

30 July 2024

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

| <b>1</b> | <b>Details of the person discharging managerial responsibilities / person closely associated</b>   |   |          |           |       |        |
|----------|--|---|----------|-----------|-------|--------|
| a)       | Name   | Alpha Global Property Securities Fund Pte Ltd   |          |           |       |        |
| <b>2</b> | <b>Reason for the notification</b>   |   |          |           |       |        |
| 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  |          |           |       |        |
| <b>3</b> | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>   |   |          |           |       |        |
| a)       | Name   | Alpha Real Trust Limited  |          |           |       |        |
| b)       | LEI  | 213800BMY95CP6CYXK69  |          |           |       |        |
| <b>4</b> | <b>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</b> |   |          |           |       |        |
| a)       | Description of the financial instrument, type of instrument  | Ordinary Shares   |          |           |       |        |
|          | Identification code  | GB00B13VDP26  |          |           |       |        |
| b)       | Nature of the transaction  | Issue of scrip 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>£1.20</td> <td>215660</td> </tr> </tbody> </table> | Price(s) | Volume(s) | £1.20 | 215660 |
| Price(s) | Volume(s)  |   |          |           |       |        |
| £1.20    | 215660   |   |          |           |       |        |
| d)       | Aggregated information<br><br>- Aggregated volume  | <br><br>N/A Single Transaction  |          |           |       |        |

|    |                          |  |
|----|--------------------------|--|
|    | - Price                  |  |
| e) | Date of the transaction  | 26 July 2024                                   |
| f) | Place of the transaction | London Stock Exchange, Specialist Fund Segment |

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

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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.