

8 October 2024

Alternative Income REIT PLC
(the "Company")
NOTICE OF ANNUAL GENERAL MEETING

The Company announces that its Annual General Meeting ("AGM") will be held at 10.00 am on Tuesday 12 November 2024 at Ropemaker Place, Level 12, 25 Ropemaker Street, London EC2Y 9LY.

The Notice of AGM 2024 and the Form of Proxy have been mailed to shareholders or otherwise made available today. The Annual Report and Accounts for the year ended 30 June 2024 containing the Notice of AGM 2024 are also available to view and download on the Company's website at: <https://www.alternativeincomereit.com/investors/reporting-centre/>.

In accordance with Listing Rule 6.4.1 copies of the documents have been submitted to the UK Listing Authority and will shortly be available for inspection from the National Storage Mechanism at <https://data.fca.org.uk/#/nsm/nationalstoragemechanism>.

ENQUIRIES

Alternative Income REIT PLC Simon Bennett - Chair	via H/Advisors Maitland below
Martley Capital Real Estate Investment Management Ltd Richard Croft Jane Blore	020 4551 1240
Panmure Liberum Limited Alex Collins Tom Scrivens	020 3100 2000
H/Advisors Maitland (Communications Adviser) James Benjamin Rachel Cohen Billy Moran	07747 113 930 / 020 7379 5151 aire-maitland@h-advisors.global

The Company's LEI is 213800MPBIJS12Q88F71.

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

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.

NOTES

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 index linked rent review provisions.

The Company's asset manager is Martley Capital Real Estate Investment Management Limited ("Martley Capital"). Martley Capital 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 £900 million across 19 mandates (at 30 June 2024).

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