

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 XXXXXXXXX
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
369 N. NEW YORK AVE.
SUITE 201
Address of Issuer 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	2000	40390.00	16524709	07/28/2026	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 Class	Date you Acquired	Nature of Acquisition	Name of Person from	Is this	Date Donor	Amount of Securities	Date of Payment	Nature of Payment *
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	Transaction	Whom Acquired	a Gift?	Acquired	Acquired
Common	04/01/2026 Stock Award	Issuer	☐	932	04/01/2026 Compensation
Common	01/02/2026 Stock Award	Issuer	☐	867	01/02/2026 Compensation
Common	07/01/2026 Stock Award	Issuer	☐	201	07/01/2026 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 Water Park FL 32789	ALPINE INCOME PROPERTY TRUST	06/25/2026	2832	54900.87
Andrew C. Richardson 369 N NEW YORK AVE, SUITE 201, Water Park FL 32789	ALPINE INCOME PROPERTY TRUST	05/26/2026	1500	29078.85
Andrew C. Richardson 369 N NEW YORK AVE, SUITE 201,, Water Park, FL 32789	ALPINE INCOME PROPERTY TRUST	05/22/2026	500	9435.00
Andrew C. Richardson 369 N NEW YORK AVE, SUITE 201,,, Water Park FL 32789	ALPINE INCOME PROPERTY TRUST	05/08/2026	3000	58036.20

144: Remarks and Signature

Remarks

Date of Notice07/28/2026

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/ Cristina Garcia, 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)