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NEWS RELEASE

Viva Business Park's asset enhancement creates 'vibrancy in a park' with refreshing sports and fitness, F&B and family-oriented offerings

- ✓ *Secures a leading household name as latest anchor tenant at Viva Business Park ("VBP"), taking up 38,000 sq ft of "white" space*
- ✓ *Lifts the level of committed leases for the total "white" space at VBP to more than 90% as of today*
- ✓ *"White" space tenants supporting the three core themes of Sports and Fitness ("S&F"), Food and Beverage ("F&B") and Family-oriented amenities bring greater vibrancy to VBP and the Chai Chee neighbourhood*
- ✓ *Establishes VBP as the go-to 'work-play-eat-shop' destination in the wider Bedok region*

Singapore, 30 August 2016 – **Viva Industrial Trust** ("VIT"), a Singapore-listed business park and industrial property trust, today said that it has secured committed leases for more than 90% of the total "white" space at Viva Business Park ("VBP") from 21 tenants offering S&F, F&B and family-oriented amenities. These conveniences add greater vibrancy to the business park's work environment, as well as provide a wider array of 'work-play-eat-shop' options to Chai Chee and the wider Bedok region.

New anchor tenant adds variety

Joining the growing list of S&F, F&B and family-oriented amenities available at VBP is a new anchor tenant, a leading household name with a showroom/retail chain in Singapore. The anchor tenant has taken up the remaining "white" space of approximately 38,000 sq ft on the ground floor and second floor of 750B, and will unveil a new consumer experience at VBP early next year.

Commenting on the re-positioning of VBP with its S&F, F&B and family-oriented offerings, Mr Wilson Ang, CEO of Viva Industrial Trust Management Pte Ltd, the manager of Viva Industrial Real Estate Investment Trust, (the "REIT Manager"), said, "We want VBP to provide a vibrant work environment for our business park tenants. With the asset enhancement initiative ("AEI"), we have created a more productive and enjoyable workplace that discerning professionals demand, which is beyond just a typical workplace. We have received positive feedback from our business park tenants who appreciate how we have strategically transformed VBP into a vibrant 'work-play-eat-shop' integrated business park."

"VBP is now more than just a collection of corporate workplace. The transformation has added a different and refreshing vibe to the business park with something for everyone, with the three core themes of S&F, F&B and family-oriented amenities. We look forward to the completion of the last phase of the AEI works in the fourth quarter of 2016, which will enable VBP to cater to the wider Bedok region with a population of nearly 290,000[1] residents."

VBP's Three Core Themes of S&F, F&B and Family-oriented amenities		
S&F - Decathlon Singapore - True Fitness - Blueprint Climbing - Offside Sports	**F&B** - Andes by Astons - Chic-a-boo - PastaMania - *Geláre* - Centuries Food Court - Lixin Teochew Fishball Noodle - Simply Wrapps - iCrepe - Yoda Japanese Dining - Royz et Vous - Hai Jiao Qi Hao	**Family-oriented** - My Outlets Global Halal Hub - Mmmm! - The Seafood Market Place by Song Fish - HAN Junior - MindChamps - Academy Kidz - Alpha Gymnastics

Exciting F&B outlets a treat for foodies

With the completion of the second phase of the AEI works in May 2016, the REIT Manager has secured a diverse mix of F&B tenants. Tenants and members of the public can now select from a wide variety of F&B outlets, many of which have already commenced operations, such as premium dessert café Geláre Singapore, Japanese cuisine Yoda Japanese Dining, quick-serve café Simply Wrapps, halal-certified café Royz et Vous Specialty Coffee, Italian casual dining chain PastaMania, specialty dumpling restaurant Hai Jiao Qi Hao, Lixin Teochew fishball noodle, Chic-a-boo fried chicken, Andes by Astons steakhouse and takeaway kiosk iCrepe.





