Viva Industrial Trust
2015 Extraordinary General Meeting

16 November 2015



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Proposed Equity Fund Raising

Proposed issue of up to **160,819,000 new stapled securities** in Viva Industrial Trust ("VIT") under an equity fund raising to raise gross proceeds of up to **S$110.0 million**, which may comprise:

(i) a **private placement** of new stapled securities to institutional and other investors; and/or

(ii) a **non-renounceable preferential offering** of new stapled securities to the existing stapled securityholders on a pro rata basis.

Proposed Equity Fund Raising (cont'd)

The intended use of the net proceeds is:

(i) to partially fund the total acquisition cost of approximately **S$191.0 million** for the proposed acquisitions of Ubi, Tai Seng and Pioneer properties (the "**Proposed Acquisitions**"); and

(ii) with the balance, if any, to be used to partially fund the asset enhancement initiatives ("AEI") at Technopark@Chai Chee ("**Project Viva City**").

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Strategically Located Quality Portfolio



✓ Planned development of Tuas Port, where all of Singapore's port operations will be consolidated

Proposed Acquisitions: Property 1

The Ubi Property

Property Details	
Location	11, Ubi Road 1, Singapore 408723
Purchase Price	S$80.7 million[1]
Land Premium	S$5.3 million[2]
Valuation	S$87 million[3]
Land Tenure	30 + 30 years wef 1 Sep 1995
Land Area	103,238 sq ft
GFA	253,058 sq ft
Leasable Area	253,058 sq ft
Occupancy	100%
Lease Term	10 years





1. *Excluding upfront land premium.*
2. *Estimated upfront land premium is subject to confirmation by HDB.*
3. *Based on independent valuation as at 14 July 2015 by Suntec Real Estate Consultants Pte. Ltd, including an estimated upfront land premium for the balance of the initial 30-year term.*

Proposed Acquisitions – Property 2

The Tai Seng Property

Property Details	
Location	19 Tai Seng Avenue, Singapore 534054
Purchase Price	S$42.0 million[1]
Land Premium	S$4.8 million[2]
Valuation	S$47.8 million[3]
Land Tenure	30 + 30 years wef 11 Sep 2007
Land Area	48,222 sq ft
GFA	120,556 sq ft
Leasable Area	120,556 sq ft
Occupancy	100%
Lease Term	10 years





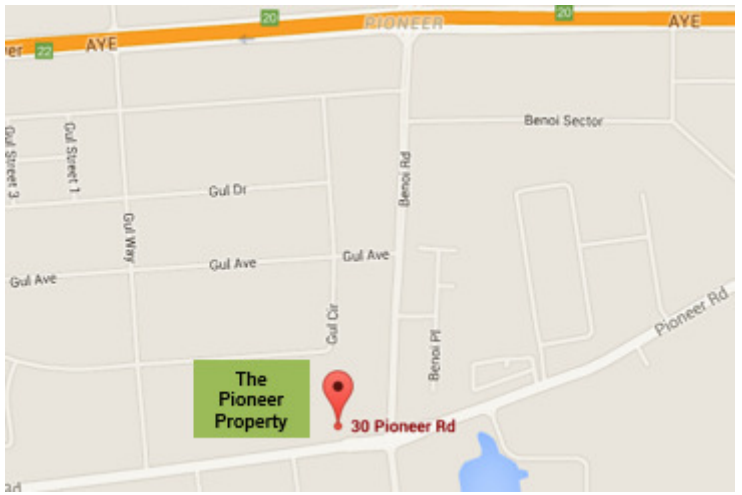
1. *Excluding upfront land premium.*
2. *Estimated upfront land premium is subject to confirmation by JTC.*
3. *Based on independent valuation as at 27 July 2015 by Colliers International Consultancy & Valuation (Singapore) Pte. Ltd. including an estimated upfront land premium for the balance of the initial 30-year term.*

Proposed Acquisitions – Property 3

The Pioneer Property

Property Details	
Location	30 Pioneer Road, Singapore 628502
Purchase Price	S$45.0 million[1]
Land Premium	S$6.1 million[2]
Valuation	S$55.0 million[3]
Land Tenure	30 years wef 16 Feb 2007
Land Area	200,786 sq ft
GFA	281,090 sq ft
Leasable Area	281,090 sq ft
Occupancy	100%
Lease Term	5 + 5 years





