

16 February 2023

Alternative Income REIT Plc
(the "Company" or "Group")
PCA shareholding

Notification of transactions of persons discharging managerial responsibility or connected persons

| | | | |
|----|---|---|-----------|
| 1 | Details of the person discharging managerial responsibilities / person closely associated | | |
| a) | Name | Richard Rowledge | |
| 2 | Reason for Notification | | |
| a) | Position/status | Person Closely Associated of Stephanie Eastment | |
| b) | Initial notification/Amendment | Initial Notification | |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | | |
| a) | Name | Alternative Income REIT plc | |
| b) | LEI | 213800MPBIJS12Q88F71 | |
| 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 of £0.01 each GB00BDVK7088 | |
| b) | Nature of the transaction | Disposal of shares | |
| c) | Price(s) and volume(s) | Price(s) | Volume(s) |
| | | £0.695 | 9,553 |
| d) | Aggregated information - Aggregated volume - Price | 9,553 £6,639.34 | |
| e) | Date of the transaction | 11 January 2023 | |
| f) | Place of the transaction | London Stock Exchange (XLON) | |

FOR FURTHER INFORMATION, PLEASE CONTACT:

Hanway Advisory Limited
Company Secretary

+44 (0) 20 3909 3519

information, please contact ms@seg.com or visit www.ms.com.

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