

NEWS RELEASE

FOR IMMEDIATE RELEASE

DATE: January 7, 2026

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Inland ALT REIT Announces Additions to Its Board of Directors

Oak Brook, Ill. – IPC Alternative Real Estate Income Trust, Inc. (the “Company”), a publicly registered perpetual-life NAV real estate investment trust, or “REIT,” focused on alternative property sectors, announced today that its Board of Directors appointed two new directors, Alan Feldman, senior fellow of the Zell-Lurie Real Estate Center at The Wharton School, University of Pennsylvania, and Tony Chereso, CEO and President of The Inland Real Estate Companies, LLC. Mr. Feldman will serve as an independent director and member of each of the ALT REIT board committees, including as chairman of the affiliate transaction committee of the board.

“We are pleased to welcome Alan and Tony to the Board of Directors. Alan’s extensive commercial real estate investing experience, significant industry knowledge and longstanding track-record will complement the Board’s existing skill set,” commented Ella Neyland, the Company’s Board chair. “We are also happy to reappoint Tony to the Board. His role as CEO and President of Inland coupled with his financial acumen and 30 years of commercial real estate experience will be a tremendous asset to the Company.”

Mr. Feldman currently serves as a senior fellow of the Zell-Lurie Real Estate Center at The Wharton School, University of Pennsylvania, where he has also taught since 2013. He has served as one of EQT Exeter Real Estate Income Trust, Inc.’s independent directors since June 2023. Mr. Feldman served as the chief executive officer and chairman of the board of directors of Resource REIT from October 2012 to May 2022, and as Resource REIT’s president from September 2020 to May 2022. Resource REIT was a non-traded REIT which was acquired by Blackstone Real Estate Income Trust, Inc. in May 2022. At Resource REIT, Mr. Feldman was responsible for overseeing the strategy for the company and its real estate investment strategy.

Mr. Chereso is Chief Executive Officer and President of The Inland Real Estate Companies, LLC, which is part of The Inland Real Estate Group of Companies, Inc. (“Inland”). Mr. Chereso has over 30 years of experience in retail investment, underwriting, finance, tax, audit, commercial real estate, due diligence, capital markets and the alternative investment industry. Mr. Chereso serves on The Board of Directors for organizations whose missions align with his passions including: The Real Estate Roundtable; NAREIT Public Non-Listed REIT Council, Better Government Association of Chicago and the 100 Club of Illinois, serving families of first responders killed in the line of duty. As an industry leader, Mr. Chereso is an active supporter of many associations including the United States Chamber of Commerce, National Association of REALTORS®, NAREIT, ADISA and the IPA.

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About IPC Alternative Real Estate Income Trust, Inc.

IPC Alternative Real Estate Income Trust, Inc. (the Company) is a public, non-listed, monthly-valued, perpetual-life real estate investment trust focused on alternative sectors. As of September 30, 2025, the Company's operating partnership owned 30 medical office building properties totaling 746,601 square feet, four self-storage properties totaling 250,755 square feet, and one student housing property with 406 student housing beds. The properties are located in 12 states. For more information, please visit ipcaltreit.com.

Forward Looking Statements

This press release may contain forward-looking statements with respect to IPC Alternative Real Estate Investment Trust, Inc. Forward-looking statements are statements that are not descriptions of historical facts and include statements regarding management's intentions, beliefs, expectations, research, market analysis, plans or predictions of the future. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements. Past performance is not indicative of future results and there can be no assurance that future dividends will be paid.