VIVA INDUSTRIAL TRUST

Comprising:

VIVA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 23 August 2013 under the laws of the Republic of Singapore) managed by

Viva Industrial Trust Management Pte. Ltd.

VIVA INDUSTRIAL BUSINESS TRUST

(a business trust constituted on 14 October 2013 under the laws of the Republic of Singapore) managed by

Viva Asset Management Pte. Ltd.

VIVA INDUSTRIAL TRUST
ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Viva Industrial Trust Management Pte Ltd, as Manager of Viva Industrial Real Estate Investment Trust ("**VI-REIT**"), wishes to announce that it has obtained new independent valuations as at 31 December 2017 for the below properties owned by VI-REIT. The valuations set out below were conducted by Cushman & Wakefield VHS Pte. Ltd.

No.	Address	Fair valuation as at 31 December 2017 S$
Business Park Properties		
1	6 & 8 Changi Business Park Avenue 1	358,000,000
2	Blocks 750 to 750E Chai Chee Road	350,000,000
Hotel Property		
3	2 & 4 Changi Business Park Avenue 1	160,000,000
Logistics Properties		
4	81 Tuas Bay Drive	28,000,000
5	30 Pioneer Road	55,000,000
6	6 Chin Bee Avenue	94,300,000
Light Industrial Properties		
7	11 Lorong 3 Toa Payoh	73,200,000
8	29 Tai Seng Street	33,400,000
9	11 Ubi Road 1	85,000,000
10	19 Tai Seng Avenue	47,800,000
Total Portfolio		**1,284,700,000**

Copies of the valuation reports for the above properties are available for inspection by prior appointment at the Manager's registered office at 750 Chai Chee Road, #04-03 Viva Business Park, Singapore 469000 during normal business hours for three months from 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

26 January 2018

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 Viva Industrial Trust ("**VIT**") 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, Perpetual (Asia) Limited (as trustee of VI-REIT) 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 Singapore Exchange Securities Trading Limited ("**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.