1. *Excluding upfront land premium.*
2. *Estimated upfront land premium* is subject to confirmation by JTC.
3. *Based on independent valuation as at 26 August 2015 by Colliers International Consultancy & Valuation (Singapore) Pte. Ltd. Including an estimated upfront land premium for the balance of the initial 30-year term.*

Proposed Acquisitions Summary

The Ubi, Tai Seng and Pioneer Properties	
Total GFA	654,704 sq ft
Total Purchase Price	S$167.7 million[1]
Total Estimated Upfront Land Premium	S$16.2 million[2]
Total Purchase Price and Estimated Upfront Land Premium	**S$183.9 million**
Total Valuation	**S$189.8 million[3]**
Weighted Average Land Lease Expiry (by valuation)	37.6 years
Weighted Average Lease Expiry (by rental income)	8.4 years
Average NPI Yield	7.3%
Funding Structure	Mix of debt and equity

1. *Excluding upfront land premium.*
2. *Subject to confirmation by HDB and JTC.*
3. *Based on independent valuations of the Ubi Property performed by Suntec Real Estate Consultants Pte. Ltd. as at 14 July 2015, the Tai Seng Property and the Pioneer Property performed by Colliers International Consultancy & Valuation (Singapore) Pte. Ltd. as at 27 July 2015 and 26 August 2015 respectively, including the estimated upfront land premiums.*

Portfolio Summary

	Pre-Acquisitions[1]	Post-Acquisitions[2]
Total Number of Properties	5	**8**
Total Portfolio GFA	2,919,923 sq ft	**3,574,027 sq ft**
Net Lettable Area (NLA)	2,344,517 sq ft	**2,999,221 sq ft**
Weighted Average Lease Expiry (by rental income)	3.1 years	**4.0 years[3]**
Weighted Average Land Lease Expiry (by valuation)	37.4 years	**37.5 years**
Weighted Average Age of Buildings (by valuation)	9.7 years	**9.8 years**
Weighted Average Portfolio Occupancy	80.8%	**85.8%**
Total Portfolio Value	S$962.4 million	**S$1,152.2 million[4]**

1. *As at 30 September 2015.*
2. *On pro forma basis.*
3. *Based on net property income and rental support for the month of September 2015, taking into account the master lease arrangements and the rental support arrangements, assuming that renewal options are not exercised*
4. *Based on independent valuations of the Ubi Property performed by Suntec Real Estate Consultants Pte. Ltd. as at 14 July 2015, the Tai Seng Property and the Pioneer Property performed by Colliers International Consultancy & Valuation (Singapore) Pte. Ltd. as at 27 July 2015 and 26 August 2015 respectively, including the estimated upfront land premiums.*

Rationale for the Proposed Acquisitions

- **In line with the Manager's growth strategy** of building a resilient portfolio with quality assets delivering regular, stable and appreciating rental revenues so as to deliver stable yield to stapled securityholders.

- **Further diversify portfolio** by adding more logistics and light industrial assets into the existing portfolio, thereby increasing the asset base and enhancing the portfolio characteristics.

- **Further diversify the tenant base** and reduce the concentration of the top 10 tenants.

- **Strategically located** near to MRT stations or Jurong Port / Tuas Checkpoint and with easy access to the major expressways.

