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)

NOTICE TO HOLDERS OF S$80,000,000 4.50 PER CENT. CONVERTIBLE SUKUK DUE 2017
ADJUSTMENT TO CONVERSION PRICE

Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as defined in the ***Terms and Conditions.***

Sabana Real Estate Investment Management Pte. Ltd., as the **Manager** of **Sabana REIT**, refers to the **Convertible Sukuk** and the announcement dated 21 January 2015 made by **Sabana REIT** in connection with a **Distribution** of 1.78 Singapore cents per **Unit** in respect of the financial period from 1 October 2014 to 31 December 2014 to be paid to **Unitholders** whose names appear in **Sabana REIT's** register of **Unitholders** as at the **Book Closure Date**.

NOTICE IS HEREBY GIVEN THAT the **Conversion Price** will be adjusted from S$1.1199 to S$1.0971 per **Unit**. The adjustment to the **Conversion Price** is effective as at 30 January 2015, being the day immediately after the **Book Closure Date**.

Condition 7(c)(iii) of the **Terms and Conditions** provides for an adjustment to be made to the **Conversion Price** of the **Convertible Sukuk** if and whenever any Capital Distribution (as defined in the **Terms and Conditions**) is paid or made to the **Unitholders** (except where the **Conversion Price** falls to be adjusted under Condition 7(c)(ii) of the **Terms and Conditions**).

The **Manager** is pleased to set out below, a summary of the adjustment to the **Conversion Price**, based on the formula set out in Condition 7(c)(iii)(B) of the **Terms and Conditions**:

Adjusted Conversion Price	=	Conversion Price x ((A-B) /A)
Where:		
Conversion Price	=	S$1.1199 per **Unit**
A	=	S$0.9241 being the **Current Market Price** of one **Unit** on the last **Trading Day** immediately preceding on which the **Distribution** in cash is first publicly announced
B	=	(total distribution in cash^ -S$0.0545) per **Unit**
	=	(S$0.0733- S$0.0545) per **Unit**
	=	S$0.0188 per **Unit,** being the amount of Capital Distribution (excluding any Capital Distribution in respect of the same financial year which has previously resulted in an adjustment attributable to one **Unit**)

^The total distribution in cash per **Unit** declared in respect of the financial year ended 31 December 2014.

Based on the distribution per **Unit** under the **Distribution** of 1.78 Singapore cents and aggregating together with all distributions declared by the **Manager** in respect of the financial year ended 31 December 2014, the **Conversion Price** will be adjusted from S$1.1199 to S$1.0971 per **Unit**. The adjustment to the **Conversion Price** is effective as at 30 January 2015, being the day immediately after the **Book Closure Date**.

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
For and on behalf of
Sabana Treasury Pte. Ltd.
(As issuer of the Convertible Sukuk)

Kevin Xayaraj
Chief Executive Officer and Executive Director
29 January 2015

Definitions used in this announcement are set out below:

Book Closure Date	5:00 pm on 29 January 2015
Conversion Price	Conversion price of the Convertible Sukuk. The price at which the units will be issued on conversion, as adjusted from time to time
Convertible Sukuk	S$80.0 million 4.50 per cent. Convertible Sukuk due 2017, convertible into Units of Sabana REIT and issued by Sabana Treasury Pte. Ltd., a wholly-owned subsidiary of Sabana REIT
Current Market Price	Has the same meaning given to it in the Terms and Conditions
Distribution	The distribution to be made by Sabana REIT in respect of the financial period 1 October 2014 to 31 December 2014 and announced on 21 January 2015
Manager	Sabana Real Estate Investment Management Pte. Ltd., in its capacity as manager of Sabana REIT
Sabana REIT	Sabana Shari'ah Compliant Industrial Real Estate Investment Trust
Terms and Conditions	Terms and conditions of the Convertible Sukuk
Trading Day	Has the same meaning given to it in the Terms and Conditions
Unit	A unit representing an undivided interest in Sabana REIT
Unitholders	Holders of Units in Sabana REIT

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 23 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$1.3 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.