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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

S$330 MILLION SENIOR SECURED TRANSFERABLE LOAN FACILITIES

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 or "**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 Trust Company (Asia) Limited, as trustee of VI-REIT (the "**REIT Trustee**") has today entered into a facility agreement (the "**Facility Agreement**") with, *inter alia*, Standard Chartered Bank and BNP Paribas, as mandated lead arrangers and bookrunners, and RHB Bank Singapore, The Bank of East Asia Limited, Singapore Branch and United Overseas Bank Limited, as mandated lead arrangers, for the grant of senior secured transferable loan facilities of up to S$330 million comprising the following tranches:

(a) a Singapore dollar term loan facility of S$140 million ("**TLF A**");
(b) a Singapore dollar term loan facility of S$140 million ("**TLF B**"); and
(c) a Singapore dollar revolving credit facility of S$50 million ("**RCF**").

(together, the "**Facilities**").

The Facilities are secured over UE BizHub East, Viva Business Park and 81 Tuas Bay Drive, Singapore 637308. TLF A and TLF B will be used to, *inter alia*, fully refinance the loans outstanding under the S$315 million term loan and revolving credit facilities granted under the facility agreement dated 28 October 2013. The RCF will be used to finance VI-REIT's general corporate funding purposes, capital expenditure, investments and acquisitions permitted under the VI-REIT Trust Deed[1] or the Property Funds Appendix (as defined in the Facility Agreement) and for general working capital purposes. The above utilisation of TLF A and TLF B is expected to take place on or about 11 February 2016.

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 Facilities, 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 REIT Trustee resigns or is removed as, or ceases to be the trustee of VI-REIT, and the replacement REIT Trustee is not appointed in accordance with the VI-REIT Trust Deed and approved by the Lenders (as defined in the Facility Agreement) (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$388.0 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

1 February 2016

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 (the "**Stapled Securities**") 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 REIT Trustee, 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.