



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)

CLARIFICATION ANNOUNCEMENT REGARDING NEWS ARTICLE

The Board of Directors of Sabana Real Estate Investment Management Pte. Ltd. (in its capacity as manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust) (the “**Manager**”) refers to the news article published on 8 April 2017 by The Edge Markets titled “Vibrant Group acquiring a further 45% of Sabana REIT’s manager”. In this respect, the Manager notes that the Sponsor has today made a clarificatory announcement regarding the news article.

As announced previously, a strategic review of Sabana REIT is currently being undertaken. To further progress the strategic review exercise, the Manager has since established a Strategic Review Committee, where a majority of the members comprise the independent directors of the Manager, to explore the various options to enhance the performance of Sabana REIT. The Manager has also appointed Morgan Stanley Asia (Singapore) Pte as the financial adviser which reports directly to the Strategic Review Committee.

The strategic review exercise is currently still ongoing. Sabana REIT has not entered into any binding arrangement, and the Manager is not aware of the Sponsor having entered into any arrangement, in connection with any transaction arising out of the strategic review exercise. There can be no assurance that any transaction will arise out of the above mentioned strategic review exercise.

The Manager will make the necessary announcements in accordance with its obligations under the listing rules as and when there are any material developments arising out of the strategic review exercise.

In the meantime, Unitholders are advised to exercise caution when dealing in the units of Sabana REIT. Unitholders are further advised to read this announcement and any subsequent announcements by the Manager carefully.

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

Kevin Xayaraj

Chief Executive Officer and Executive Director

10 April 2017

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 21 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\$1.0 billion.

Sabana REIT is listed in several indices within the SGX S-REIT Index, Morgan Stanley Capital International, Inc (MSCI) Index, the Global Property Research (GPR) index, FTSE index and S&P Dow Jones Indices.

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 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 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.