[1] *Source: Statistics Singapore, "Singapore Residents by Planning Area/Subzone, Age Group and Sex, June 2000 – 2015"*





Newly opened F&B outlets at VBP provide wide dining options to tenants and members of the public

Strong mix of sports-related and fitness tenants to promote active lifestyle and add vibrancy to VBP

Apart from the wide array of F&B options, VBP has also attracted S&F tenants since the AEI commenced. Sporting goods giant, Decathlon, which relocated its Southeast Asia ("SEA") headquarters to VBP, officially opened its SEA flagship store of approximately 35,500 sq ft to the public in January 2016 with overwhelming response from the tenants and the public. Currently, Decathlon enjoys a monthly footfall of more than 80,000 customers.

Mr Bastien Grandgeorge, CEO of Decathlon Singapore added, "As the first sports megastore in Singapore occupying 35,500 sq ft and well-stocked with over 95,000 items for at least 50 sports, our flagship store in Viva Business Park has lived up to our expectations and provided us with the luxury of space to truly demonstrate the Decathlon experience to consumers in Singapore. The response from customers has been amazing, as we continue to bring in innovative, yet low-priced products with no compromise on quality, and make sports accessible to all, whether they are beginners or sports enthusiasts."





Decathlon's flagship store in VBP draws average of more than 80,000 customers per month

Adding to VBP's S&F options, *True Fitness* is scheduled to open its eighth fitness centre of approximately 18,000 sq ft at VBP after the final phase of the AEI is completed later this year. The latest gym will come equipped with state-of-the-art fitness facilities, new cardiovascular machines, latest integrated TVs and iPod Links, as well as True Fitness' signature VIP Black Card Lounges. Members can also choose from a wide variety of classes such as Yoga, Hot Yoga, Dance, Group X and Spinning classes.

Apart from *True Fitness*, Offside Sports, an indoor e-darts, softball and baseball batting cage with an adjoining fusion restaurant, aims to provide a relaxing environment for families with children. There will also be a new sports rock-wall climbing centre operated by *Blueprint Climbing*. When the centre opens after the completion of the AEI works, it will be Singapore's largest and tallest air-conditioned sports climbing facility.

Family-oriented destination

Besides providing tenants with a vibrant work environment, VBP is also shaping up as a family-oriented destination, having secured an interesting mix of tenants who cater to families such as halal-certified *My Outlets Global Halal Hub* supermarket, premium gourmet food *Mmmm!* and fresh seafood produce *The Seafood Market Place by Song Fish*. The REIT Manager has also brought in Chinese Language pre-school *HAN Junior*, in addition to the existing *Academy Kidz* and *MindChamps* pre-schools, to cater to the working parents in VBP and the Chai Chee neighbourhood.

In addition, *Alpha Gymnastics*, which conducts a wide range of gymnastics classes for all ages and abilities, will also bring sports enthusiasts closer to their fitness goals, with its second centre in Singapore. Apart from classes which are professionally designed to provide strong gymnastics foundation for the development of strength, flexibility, balance and co-ordination, *Alpha Gymnastics* will also provide toddlers sensory classes, birthday parties and holiday camps at its premises.

AEI: Unlocking the value of Viva Business Park

All AEI works are scheduled to complete by the fourth quarter of 2016, with the majority of the S&F, F&B and family-oriented amenities expected to be operating by the first quarter of 2017. In addition, the REIT Manager is in active discussions with all the retail tenants to roll out exciting offers and promotions to attract shoppers and diners from the wider Bedok region.



In its latest financial results for the second quarter ended 30 June 2016 ("2Q2016"), VIT reported that its gross revenue grew by 31.3% year-on-year to S$23.4 million in 2Q2016. With the progressive completion of the AEI, VBP's gross revenue has increased by S$1.5 million to S$8.0 million in 2Q2016 as compared to the corresponding period in 2015, and VBP has contributed close to 30% of VIT's gross revenue growth in 2Q2016. Since the commencement of the AEI, the valuation of VBP has also increased by 74% to S$340 million as at 30 June 2016.

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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 estates which are used predominantly for business park and other industrial purposes in Singapore and elsewhere in the Asia-Pacific region, while VI-BT is presently dormant. VIT's portfolio comprises eight 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, and (viii) 30 Pioneer Road, with an aggregate gross floor area of 3.58 million sq ft.

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

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