Viva Industrial Trust Management Pte. Ltd.
Viva Asset Management Pte. Ltd.
750 Chai Chee Road
#04-03 Viva Business Park
Singapore 469000

NEWS RELEASE

VIVA INDUSTRIAL TRUST WILL BE INCLUDED IN THE MSCI SINGAPORE SMALL CAP INDEX

Singapore, 21 November 2017 – Viva Industrial Trust Management Pte Ltd and Viva Asset Management Pte Ltd (collectively, the "**Managers**"), the managers of Viva Industrial Trust ("**VIT**"), a Singapore-focused business park and industrial property trust, are pleased to announce that VIT will be included in the MSCI Singapore Small Cap Index as of the close of 30 November 2017.

For more than 40 years, MSCI's research-based indexes and analytics have helped the world's leading investors build and manage better portfolios. The MSCI Singapore Small Cap Index is designed to measure the performance of the small cap segment of the Singapore market. With 56 constituents as at 31 October 2017, the index represents approximately 14% of the free float-adjusted market capitalization of the Singapore equity universe.

Mr Wilson Ang, CEO of the Managers, said, "We are pleased to be included in one of the benchmark indexes for Singapore small cap stocks. Since our listing in November 2013, VIT has grown in portfolio size, profitability and trading liquidity while delivering attractive returns to become one of the best performing small cap industrial REITs in Singapore. We will continue to build on our success and deliver stable returns to our stapled securityholders."

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For further enquiries, please contact:
Ms. Lyn Ong
Investor Relations Manager
DID: +65 6229 5564
Email: lyn.ong@vivaitrust.com

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 which is used predominantly for business park and other industrial purposes in Singapore and elsewhere in the Asia-Pacific region, while VI-BT is presently inactive. VIT's portfolio comprises nine properties located in Singapore, namely (i) UE BizHub EAST, (ii) Viva Business Park, (iii) Mauser Singapore, (iv) Jackson Square, (v) Jackson Design Hub, (vi) Home-Fix Building, (vii) 11 Ubi Road 1, (viii) 30 Pioneer Road, and (ix) 6 Chin Bee Avenue, with an aggregate gross floor area of 3.90 million sq ft.

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

IMPORTANT NOTICE

This press release 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 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, Viva Industrial Trust Management Pte. Ltd., in its capacity as manager of Viva Industrial Real Estate Investment Trust ("VI-REIT", and the manager of VI-REIT, the "REIT Manager"), Viva Asset Management Pte. Ltd., in its capacity as trustee-manager of Viva Industrial Business Trust ("VI-BT", and the trustee-manager of VI-BT, the "Trustee-Manager", and collectively with the REIT Manager, 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 (the "SGX-ST"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This press release 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.