Form 144 Filer Information	UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549
FORM 144	Form 144 NOTICE OF PROPOSED SALE OF SECURITIES PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933

144: Filer Information

Filer CIK	0001358969
Filer CCC	XXXXXXXX
Is this a LIVE or TEST Filing?	◉ LIVE ○ TEST

Submission Contact Information

Name	
Phone	
E-Mail Address	

144: Issuer Information

Name of Issuer	Alpine Income Property Trust, Inc.
SEC File Number	001-39143
Address of Issuer	369 N. NEW YORK AVE. SUITE 201 WINTER PARK FLORIDA 32789
Phone	407-904-3324
Name of Person for Whose Account the Securities are To Be Sold	Richardson Andrew C

See the definition of "person" in paragraph (a) of Rule 144. Information is to be given not only as to the person for whose account the securities are to be sold but also as to all other persons included in that definition. In addition, information shall be given as to sales by all persons whose sales are required by paragraph (e) of Rule 144 to be aggregated with sales for the account of the person filing this notice.

Relationship to Issuer	Director

144: Securities Information

Title of the Class of Securities To Be Sold	Name and Address of the Broker	Number of Shares or Other Units To Be Sold	Aggregate Market Value	Number of Shares or Other Units Outstanding	Approximate Date of Sale	Name the Securities Exchange
Common	FIDELITY BROKERAGE SERVICES LLC 245 Summer Street BOSTON MA 02110	2500	48775.00	16524709	06/24/2026	NYSE

Furnish the following information with respect to the acquisition of the securities to be sold and with respect to the payment of all or any part of the purchase price or other consideration therefor:

144: Securities To Be Sold

Title of the	Date you	Nature of	Name of	Is	Date	Amount of	Date of	Nature of

Class	Acquired	Acquisition Transaction	Person from Whom Acquired	this a Gift?	Donor Acquired	Securities Acquired	Payment	Payment *
Common	09/30/2024	Board Comp	PINE	☐		748	09/30/2024	Compensation
Common	03/31/2025	Board Comp	PINE	☐		84	03/31/2025	Compensation
Common	06/30/2025	Board Comp	PINE	☐		641	06/30/2025	Compensation
Common	09/30/2025	Board Comp	PINE	☐		1027	09/30/2025	Compensation

* If the securities were purchased and full payment therefor was not made in cash at the time of purchase, explain in the table or in a note thereto the nature of the consideration given. If the consideration consisted of any note or other obligation, or if payment was made in installments describe the arrangement and state when the note or other obligation was discharged in full or the last installment paid.

Furnish the following information as to all securities of the issuer sold during the past 3 months by the person for whose account the securities are to be sold.

144: Securities Sold During The Past 3 Months

Name and Address of Seller	Title of Securities Sold	Date of Sale	Amount of Securities Sold	Gross Proceeds
ANDREW C RICHARDSON 369 N NEW YORK AVE SUITE 201 WINTER PARK FL 32789	ALPINE INCOME PROPERTY TRUST	03/31/2026	2750	49870.00
ANDREW C RICHARDSON 369 N NEW YORK AVE SUITE 201 WINTER PARK FL 32789	ALPINE INCOME PROPERTY TRUST	05/08/2026	3000	58050.00
ANDREW C RICHARDSON 369 N NEW YORK AVE SUITE 201 WINTER PARK FL 32789	ALPINE INCOME PROPERTY TRUST	05/26/2026	2000	38520.00

144: Remarks and Signature

Remarks	
Date of Notice	06/24/2026

ATTENTION:

The person for whose account the securities to which this notice relates are to be sold hereby represents by signing this notice that he does not know any material adverse information in regard to the current and prospective operations of the Issuer of the securities to be sold which has not been publicly disclosed. If such person has adopted a written trading plan or given trading instructions to satisfy Rule 10b5-1 under the Exchange Act, by signing the form and indicating the date that the plan was adopted or the instruction given, that person makes such representation as of the plan adoption or instruction date.

Signature	/s/ Jordyn Davis as a duly authorized representative of Fidelity Brokerage Services LLC, as attorney-in-fact for Richardson Andrew C

ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)