



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)

**RESPONSES TO QUERIES FROM THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED ("SGX-ST")
ON SABANA SHAR'IAH COMPLIANT INDUSTRIAL REAL ESTATE INVESTMENT TRUST ("REIT")
FULL YEAR RESULTS ANNOUNCEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2013
("FY2013 RESULTS ANNOUNCEMENT")**

In response to the queries raised by the SGX-ST in its email dated 3 March 2014 on the FY2013 Results Announcement, the Board of Directors of Sabana Real Estate Investment Management Pte. Ltd., as Manager of the REIT, would like to provide the following information:

Query 1

With reference to paragraph 9 of the REIT's FY2013 Results Announcement, please comment whether the current results are in line with the REIT's commentary in paragraph 10 of 3Q FY2013 results announcement.

Manager's response

The current results are broadly in line with the guidance provided in paragraph 10 of 3Q FY2013 results announcement.

Query 2

With reference to paragraph 10 of the REIT's FY2013 Results Announcement, please comment on any known factors or events that may affect the group in the next reporting period and the next 12 months.

Manager's response

Other than what was stated in paragraph 10 of the REIT's FY2013 Results Announcement, the Manager would like to add that three properties with master leases are expiring in 4Q FY2014. The Manager will continue to proactively manage the group's portfolio to optimise rental yields.

By Order of the Board

Sabana Real Estate Investment Management Pte. Ltd.
(Company registration number 201005493K)
As Manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust

Kevin Xayaraj
Chief Executive Officer and Executive Director
4 March 2014

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>.

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