

13 January 2023

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

| 1 | Details of the person discharging managerial responsibilities / person closely associated | | | | | |
|----------|--|--|----------|-----------|-------|-------|
| a) | Name | Alpha Global Property Securities Fund Pte Ltd | | | | |
| 2 | Reason for the notification | | | | | |
| a) | Position/status | PCA of Phillip Rose, CEO of Alpha Real Capital LLP (Investment Manager to Alpha Real Trust Limited) | | | | |
| b) | Initial notification /Amendment | Initial notification | | | | |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | | | | | |
| a) | Name | Alpha Real Trust Limited | | | | |
| b) | LEI | 213800BMY95CP6CYXK69 | | | | |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | |
| a) | Description of the financial instrument, type of instrument Identification code | Ordinary Shares GB00B13VDP26 | | | | |
| b) | Nature of the transaction | On market purchase of shares | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£1.27</td> <td>20000</td> </tr> </tbody> </table> | Price(s) | Volume(s) | £1.27 | 20000 |
| Price(s) | Volume(s) | | | | | |
| £1.27 | 20000 | | | | | |
| d) | Aggregated information - Aggregated volume | N/A Single transaction | | | | |

| | | |
|----|--------------------------|--|
| | - Price | |
| e) | Date of the transaction | 06 January 2023 |
| f) | Place of the transaction | London Stock Exchange, Specialist Fund Segment |

Registered office: PO Box 286, Floor 2, Trafalgar Court, Les Banques, St. Peter Port, Guernsey GY1 4LY

Registered No: 44786

Alpha Real Trust Limited is advised by Alpha Real Capital LLP, which is authorised and regulated by the Financial Conduct Authority in the United Kingdom.