



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

SABANA INDUSTRIAL REIT SIGNS UP FIRST TENANT AT SABANA@1TA4

Singapore, 10 September 2024 – Sabana Real Estate Investment Management Pte. Ltd., as the manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**” or the “**REIT**” and manager of Sabana Industrial REIT, the “**Manager**”), is pleased to announce the onboarding of a new tenant at Sabana@1TA4. Occupying approximately 64% of the total lettable area, the tenant will be taking up the annex block comprising a three-storey warehouse, production and ancillary office. Sabana@1TA4 is newly completed, having obtained its Temporary Occupation Permit on 9 July 2024.

The new tenant, which is one of Singapore’s leading manufacturers of interior products, has a longstanding track record of over 40 years, serving both the public sector and some of the biggest developers in the private residential markets. Headquartered in Singapore, the company also caters to commercial and institutional spaces in Singapore while its affiliate firm serves the interior product needs of the international markets and consumer segment. Its operations are supported by its advanced manufacturing facilities spanning both Singapore and North Asia. In catering to sustainability-conscious consumers, the company has also expanded its product offering to include quality, eco-friendly products that come from recycled materials.

Mr Donald Han, Chief Executive Officer of the Manager of Sabana Industrial REIT, said “Sabana@1TA4 is uniquely positioned as a transformed, modern industrial building that is highly desired for its convenient location near amenities. We are delighted that our valued tenant has chosen our iconic property as its destination of choice in meeting the quality standards for its warehousing, production and ancillary office. We welcome our tenant onboard as it relocates to its new headquarters at Tuas. As a home-grown Singapore company that has since expanded to serve both regional and international markets, we look forward to its continued success!”

With its contemporary design and close proximity to the Tuas Crescent MRT station, Sabana @1TA4 provides the ideal industrial space and sustainable work environment that are appealing for corporate headquarters.

Apart from its production activities at Sabana@1TA4, the tenant will be investing significantly in its facilities including the interior design of its ancillary office within the property. Featuring wood as its foundational design element, the new contemporary office will reveal warm and welcoming tones with aesthetic, precision-patterned panels that are the distinctive traits of the tenant’s products. The office will also incorporate its sustainable products in its usage of recycled wood furnishings, making it an environmentally-conscious space for staff and visitors alike within Sabana@1TA4, which is BCA Green Mark Super Low Energy award certified.

Meanwhile, the installation of solar panels at Sabana@1TA4 is in progress and is scheduled for completion in 4Q 2024. Upon completion, the property will incorporate slightly over 4,500 square metres (“**sqm**”) of solar panels that will collectively generate more than 1,000 megawatt-hours of energy per year. It is also expected to be a net positive energy building, based on current specifications.

The remaining space of approximately 50,000 square feet at Sabana@1TA4 is made up of a single storey adjoining block and is currently being marketed preferably to a single user. These premises have a floor loading of 55 kN per sqm and ceiling height of approximately 25 metres, making it one of the highest specifications in the industry - ideal to be used as an Automated Storage and Retrieval System (“**ASRS**”) logistics facility.

Subject to obtaining the approval from relevant authorities, rental contribution by the new tenant to the REIT is expected from 1Q 2025 onwards.

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Sabana Industrial REIT

Sabana Industrial REIT was listed on the SGX-ST on 26 November 2010. As at 31 December 2023, 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 2023. 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 REIT, please visit www.sabana-reit.com.

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.