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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.**

CLEAN-UP DISTRIBUTION

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*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement dated 29 September 2018 titled "Notice of Clean-up Distribution Books Closure Date" (the "**Announcement**").*

Further to the Announcement, the VIT Managers are pleased to announce that the Clean-up Distribution per Stapled Security ("**DPS**") in Viva Industrial Trust is 1.692 Singapore cents of taxable income. Please refer to Appendix 1 for the calculation of the Clean-up DPS.

Stapled Securityholders whose securities accounts with The Central Depository (Pte) Limited are credited with Stapled Securities as at 5.00 pm on 8 October 2018 will be entitled to the Clean-up Distribution that will be paid on or around 9 November 2018.

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

19 October 2018

Appendix 1

Statement of Total Return of VI-REIT Group for the period from 1 July 2018 to the Effective Date

	S$'000
Gross revenue	33,828
Property expenses	(9,908)
Net property income	**23,920**
Rental support	3,098
REIT Manager's fees	(2,098)
REIT Trustee's fees	(56)
Amortisation of intangible assets	(958)
Other trust expenses	(7,235)
Finance income	4
Finance expenses	(10,780)
Net income	**5,895**
Change in fair value of derivative financial instruments	(42)
Total return before income tax	**5,853**
Income tax	-
Total return after income tax	**5,853**

Distribution Statement of VI-REIT Group for the period from 1 July 2018 to the Effective Date

	S$'000
Total return after income tax	**5,853**
Net tax adjustments (**Note A**)	13,026
Distributable income	**18,879**
Retention of distributable income to pay for the transaction costs incurred in connection with the Merger with ESR-REIT	(4,600)
Release of previously retained distributable income attributable to the income tax credit of S$4.96 million in 2Q2018	2,231
Distribution declared	**16,510**
Number of Stapled Securities for the calculation of DPS ('000)	975,759
DPS (cents)	1.692

Note A

	S$'000
Net tax adjustments comprise:	
REIT Trustee's fees	56
Adjustment for recognising rental income on a straight-line basis over the lease term	4
Amortisation of intangible assets	958
Debt-related transaction costs	5,084
Change in fair value of derivative financial instruments	42
Transaction costs incurred in connection with the Merger with ESR-REIT	6,882
Net tax adjustments	**13,026**

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 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 VIT Managers, the 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 VIT 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 VIT Managers' current view of future events.