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MEDIA RELEASE

VIVA INDUSTRIAL TRUST FORMALISES AGREEMENT WITH GKE CORPORATION TO ACQUIRE PIONEER ROAD PROPERTY

- ✓ Following the memorandum of understanding signed with GKE Warehousing & Logistics Pte Ltd, Viva Industrial Trust has today entered into a put and call option agreement to acquire the property located at 30 Pioneer Road
- ✓ The asset will be leased back to the vendor, GKE Warehousing & Logistics Pte Ltd, under a master lease agreement
- ✓ The proposed acquisition will see Viva Industrial Trust's investment property base grow by 5.7% to approximately S$1.0 billion and its weighted average lease expiry extended from 3.3 years to 3.4 years

Singapore, 28 August 2015 – Viva Industrial Trust ("VIT"), a Singapore-focused business park and industrial property trust, today announced that, following the memorandum of understanding that was signed with GKE Warehousing & Logistics Pte Ltd (the "Vendor") in July, it has entered into a put and call option agreement for the acquisition of the property located at 30 Pioneer Road (the "Pioneer Property"). Pending the relevant approvals, the acquisition is expected to be completed by 4Q2015.

The purchase consideration for the Pioneer Property is S$45.0 million, excluding an estimated upfront land premium for the balance of the initial 30-year lease term amounting to S$6.1 million.

The Pioneer Property will be leased back to the Vendor, a subsidiary of a SGX-listed leading integrated logistics solutions provider for supply chain management, GKE Corporation Limited, for a term of five years from completion of the acquisition with rental escalation of 5% in the third and fifth year of the lease term, and an option to renew for another 5-year term.

The Pioneer Property comprises a 4-storey warehouse with high specifications and a 7-storey ancillary office with total gross floor area ("GFA") of 281,090 sq ft. The Pioneer Property is strategically located at the junction of Pioneer Road and Benoi Road within Jurong Industrial Estate, which is the largest industrial estate in Singapore. It is in close proximity to Jurong Port and Tuas Checkpoint and offers easy access to the PIE and AYE. With the Vendor leasing back the property to house its logistics operations, the Pioneer Property is expected to enjoy 100% occupancy during the lease term.

With the addition of this new asset, VIT's portfolio will see a further improvement to the portfolio asset and tenant quality, as well as occupancy and cash flow visibility. The value of VIT's portfolio will grow by 5.7% to approximately S$1.0 billion. Portfolio GFA will increase by 9.6% to approximately 3.2 million sq ft and total leasable area will increase by 12.0% to approximately 2.6 million sq ft. Weighted average portfolio occupancy is set to grow from 80.0% to 82.7%, and weighted average lease expiry (by rental income) is expected to increase from 3.3 years to 3.4 years.

Commenting on the latest developments, Mr Wilson Ang, CEO of Viva Industrial Trust Management Pte Ltd, the manager of Viva Industrial Real Estate Investment Trust ("VI-REIT"), said, "We are pleased to acquire this quality asset to further grow our portfolio and we believe that the long-term lease arrangement adds a good degree of earnings and distributions sustainability, which are integral in driving long-term value for our stapled securityholders."

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ABOUT VIVA INDUSTRIAL TRUST

Viva Industrial Trust ("VIT") is a Singapore-focused business park and industrial property trust listed on the Mainboard of the Singapore Exchange, which comprises Viva Industrial Real Estate Investment Trust ("VI-REIT") and Viva Industrial Business Trust ("VI-BT"). VIT focuses on building a diversified portfolio of income-producing real estate which is used predominantly for business park and other industrial purposes in Singapore and elsewhere in the Asia-Pacific region, while VI-BT is presently dormant. VIT's portfolio comprises five properties located in Singapore, namely (i) UE BizHub EAST, (ii) Technopark@Chai Chee, (iii) Mauser Singapore, (iv) Jackson Square and (v) Jackson Design Hub with an aggregate gross floor area of 2.9 million sq ft.

For more information on VIT, please visit http://www.vivaitrust.com.

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This press release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of VIT. The forecast financial performance of VIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers' current view of future events.

Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch were the Joint Global Coordinators and Issue Managers for the initial public offering and listing of Viva Industrial Trust (the "Offering"). Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd., The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, CIMB Securities (Singapore) Pte. Ltd., Maybank Kim Eng Securities Pte. Ltd. and Credit Suisse (Singapore) Limited were the Joint Bookrunners and Underwriters for the Offering.