



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 29 October 2010 under the laws of the Republic of Singapore)

ANNOUNCEMENT

DATE OF RELEASE OF 3Q 2025 FINANCIAL RESULTS OF SABANA INDUSTRIAL REIT

Sabana Real Estate Investment Management Pte. Ltd., as the manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”, or the “**REIT**” and the manager of Sabana Industrial REIT, the “**Manager**”) wishes to announce that the financial results of Sabana Industrial REIT for the period from 1 July 2025 to 30 September 2025 (“**3Q 2025**”) will be released by the Manager on Wednesday, 22 October 2025, after trading hours.

Rule 705(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “**Listing Manual**”) states that an issuer must announce the financial statements for each of the first three quarters of its financial year immediately after the figures are available, but in any event not later than 45 days after the quarter end if its auditors have stated that a material uncertainty relating to going concern exists in the issuer's latest financial statements. Rule 705(2A) of the Listing Manual further stipulates that the issuer will have a grace period of one year to comply with the requirement under Rule 705(2), such grace period commencing on the date on which the condition in Rule 705(2) is met. An issuer must continue to comply with Rule 705(2) for so long as any condition in Rule 705(2) is met.

In this regard, the REIT is required to announce its unaudited financial results on a quarterly basis as its auditors had stated that a material uncertainty related to going concern exists in the REIT's financial statements for the year ended 31 December 2023. This material uncertainty related to going concern remains in the audit report for the REIT's financial statements for the year ended 31 December 2024¹, which states “*We draw attention to Note 2.5 of the financial statements which highlights events and conditions relating to the ongoing internalisation exercise which could cause potential financial implication to the Group and Trust. Specifically, as stated in Note 26, if the internalisation exercise triggers a review event under existing financing arrangements, it could result in mandatory prepayment of the Group's outstanding loans and interest if no satisfactory agreement is reached with the lenders. These factors indicate the existence of a material uncertainty which may cast significant doubt on the ability of the Group and the Trust to continue as a going concern.*”

Accordingly, the REIT is required to comply with the quarterly reporting requirement with effect from 1Q 2025.

¹ Please refer to the Independent Auditors' Report on page 120 of Sabana Industrial REIT's Annual Report for the year ended 31 December 2024, available on SGXNet and the REIT's corporate website.

By Order of the Board
Sabana Real Estate Investment Management Pte. Ltd.
(Company Registration Number No: 201005493K, Capital Markets Services Licence No: CMS100169)
As Manager of Sabana Industrial Real Estate Investment Trust

Han Yong Lee (Donald)
Chief Executive Officer
8 October 2025

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Sabana Industrial REIT

Sabana Industrial REIT was listed on the SGX-ST on 26 November 2010. As at 31 December 2024, Sabana Industrial REIT has a diversified portfolio of 18 quality properties in Singapore, in the high-tech industrial, warehouse and logistics, chemical warehouse and logistics, as well as general industrial sectors. The total assets of the Group amount to more than S\$1.0 billion as at 31 December 2024. Sabana Industrial REIT is a constituent of the SGX S-REIT Index and MSCI Singapore Micro Cap Index.

Sabana Industrial REIT is managed by Sabana Real Estate Investment Management Pte. Ltd. (in its capacity as the Manager of Sabana Industrial REIT) in accordance with the terms of the trust deed dated 29 October 2010 (as amended, varied or supplemented from time to time). Sabana Industrial REIT is a real estate investment trust constituted on 29 October 2010 under the laws of Singapore.

For further information on Sabana Industrial REIT, please visit www.sabana-reit.com.sg

Important Notice

The value of units in Sabana Industrial REIT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, HSBC Institutional Trust Services (Singapore) Limited, as trustee of Sabana Industrial REIT, or any of their respective affiliates.

An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.