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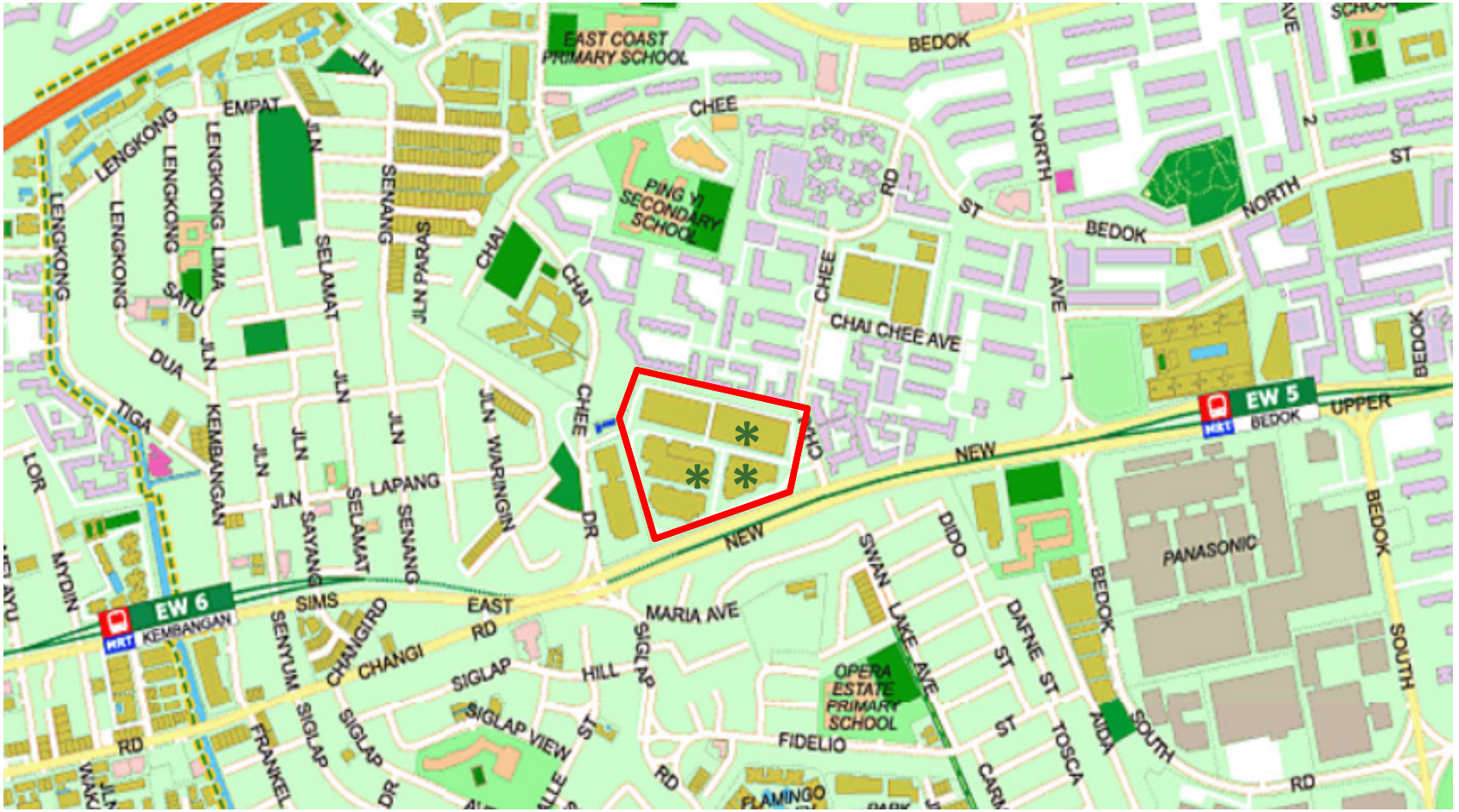
Project Viva City

Unlocking Value of Technopark@Chai Chee Through Project Viva City*



** Project naming rights and artist's impression are subject to final confirmation.*

Site Plan



TPCC

AEI

Fact Sheet

	Pre Redevelopment	Post Redevelopment
Property	A High Tech industrial development that comprises three four-storey and three eight-storey blocks	A mixed Business Park development that comprises three four-storey and three eight-storey blocks, of which 3 blocks will be partially converted to “White” use with retail, F&B and other commercial uses
Land Area	617,915 sq ft	617,915 sq ft
Gross Floor Area	1,524,685 sq ft	1,534,218 sq ft
Approximate Gross Retail Area	0 sq ft	226,386 sq ft
Plot Ratio	2.47	2.5
Maximum Plot Ratio	2.5	2.5

Project Viva City

Project Viva City* incorporates lifestyle facilities that enhances the overall environment and convenience for the tenants and surrounding residents with retails, F&B and other commercial uses.



