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)

S$243.0 MILLION NEW COMMODITY MURABAHA FACILITIES AND DISCLOSURE PURSUANT TO RULE 704(31)

The Board of Directors of Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**" and the manager of Sabana REIT, the "**Manager**"), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Sabana REIT (the "**Trustee**"), has on this day, entered into a new financing arrangement with The Hongkong and Shanghai Banking Corporation Limited (as facility agent) ("**HSBC**"), HSBC Amanah Malaysia Berhad (as commodity agent) ("**HSBC Amanah**") and HSBC, HSBC Amanah, Malayan Banking Berhad, Singapore Branch ("**Maybank**") and United Overseas Bank Limited ("**UOB**") (as participants), for new Commodity Murabaha facilities of up to S$243.0 million (the "**New Facilities**"), comprising (i) a two-year term Commodity Murabaha facility of up to S$90.0 million (Facility B) and a five-year term Commodity Murabaha facility of up to S$30.0 million (Facility C) (the "**Additional Facilities**"), which will be fully utilised to re-finance the existing three-year term facility ("**Existing Facility E**") under the existing Master Murabaha Agreement made on 9 November 2010 between the Trustee, HSBC and HSBC Amanah (as amended) (the "**Existing Master Murabaha Agreement**") and (ii) the rolling-over of the existing five-year term Commodity Murabaha facility of up to S$75.0 million ("**Existing Facility F**") and the existing three-year revolving Commodity Murabaha facility of up to S$48.0 million under the Existing Master Murabaha Agreement ("**Existing Facility D**", and together with Existing Facility E and Existing Facility F, the "**Existing Facilities**")[1] which is expected to take place in 2015, with their respective maturity dates unchanged under the New Facilities. A request to utilise S$120.0 million under the Additional Facilities has been made today.

The Additional Facilities will be used for the refinancing of the outstanding amounts under Existing Facility E of S$120.0 million[2]. The New Facilities were effected by a new S$243.0 million Master Murabaha Agreement entered into on 25 November 2014 by the Trustee, HSBC and HSBC Amanah (the "**New Master Murabaha Agreement**") and a common terms agreement entered into on 25 November 2014 by the Trustee, HSBC, HSBC Amanah, Maybank and UOB (the "**Common Terms Agreement**").

Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the Manager wishes to announce that, both the Existing Master Murabaha Agreement in

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1 See announcements dated 23 August 2012 and 12 November 2013 for further details on the Existing Facilities.

2 The facility limit under the Existing Facility E had been reduced from S$177.6 million to S$120.0 million following partial prepayment on 3 October 2014.

respect of the Existing Facilities as well as the Common Terms Agreement in respect of the New Facilities contain similar provisions which relate to shareholding interests of any controlling shareholder of the Manager or place restrictions on any change in control of the Manager, the breach of which will cause a default in respect of the Existing Facilities (for so long as amounts are outstanding and the Existing Facilities are still in place[3]) and the New Facilities, significantly affecting the operations of Sabana REIT.

The Manager was incorporated in Singapore on 15 March 2010 and has a paid-up capital of S$1.0 million (the "**Manager Shares**"). It is 100 per cent. owned by Sabana Investment Partners Pte. Ltd., which is 51 per cent. owned by Vibrant Group Limited and/or its affiliates (the "**Vibrant Group**"), 45 per cent. owned by Blackwood Investment Pte. Ltd. ("**Blackwood**") (collectively, the "**Controlling Shareholders**" of the Manager) and 4 per cent. owned by Atrium Asia Capital Partners Pte. Ltd.. The shareholders of Blackwood are Mr Kevin Xayaraj (the Chief Executive Officer and the Executive Director of the Manager), Mr Bobby Tay Chiew Sheng (the Chief Strategy Officer and Head of Investor Relations of the Manager), Mr Aw Wei Been (the Chief Operating Officer and Head of Asset Management of the Manager) (collectively, the "**Material Blackwood Shareholders**") and Ms Ng Shin Ein (the Non-executive Director of the Manager).

Each of Clause 17.15 of the Existing Master Murabaha Agreement for the Existing Facilities and Clause 12.15 of the Common Terms Agreement for the New Facilities under the heading "Events of Default" states that it shall, *inter alia*, be an event of default when a Change of Control occurs. A "Change of Control" means:

a) the Vibrant Group ceases to be the owner, directly or indirectly, of at least 51 per cent. of the Manager Shares;

b) the Material Blackwood Shareholders together cease to be the owner, directly or indirectly, of at least 30 per cent. of the Manager Shares;

c) any Blackwood shareholder increases or reduces, directly or indirectly, the number of Manager Shares owned by it by five per cent. or more of the Manager Shares from that owned by it on the date of the Master Murabaha Agreement (or the Common Terms Agreement, in respect of the New Facilities) or from that owned by it when it first becomes a shareholder of Blackwood after the date of the Master Murabaha Agreement (or the Common Terms Agreement, in respect of the New Facilities); or

d) any shareholder of the Manager (other than the Controlling Shareholders) increases or reduces the number of Manager Shares owned by it by five per cent. or more of the Manager Shares from that owned by it on the date of the Master Murabaha Agreement (or the Common Terms Agreement, in respect of the New Facilities) or from that owned by it when it first becomes a shareholder of the Manager.

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[3] Amounts owing under Existing Facility D and Existing Facility F are expected to remain outstanding until 2015, when the rolling over of Existing Facility D and Existing Facility F into Facility D and Facility A under the New Master Murabaha Agreement, respectively, is expected to take place.

The aggregate amount utilised under both the Existing Facilities and the New Facilities (after taking into account that S$120.0 million under the Existing Facilities will be settled, S$120.0 million will be utilised under the Additional Facilities and S$81.0 million utilised under Existing Facility D and Existing Facility F will be rolled over) as at the date of this announcement that may be affected by a breach of the obligation or the occurrence of the Change of Control is approximately S$201.0 million. However, the aggregate amount of the facilities (which includes both the amounts which have been utilised and will remain utilised after the settlement of S$120.0 million under the Existing Facilities and the amount which has not been, and which remains available for, utilisation) under both the Existing Facilities and the New Facilities is approximately S$243.0 million[4].

As at the date of this announcement, the Controlling Shareholders have not entered into any share pledging arrangement relating to their shareholding interests in the Manager. The Controlling Shareholders have also undertaken that they shall notify the Manager and the Trustee as soon as they become aware of the details of any such share pledging arrangement relating to their shareholdings and any event which may result in a breach of the covenants under the Existing Facilities and the New Facilities.

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
25 November 2014

[4] This amount does not include the amount which remains available for drawdown under Facility A under the New Facilities, which can only be used for the purposes of repaying the outstanding amounts due under Existing Facility F and the amount which remains available for drawdown under Facility D under the New Facilities, which will be rolled over from Existing Facility D.

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 22 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$1.2 billion.

Sabana REIT is listed in several indices within the Morgan Stanley Capital International, Inc (MSCI) Index, the Global Property Research (GPR) index, FTSE index and S&P Dow Jones Indices. Sabana REIT is assigned a BBB- 'long-term corporate credit rating' with a stable outlook by Standard & Poor's Rating Services.

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 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.

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