

October 8, 2025

Dear Fellow Investor,

IPC Alternative Real Estate Income Trust, Inc. (ALT REIT or the Company) is pleased to report that a distribution in the amount of \$0.1042 per share has been paid to stockholders of record as of September 30, 2025. This distribution represents an approximate 5.34% annualized distribution rate based on ALT REIT's aggregate net asset value (NAV) per share of \$23.40. Limited partners of IPC Alternative Real Estate Operating Partnership, LP, the Company's operating partnership, have been paid an equivalent distribution.

Economic Update

The economic landscape continues to evolve amid market volatility, tariff policy developments, and cautious monetary policy. Marked by fluctuating conditions through the first half of the year, the S&P 500 has now entered into record-high territory during the third quarter of 2025. The yield on the 10-Year Treasury has hovered between 4.0% and 4.5%, reflecting a slowing economy, seen in surprising downward revisions to job growth and slowing inflation. On September 17, the Federal Reserve (Fed) lowered the upper end of the federal funds rate to 4.25%, marking its first rate cut since December 2024. The 25-basis-point reduction reflects the Fed's growing concern over a weakening labor market, despite inflation remaining above target.

Inflation remains persistently above the Fed's 2% target, registering 2.9% as of August. Meanwhile, the labor market is showing early signs of softening, with declines in both labor demand and supply. The July jobs report revealed an approximately 25% shortfall in new non-farm payrolls compared to expectations, and revised figures for May and June indicate flat job growth. These conditions have led the Fed to emphasize potential risks hidden behind stable headline numbers, reinforcing a cautious approach ahead of the September meeting.

Amid this economic uncertainty, demographic-driven commercial real estate remains resilient, with low correlation to broader economic conditions and positively positioning each sector to navigate future headwinds. ALT REIT remains focused on disciplined execution and strategic positioning to capitalize on these trends.

Portfolio Overview

As of June 30, 2025, ALT REIT's portfolio included 35 properties across 12 states and 17 markets with a total real estate value of \$412 million.

Healthcare	
Appraised Property Value	\$327,320,000
No. of Properties	30
Square Feet	746,601
Leased %	97.7%
Student Housing	
Appraised Property Value	\$44,400,000
No. of Properties	1
Total Beds	406
Leased %	99.3%
Self Storage	
Appraised Property Value	\$39,920,000
No. of Properties	4
No. of Units	2,362
Leased %	83.3%

Company Update

ALT REIT maintains focus on its thematic investment strategy centered around demographic-driven real estate sectors: self-storage, student housing, and healthcare. The Company benefits from three distinct growth engines: equity raised through common share offerings, investment opportunities in the form of 721 exchange transactions, and investment opportunities sourced from Inland's multi-billion-dollar platform of existing privately owned assets. These avenues provide a robust pipeline for portfolio expansion for ALT REIT.

In particular, the Company's operating partnership has a fair market value purchase option with respect to certain Delaware Statutory Trust offerings, or DST's, raising capital as part of a platform recently launched by Inland Private Capital Corporation, an affiliate of ALT REIT's sponsor. The Company's operating partnership will have the option, but not obligation, to acquire any such DST two years after the DST's own capital raise is complete. The first DST, which owns a student housing asset serving students at the University of Arizona, is nearing the end of its capital raise. The Company recently obtained a purchase option to acquire a second DST owning a senior housing community in Ann Arbor, Michigan. The community contains approximately 152 units offering independent, assisted living, and memory care services.

Webinar Information

The Company hosted an update webinar on September 23, 2025. We invited each investor and their respective financial professional to attend this recent webinar discussing strategy and goals, market updates, sector information, portfolio performance, the latest net asset value (NAV), and more. If you were not able to join us, you can find a link to the replay on the ALT REIT website.

<https://www.ipcaltreit.com/for-investors#webinars>

If you have questions or need additional information regarding your investment in ALT REIT, please do not hesitate to contact Investor Services via e-mail at custserv@inland-investments.com or via phone at (866) My-Inland | (866) 694-6526.

Sincerely,



Keith Lampi
Chief Executive Officer
IPC Alternative Real Estate Income Trust, Inc.

Cautionary Note Regarding Forward-Looking Statements and Distributions

Certain statements in this letter constitute "forward-looking statements" within the meaning of Section 27A of the Securities Act and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). Words such as "may," "could," "should," "expect," "intend," "plan," "goal," "seek," "anticipate," "believe," "estimate," "predict," "variables," "potential," "continue," "expand," "maintain," "create," "strategies," "likely," "will," "would" and variations of these terms and similar expressions indicate forward-looking statements. These forward-looking statements reflect the intent, belief or current expectations of our management based on their knowledge and understanding of the business and industry, the economy and other future conditions. These statements are not factual or guarantees of future performance, and we caution stockholders not to place undue reliance on them. Actual results may differ materially from those expressed or forecasted in forward-looking statements due to a variety of risks, uncertainties and other factors, including but not limited to risks related to our limited operating history, the lack of public trading market for our common stock, our dependence on our Advisor, and the risks of investing in real estate, and other risks detailed in the Risk Factors section in our most recent Annual Report on Form 10-K and subsequent Quarterly Reports on Form 10-Q as filed with the Securities and Exchange Commission and made available on our website. Forward-looking statements reflect our management's view only as of the date of this letter and may ultimately prove to be incorrect. We undertake no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results except as required by applicable law. We intend for these forward-looking statements to be covered by the applicable safe harbor provisions created by Section 27A of the Securities Act and Section 21E of the Exchange Act.

We cannot guarantee that we will make distributions, and if we do, we may fund such distributions from sources other than cash flow from operations, including, without limitation, the sale of our assets, borrowings or offering proceeds, and we have no limits on the amounts we may pay from such sources. Please see our website, www.ipcaltreit.com, for the annualized distribution rate for each class of our common stock.

The Inland name and logo are registered trademarks being used under license. "Inland" refers to some or all of the entities that are part of The Inland Real Estate Group of Companies, Inc. one of the nation's largest commercial real estate and finance groups, which is comprised of independent legal entities, some of which may be affiliates, share some common ownership or have been sponsored and managed by such entities or subsidiaries thereof.