

LEI: 213800BMY95CP6CYXK69

5 February 2021

ALPHA REAL TRUST LIMITED (“ALPHA REAL TRUST” OR THE “COMPANY”)

TRANSACTION IN OWN SHARES

Alpha Real Trust announces that on 4 February 2021 it purchased 15,796 ordinary shares of no par value (“Ordinary Shares”) at a price (before expenses) of 157.08 pence per share. The purchased shares will be held in treasury.

The total number of ordinary shares of the Company (including treasury shares) following the purchase is 62,746,007. The Company holds 1,956,593 shares in treasury. The total voting rights of the Company following the purchase is 60,789,414.

The total voting rights figure (60,789,414) may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in Alpha Real Trust under the FCA's Disclosure and Transparency Rules.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 (the Market Abuse Regulation), the schedules below contain a summary of and detailed information about the purchases made by the Company's broker, Panmure Gordon (UK) Limited on behalf of the Company.

Schedule 1 – aggregate information:

Date of purchase:	4 Feb 2021
Number of Ordinary Shares purchased:	15,796
Highest price paid per Ordinary Share (pence)	157.08
Lowest price paid per Ordinary Share (pence)	157.08
Volume weighted average price paid per Ordinary Share (pence)	157.08

Schedule 2 – individual transactions:

Date of purchase	Time of purchase (hh:mm:ss - GMT)	Number of Ordinary Shares purchased	Transaction price (pence per Ordinary Share)
4 Feb 2021	10:11:32	15,796	157.08

For further information please contact:

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

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.

Alpha Real Trust Limited

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Panmure Gordon, Broker to the Company

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Further information on the Company can be found on the Company's website: www.alpharealtrustlimited.com.