance with <i>DTR</i> 3.1.2 R, (ii) a disclosure made in accordance with LR 9.8.6R(1) or (iii) a disclosure made in accordance with section 793 of the Companies Act (2006).  <b>A TRANSACTION NOTIFIED IN ACCORDANCE WITH DTR 3.1.2R</b>
3.	Name of person discharging managerial responsibilities/director  <b>PHILLIP ROSE</b>	4.	State whether notification relates to a person connected with a person discharging managerial responsibilities/director named in 3 and identify the connected person  <b>N/A</b>
5.	Indicate whether the notification is in respect of a holding of the person referred to in 3 or 4 above or in respect of a non-beneficial interest <sup>1</sup>  <b>3 ABOVE</b>	6.	Description of shares (including class), debentures or derivatives or financial instruments relating to shares  <b>ORDINARY SHARES</b>
7.	Name of registered shareholders(s) and, if more than one, the number of shares held by each of them  <b>PHILLIP ROSE</b>	8.	State the nature of the transaction  <b>TRANSFER OF SHARES BETWEEN CONNECTED PERSONS – NO NEW SHARES ISSUED</b>
9.	Number of shares, debentures or financial instruments relating to shares acquired  <b>0</b>	10.	Percentage of issued class acquired (treasury shares of that class should not be taken into account when calculating percentage)  <b>0%</b>
11.	Number of shares, debentures or financial instruments relating to shares disposed  <b>100,000</b>	12.	Percentage of issued class disposed (treasury shares of that class should not be taken into account when calculating percentage)  <b>0.18%</b>
13.	Price per share or value of transaction  <b>105.8p</b>	14.	Date and place of transaction  <b>23 December 2010, London (off-market)</b>
15.	Total holding following notification and total percentage holding following notification (any treasury shares should not be taken into account when calculating percentage)  <b>139,695 (0.25%)</b>	16.	Date issuer informed of transaction  <b>24 December 2010</b>

**If a person discharging managerial responsibilities has been granted options by the issuer complete the following boxes**

17.	Date of grant  N/A	18.	Period during which or date on which exercisable  N/A
19.	Total amount paid (if any) for grant of the option  N/A	20.	Description of shares or debentures involved (class and number)  N/A
21.	Exercise price (if fixed at time of grant) or indication that price is to be fixed at the time of exercise  N/A	22.	Total number of shares or debentures over which options held following notification  N/A

23.	Any additional information  None	24.	Name of contact and telephone number for queries  Morgan Sharpe as Secretary +44 1481 735 541
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<p><b>Name of authorised official of issuer responsible for making notification</b> Serena Tremlett, Morgan Sharpe Administration Ltd, as Secretary <b>Date of notification 24 December 2010</b></p>	
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Notes: This form is intended for use by an *issuer* to make a *RIS* notification required by *DTR 3.1.4*.

- (1) An *issuer* making a notification in respect of a transaction relating to the shares or debentures of the *issuer* should complete boxes 1 to 16, 23 and 24.
- (2) An *issuer* making a notification in respect of a derivative relating the shares of the *issuer* should complete boxes 1 to 4, 6, 8, 13, 14, 16, 23 and 24.
- (3) An *issuer* making a notification in respect of options granted to a *director/person discharging managerial responsibilities* should complete boxes 1 to 3 and 17 to 24.
- (4) An *issuer* making a notification in respect of a *financial instrument* relating to the shares of the *issuer* (other than a debenture) should complete boxes 1 to 4, 6, 8, 9, 11, 13, 14, 16, 23 and 24.