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NEWS RELEASE

VIVA INDUSTRIAL TRUST TO RAISE $15.6M FROM PLACEMENT OF NEW STAPLED SECURITIES

- **Completes $111.5 million acquisition of Jackson Square and Jackson Design Hub**
- **Reduces aggregate leverage from 45.9% to 44.1%**

Singapore, 21 November 2014 – **Viva Industrial Trust** (億達工业房地产信托; "VIT" or "the Trust"), a stapled group comprising Viva Industrial Real Estate Investment Trust ("VI-REIT") and Viva Industrial Business Trust ("VI-BT"), will be raising $15.6 million through a private placement of its stapled securities to Mr Tan Phong Guan, former owner of Jackson Square and Jackson Design Hub.

The placement exercise follows the completion of VIT's acquisition of Jackson Square and Jackson Design Hub at an aggregate purchase price of $111.5 million, which is at a 3.4% discount to the aggregate market valuation of $115.4 million accorded to the properties by independent valuer, Suntec Real Estate Consultants Pte Ltd.

Under the terms of the subscription agreement, VIT will place out 20,000,000 new stapled securities to Mr Tan at $0.78 per stapled security ("Placement Price"). The Placement Price represents a 2.5% discount to the volume weighted average price for trades done on 21 November 2014. Upon completion of the placement exercise, Mr Tan, who presently holds 1,000,000 VIT stapled securities, will own 21,000,000 VIT stapled securities, representing approximately 3.39% of the enlarged total number of VIT stapled securities.

VIT plans to use the proceeds from the placement exercise to pare down its existing debt and reduce its pro forma aggregate leverage from 45.9% to 44.1% post-placement.

Mr Wilson Ang (洪富璨), CEO of Viva Industrial Trust Management Pte. Ltd, the Manager of VI-REIT, said, "With its increased free float post-placement, we are hopeful that VIT will enjoy higher visibility and enhanced trading liquidity. More importantly, we are encouraged by Mr Tan's vote of confidence in VIT's growth prospects, and we will continue to deliver greater value to all our stakeholders."

Added Mr Tan Phong Guan, "VIT has a well-defined growth strategy of building a resilient portfolio that includes quality assets like Jackson Square and Jackson Design Hub. I am pleased to have the opportunity to participate in the Trust's long-term growth through the placement exercise."

The new stapled securities are expected to commence trading on the SGX-ST on 2 December 2014.

To ensure fair treatment of its existing stapled securityholders, the Managers of VIT will be declaring an advanced distribution for the period from 1 October 2014 to 1 December 2014, which will only be distributed in respect of the existing stapled securities in issue immediately prior to the issue of the new stapled securities. Following this, the next distribution will comprise VIT's distributable income for the period from 2 December 2014 to 31 December 2014, with quarterly distributions resuming thereafter.

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ABOUT VIVA INDUSTRIAL TRUST

Viva Industrial Trust ("VIT") is a Singapore-focused business park and industrial property trust listed on the Mainboard of the Singapore Exchange, which comprises Viva Industrial Real Estate Investment Trust ("VI-REIT") and Viva Industrial Business Trust ("VI-BT"). VIT focuses on building a diversified portfolio of income-producing real estate that is predominantly used for business parks and other industrial purposes in Singapore and elsewhere in the Asia Pacific region, while VI-BT is presently dormant. VIT's portfolio comprises five properties located in

Singapore, namely (i) UE BizHub EAST, (ii) Technopark@Chai Chee, (iii) Mauser Singapore, (iv) Jackson Square, and (v) Jackson Design Hub, with an aggregate gross floor area of 2.9 million sq ft.

For more information on VIT, please visit http://www.vivaitrust.com.

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