



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)

UPDATE TO UNITHOLDERS FOLLOWING SPONSOR'S ANNOUNCEMENT ON AUDITED FINANCIAL STATEMENTS FOR FINANCIAL YEAR ENDED 30 APRIL 2018

The Board of Directors (the "**Board**") of Sabana Real Estate Investment Management Pte Ltd (the "**Manager**") refers to the announcement issued by Vibrant Group Limited ("**Vibrant**"), the Sponsor of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**") on 12 December 2018 (reference: SG181212OTHRJUL5).

The Board wishes to make a voluntary announcement to apprise Unitholders of Sabana REIT of the following:

As announced on 26 October 2018, the Manager of Sabana REIT had renewed three Sponsor-related master leases that were set to expire this year, in accordance with the relevant terms of the Existing Master Leases and parties' agreement on the respective rental rates for the relevant term under the relevant Master Leases.

As at the period ended 30 September 2018, the Sponsor-related entities contributed approximately 10.9% of the portfolio revenue for Sabana REIT and rental payments are up to date till November 2018. There is no impact on Sponsor-related master leases at this juncture.

The Manager will continue its focus on executing its growth plan through active asset management, selective divestments and progressing on asset enhancement initiatives.

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

Han Yong Lee (Donald)
Chief Executive Officer
14 December 2018

For enquiries, please contact:

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Sabana REIT

Sabana REIT was listed on the SGX-ST 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 19 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 S\$0.9 billion.

Sabana REIT is listed in several indices within the SGX S-REIT Index, Morgan Stanley Capital International, Inc (MSCI) Index and FTSE index. Sabana REIT is one of the constituents of the new FTSE ST Singapore Shariah Index.

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 www.sabana-reit.com.

Important Notice

The value of units in Sabana REIT (“**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 of Sabana REIT 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.