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VIVA INDUSTRIAL TRUST

Comprising:

VIVA INDUSTRIAL REAL ESTATE INVESTMENT TRUST	**VIVA INDUSTRIAL BUSINESS TRUST**
(a real estate investment trust constituted on 23 August 2013 under the laws of the Republic of Singapore) managed by	(a business trust constituted on 14 October 2013 under the laws of the Republic of Singapore) managed by
Viva Industrial Trust Management Pte. Ltd.	**Viva Asset Management Pte. Ltd.**

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF THE TAI SENG PROPERTY AND THE UBI PROPERTY AND DISCLOSURES PURSUANT TO RULE 704(31) OF THE LISTING MANUAL

Further to the announcement dated 29 July 2015 in relation to the proposed acquisitions of (i) the property located at 19 Tai Seng Avenue, Singapore 534054 (the "**Tai Seng Property**") and the mechanical and electrical equipment therein; and (ii) the property located at 11 Ubi Road 1, Singapore 408723 (the "**Ubi Property**") and the mechanical and electrical equipment therein (collectively, the "**Acquisitions**"), Viva Industrial Trust Management Pte. Ltd., in its capacity as manager of Viva Industrial Real Estate Investment Trust ("**VI-REIT**", and the manager of VI-REIT, the "**REIT Manager**") and Viva Asset Management Pte. Ltd., in its capacity as trustee-manager of Viva Industrial Business Trust ("**VI-BT**" and collectively with VI-REIT, the stapled group, Viva Industrial Trust ("**VIT**"), and the trustee-manager of VI-BT, the "**Trustee-Manager**", and collectively with the REIT Manager, the "**Managers**") are pleased to announce that the Acquisitions have been completed today.

The purchase consideration for the Tai Seng Property is S$42.0 million (excluding an upfront land premium for the balance of the initial 30-year lease term of S$4.4 million) while the purchase consideration for the Ubi Property is S$80.7 million (the "**Ubi Property Purchase Consideration**") (excluding an upfront land premium for the balance of the initial 30-year lease term of S$5.4 million).

The vendor of the Ubi Property has agreed that S$15.0 million (being approximately 18.6%) of the Ubi Property Purchase Consideration (the "**Deferred Sum**") is payable on a deferred basis. The Deferred Sum is expected to be paid in December 2015 upon VI-REIT's receipt of the proceeds from the *pro-rata* and non-renounceable preferential offering of 101,071,000 new stapled securities in VIT ("**New Stapled Securities**") which was announced on 18 November 2015.

Save for the Deferred Sum, the Acquisitions are funded by a combination of a S$73.0 million five-year term loan facility (the "**Loan Facility**") granted by Hong Leong Finance Limited ("**HLF**") and the proceeds from the private placement of 52,047,200 New Stapled Securities which was launched and closed on 18 November 2015.

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the Managers wish to announce that under the terms of the Loan Facility, it is a mandatory prepayment event if:

(a) the REIT Manager resigns or is removed as, or ceases to be the manager of VI-REIT; or

(b) The Trust Company (Asia) Limited resigns or is removed as, or ceases to be the trustee of VI-REIT (the "**REIT Trustee**"), and the replacement REIT Trustee is not appointed in accordance with the VI-REIT Trust Deed[1] and approved by HLF (such approval not to be unreasonably withheld),

(the "**Relevant Events**").

1 "**VI-REIT Trust Deed**" refers to the trust deed dated 23 August 2013 (as amended) constituting VI-REIT.

Assuming that a Relevant Event occurs, the aggregate amount of debt facilities (including the existing loan facilities granted to VI-REIT of S$315.0 million and the existing medium term notes issued by Viva iTrust MTN Pte. Ltd. (a wholly-owned subsidiary of VI-REIT) of S$100.0 million) that may be affected by the Relevant Event (assuming the occurrence of a Relevant Event results in a cross default) is S$488.0 million (excluding interest) as at the date of this announcement.

By Order of the Board
Wilson Ang Poh Seong
Chief Executive Officer and Executive Director

Viva Industrial Trust Management Pte. Ltd.
(Company Registration No. 201204203W)
As manager of Viva Industrial Real Estate Investment Trust

Viva Asset Management Pte. Ltd.
(Company Registration No. 201316690M)
As trustee-manager of Viva Industrial Business Trust

24 November 2015

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any Stapled Securities of Viva Industrial Trust ("**VIT**") in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the Stapled Securities and the income derived from them may fall as well as rise. The Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, The Trust Company (Asia) Limited, as trustee of VI-REIT, or any of their respective affiliates.

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

This announcement 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.