



SABANA SHARI'AH COMPLIANT INDUSTRIAL REAL ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 29 October 2010 under the laws of the Republic of Singapore)

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Sabana Real Estate Investment Management Pte. Ltd., as the manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**"), and the manager of Sabana REIT, the "**Manager**") wishes to announce that it has obtained new independent valuations for the 18 properties owned by Sabana REIT as at 30 June 2020.

The valuations were conducted by Cushman & Wakefield VHS Pte Ltd ("**C&W**"), Savills Valuation and Professional Services (S) Pte Ltd ("**Savills**") and SRE Global Pte Ltd ("**SRE Global**"). The details are as follows:

No.	Property	Valuer	Valuation as at 30 June 2020 (S\$'000)
	<u>High-tech Industrial</u>		
1	151 Lorong Chuan	SRE Global	323,400
2	8 Commonwealth Lane	SRE Global	54,000
3	15 Jalan Kilang Barat	Savills	22,000
4	1 Tuas Avenue 4 ⁽¹⁾	SRE Global	8,500
5	23 Serangoon North Avenue 5	SRE Global	31,000
6	508 Chai Chee Lane	Savills	63,800
	<u>Chemical Warehouse & Logistics</u>		
7	33 & 35 Penjuru Lane	C&W	43,200
8	18 Gul Drive	C&W	20,000
	<u>Warehouse & Logistics</u>		
9	34 Penjuru Lane	Savills	33,700
10	51 Penjuru Road	Savills	35,600
11	26 Loyang Drive	C&W	24,700
12	3A Joo Koon Circle	C&W	34,700
13	2 Toh Tuck Link	SRE Global	30,000
14	10 Changi South Street 2	SRE Global	36,000
	<u>General Industrial</u>		
15	123 Genting Lane	Savills	16,800
16	30 & 32 Tuas Avenue 8	C&W	24,400
17	39 Ubi Road 1	Savills	20,400
18	21 Joo Koon Crescent	C&W	14,700
	Total		836,900

(1) The property has been reclassified to investment property held for divestment, in accordance with FRS 105.

Copies of the valuation reports are available for inspection, with prior appointment, during normal business hours at the registered office of the Manager at 151 Lorong Chuan #02-03 New Tech Park, Singapore 556741, for a period of three months commencing from the date of this Announcement.

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 Shari'ah Compliant Industrial Real Estate Investment Trust

Han Yong Lee (Donald)

Chief Executive Officer

16 July 2020

For enquiries, please contact:

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Sabana REIT

Sabana REIT was listed on the SGX-ST on 26 November 2010. It was established principally to invest in income-producing real estate used for industrial purposes, as well as real estate-related assets, in line with Shari'ah investment principles. As at 30 June 2020, Sabana REIT has a diversified portfolio of 18 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 approximately S\$0.9 billion as at 30 June 2020.

Sabana REIT is listed in several indices within the SGX S-REIT Index, Morgan Stanley Capital International, Inc (MSCI) Index and FTSE index. Sabana REIT is one of the constituents of the FTSE ST Singapore Shariah Index.

Sabana REIT is managed by Sabana Real Estate Investment Management Pte. Ltd. (in its capacity as the Manager of Sabana REIT) in accordance with the terms of the trust deed dated 29 October 2010 (as amended). Sabana 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 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 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 of Sabana REIT 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.