

18 March 2024

Alternative Income REIT plc
(the "Company")
CHANGE OF INVESTMENT ADVISER

The Board is pleased to announce the appointment of Martley Capital Real Estate Investment Management Limited (Martley Capital), as the Group's Investment Adviser following the completion of final regulatory approvals, as referred to in the Results for the Half Year ended 31 December 2023 RNS on 1 March 2024. The appointment of Martley Capital was by way of a deed of novation of the Group's investment advisory agreement (and subsequent minor changes thereto) leaving the parties on substantially the same terms and at an unchanged fee.

ENQUIRIES

Alternative Income REIT PLC Simon Bennett - Chairman	via H/Advisors Maitland below
Martley Capital Real Estate Investment Management Limited Richard Croft Jane Blore	+44 (0)20 4551 1240
Panmure Gordon (UK) Limited Alex Collins Tom Scrivens	+44 (0)20 7886 2500
H/Advisors Maitland (Communications Adviser) James Benjamin	+44(0) 7747 113 930 aire-maitland@h-advisors.global

The Company's LEI is 213800MPBIJS12Q88F71.

Further information on Alternative Income REIT PLC is available at www.alternativeincomereit.com¹

About the Group

Alternative Income REIT PLC aims to generate a sustainable, secure and attractive income return for shareholders from a diversified portfolio of UK property investments, predominately in alternative and specialist sectors. The majority of the assets in the Group's portfolio are let on long leases which contain inflation linked rent review provisions, which help to underpin income distributions to shareholders with the potential for income and capital growth.

The Martley Capital Group is a full-service real estate investment management platform whose activities cover real estate investing, lending, asset management and fund management. It has over 40 employees across five offices in the UK and Europe. The team manages assets with a value of circa €720 million (at 31 December 2023). The Martley Capital Group launched in December 2023 as a new venture whereby key members of the incumbent advisory team at M7 Real Estate will continue to service the Company as part of the Martley Capital team.

Notes

¹ Neither the content of the Company's website, nor the content of any website accessible from hyperlinks on its website or any other website, is incorporated into, or forms part of, this announcement nor, unless previously published on a Regulatory Information Service, should any such content be relied upon in reaching a decision as to whether or not to acquire, continue to hold, or dispose of, securities

in the Company.

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