** Project naming rights and perspective are subject to final confirmation.*

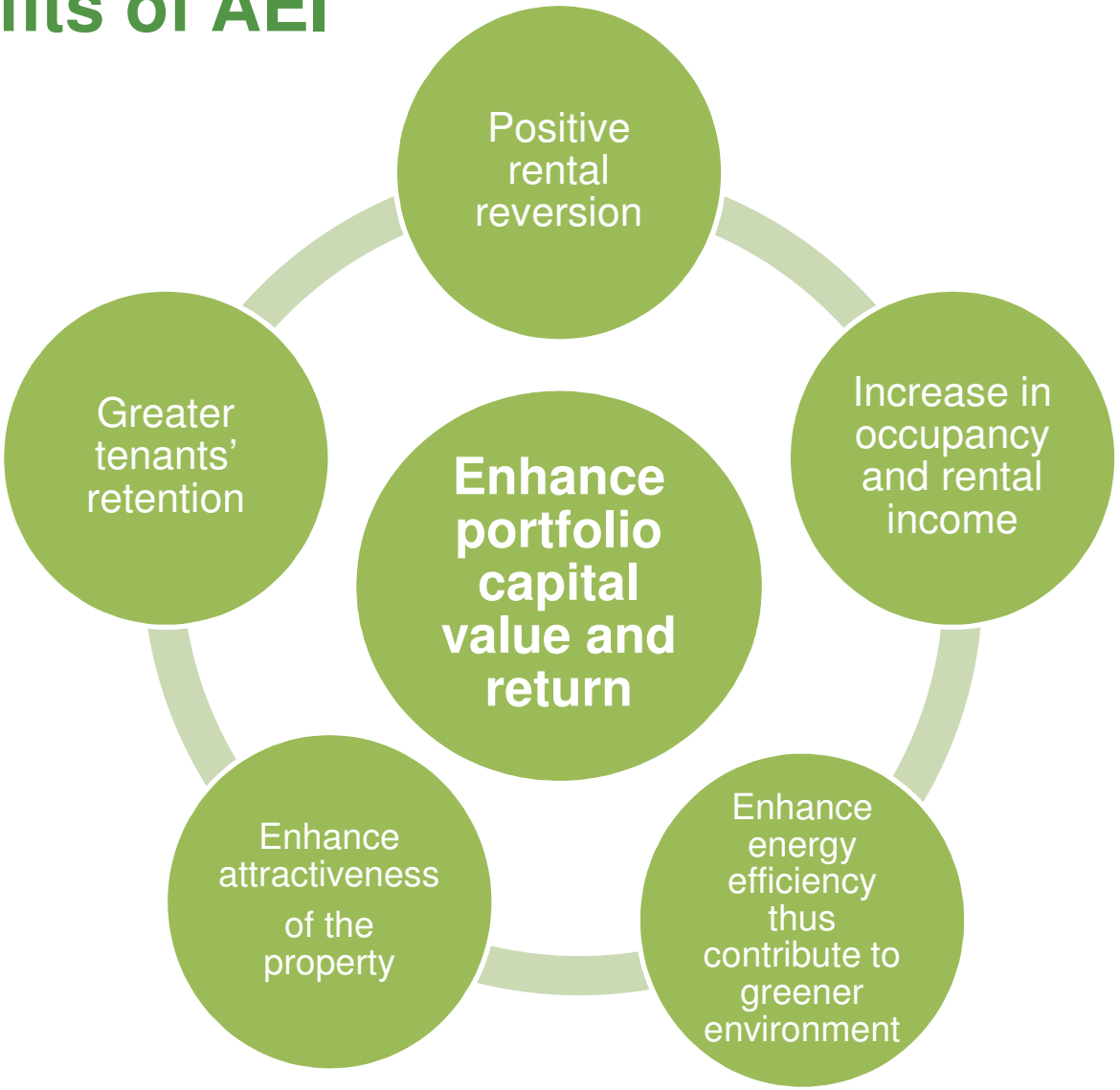
Pre-committed Tenants

- **Close to 55%[1] of pre-committed leases obtained**
- **Phase 1A is scheduled to complete by end of 2015**

- **Decathlon Singapore Pte. Ltd.**
  Open first Southeast Asia ("SEA") flagship store by end of 2015 and relocation of its SEA headquarters
- **OWL Cafés**
  First in Singapore drive-thru concept with Straits Asian dining facility
- **True Fitness**
- **Offside Sports and Bistro[2]**
- **Aston Food & Beverage Pte Ltd**
- **Chic A Boo**
- **MMMM!**
- **The Seafood Market Place by Song Fish**

1. Based on total "White" space.
2. Outlet name to be confirmed

Benefits of AEI



Thank you

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