

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 Alpha Tiger Property Trust Limited	2.	State whether the notification relates to (i) a transaction notified in accordance with DTR 3.1.2 R, (ii) a disclosure made in accordance LR 9.8.6R(1) or (iii) a disclosure made in accordance with section 793 of the Companies Act (2006). (i)
3.	Name of person discharging managerial responsibilities/director Phillip Rose	4.	State whether notification relates to a person connected with a person discharging managerial responsibilities/director named in 3 and identify the connected person No
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 nonbeneficial interest 1 3 above	6.	Description of shares (including class), debentures or derivatives or financial instruments relating to shares Ordinary shares
7.	Name of registered shareholders(s) and, if more than one, the number of shares held by each of them Mr Phillip Rose 39,695 Rock (Nominees) Limited a/c 0763777 100,000 Rock (Nominees) Limited a/c 0763782 100,000	8.	State the nature of the transaction Revised percentage holding based on new total voting rights following the cancellation of shares bought by tender and of treasury shares.
9.	Number of shares, debentures or financial instruments relating to shares acquired N/A	10.	Percentage of issued class acquired (treasury shares of that class should not be taken into account when calculating percentage) N/A
11.	Number of shares, debentures or financial instruments relating to shares disposed N/A	12.	Percentage of issued class disposed (treasury shares of that class should not be taken into account when calculating percentage) N/A
13.	Price per share or value of transaction N/A	14.	Date and place of transaction N/A

15.	Total holding following notification and total percentage holding following notification (any treasury shares should not be taken into account when calculating percentage) 239,695 0.42%	16.	Date issuer informed of transaction 12 January 2010
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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 International Administration (Guernsey) Limited, as Secretary +44 (0)1481 723450

Mark Woodall, for and on behalf of International Administration (Guernsey) Limited, as Secretary

Name of authorised official of issuer responsible for making notification

Date of notification: 15 January 2010

Notes: This form is intended for use by an issuer to make a RIS notification required by DR 3.3.

- (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.