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)

SABANA REIT LEASES AND RENEWS TWO OUT OF THREE PROPERTIES WITH MASTER LEASES EXPIRING IN 2014

13 November 2014 - Sabana Real Estate Investment Management Pte. Ltd., as the manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("Sabana REIT" or the "Trust"), is pleased to announce that Sabana REIT has signed a new master lease for 3A Joo Koon Circle and renewed the master lease of 6 Woodlands Loop, amounting to 295,443 sq feet of gross floor area.

The new master lease of 3A Joo Koon Circle will commence on 22 November 2014, while the renewed master lease of 6 Woodlands Loop will commence on 15 December 2014, immediately upon the expiry of the earlier master leases[1]. The two properties represent 6.6% of the gross floor area of the overall portfolio, accounting for about 4.7% of portfolio value and an annualised rental income of S$4.3 million for Sabana REIT.

The Manager's Chief Executive Officer and Executive Director, Mr Kevin Xayaraj said, "We are pleased to be able to seal the master lease of 6 Woodlands Loop for another three years with Wayne Burt Precision Technologies Pte. Ltd.[2], and to sign a fresh five-year lease for 3A Joo Koon Circle with ST Synthesis Pte Ltd. The renewed and new master leases will improve Sabana REIT's overall lease expiry profile and provide income stability to the Trust's portfolio."

"For 2 Toh Tuck Link, of which the master lease is also expiring in November 2014, the Manager will be converting the building into a multi-tenanted property. Our team is working with the current master tenant for a smooth handover," Mr Xayaraj said.

With approximately 12 months to the expiries of 11 master leases in 2015, the Manager has also started to engage the current master tenants, including its Sponsor, SGX-listed Vibrant Group Limited, which is currently leasing five of those properties, to ensure that the expiries are effectively managed.

Mr Xayaraj said, "We have been diligently managing Sabana REIT's lease expiry profile, focusing on the expiring master leases in 2014 and 2015. We will remain aggressive in our marketing and

[1] Both master leases are pending JTC Corporation's approval.
[2] The earlier master lease signed on 15 December 2011 with MMI Holdings Limited was transferred to Wayne Burt Precision Technologies Pte. Ltd..

leasing efforts and will continue to evaluate potential yield-accretive acquisition opportunities. In addition, we may also embark on asset enhancement initiatives, as well as explore opportunities to divest underperforming assets to recycle Sabana REIT's capital."

As at 30 September 2014, Sabana REIT's portfolio comprises 59.3% master-tenanted properties and 40.7% multi-tenanted properties based on net lettable area. For 3Q 2014, Sabana REIT's overall portfolio occupancy rate was at 91.8%, compared to 90.8% in 2Q 2014 and 90.6% in 1Q 2014. The occupancy rate for Sabana REIT's multi-tenanted buildings also increased to 79.6% in 3Q 2014 from 77.5% in 2Q 2014 and 76.9% in 1Q 2014.

For enquiries, please contact:

Bobby Tay Chiew Sheng
Chief Strategy Officer & Head of Investor Relations
Sabana Real Estate Investment Management Pte. Ltd.
DID: +65 6580 7768
Email: bobby.tay@sabana.com.sg

Grace Chen
Manager, Investor Relations
Sabana Real Estate Investment Management Pte. Ltd.
DID: +65 6580 7857
Email: grace.chen@sabana.com.sg

ABOUT SABANA REIT

Sabana REIT was listed on Singapore Exchange Securities Trading Limited 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. Sabana REIT currently has a diversified portfolio of 22 quality properties in Singapore, in the high-tech industrial, warehouse and logistics, chemical warehouse and logistics, as well as general industrial sectors. Its total assets amount to approximately S$1.2 billion.

Sabana REIT is listed in several indices within the Morgan Stanley Capital International, Inc (MSCI) Index, the Global Property Research (GPR) index, FTSE index and S&P Dow Jones Indices. Sabana REIT is assigned a BBB- 'long-term corporate credit rating' with a stable outlook by Standard & Poor's Rating Services.

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 http://www.sabana-reit.com.

Important Notice

This announcement is for information only and does not constitute an offer, invitation or solicitation of 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 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 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.

This announcement is not an offer or sale of any Units in the United States. No Units have been or will be registered under the United States Securities Act of 1933, as amended (the "Securities Act") and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, registration under the Securities Act.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.