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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

ACTUAL ADVANCED DISTRIBUTION

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*Unless otherwise defined, all terms and references used herein shall bear the same meanings as ascribed to them in the announcement dated 26 October 2016 titled "Notice of Advanced Distribution Books Closure and Distribution Payment Dates" (the "**Announcement**").*

Further to the Announcement, the Managers are pleased to announce that the Advanced Distribution per stapled security in Viva Industrial Trust ("**Stapled Security**") for the period from 1 October 2016 to 6 November 2016 is 0.728 Singapore cents comprising 0.619 Singapore cents of taxable income and 0.109 Singapore cents of tax-exempt income from Viva Industrial Real Estate Investment Trust ("**VI-REIT**")[1].

Stapled Securityholders whose securities accounts with The Central Depository (Pte) Limited are credited with Stapled Securities as at 5.00 pm on 4 November 2016 will be entitled to the Advanced Distribution that will be paid on 28 November 2016. For the avoidance of doubt, the New Stapled Securities issued pursuant to the Private Placement on 7 November 2016 will not be entitled to the distribution declared by the Managers for the period from 1 July 2016 to 30 September 2016 and the Advanced Distribution.

The next distribution following the Advanced Distribution will comprise VIT's distributable income for the period from 7 November 2016 to 31 December 2016. Quarterly distributions will resume thereafter.

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

17 November 2016

1 There is no distribution from Viva Industrial Business Trust ("**VI-BT**") as VI-BT is still dormant.

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 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, Viva Industrial Trust Management Pte Ltd (as manager of VI-REIT) or Viva Asset Management Pte Ltd (as trustee-manager of VI-BT) (collectively, 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.