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VIVA INDUSTRIAL TRUST

Comprising:

VIVA INDUSTRIAL REAL ESTATE INVESTMENT TRUST	**VIVA INDUSTRIAL BUSINESS TRUST**
(a real estate investment trust constituted on 23 August 2013 under the laws of the Republic of Singapore) managed by	(a business trust constituted on 14 October 2013 under the laws of the Republic of Singapore) managed by
Viva Industrial Trust Management Pte. Ltd.	**Viva Asset Management Pte. Ltd.**

Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch were the Joint Global Coordinators and Issue Managers for the initial public offering and listing of Viva Industrial Trust (the "**Offering**"). Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd., The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, CIMB Securities (Singapore) Pte. Ltd., Maybank Kim Eng Securities Pte. Ltd. and Credit Suisse (Singapore) Limited were the Joint Bookrunners and Underwriters for the Offering.

ANNOUNCEMENT

CLOSE OF PLACEMENT OF 80,347,100 NEW STAPLED SECURITIES IN VIVA INDUSTRIAL TRUST AT AN ISSUE PRICE OF S$0.785 PER STAPLED SECURITY

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1. INTRODUCTION

Further to the announcement dated 4 June 2015 (the "**Announcement**") in relation to the placement of new stapled securities in VIT ("**New Stapled Securities**") at an issue price ("**Issue Price**") of S$0.785 per New Stapled Security (the "**Private Placement**"), 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**") and Viva Asset Management Pte. Ltd., in its capacity as trustee-manager of Viva Industrial Business Trust ("**VI-BT**" and collectively with VI-REIT, the stapled group, Viva Industrial Trust or "**VIT**", and the trustee-manager of VI-BT, the "**Trustee-Manager**", and collectively with the REIT Manager, the "**Managers**"), wish to announce that Maybank Kim Eng Securities Pte. Ltd. and Oversea-Chinese Banking Corporation Limited as the joint placement agents in relation to the Private Placement (the "**Joint Placement Agents**"), in consultation with the Managers, have closed the order book for the Private Placement, and the New Stapled Securities have been over-subscribed and the Upsize Option (as defined in the Announcement) has been substantially exercised.

A total of 80,347,100 New Stapled Securities (including the Upsize Option) will be issued pursuant to the Private Placement. The gross proceeds from the Private Placement (including the Upsize Option) amount to approximately S$63.0 million. The net proceeds from the Private Placement, after deducting the estimated fees and expenses (including professional fees and expenses, incurred or to be incurred in connection with the Private Placement), amount to approximately S$61.1 million.

2. USE OF PROCEEDS

Subject to relevant laws and regulations, the Managers intend to use the gross proceeds of approximately S$63.0 million (including the Upsize Option) from the Private Placement in the following manner:

(i) approximately S$61.1 million (which is equivalent to 96.9% of the gross proceeds of the Private Placement) to finance the asset enhancement initiative ("**AEI**") at Technopark@Chai Chee ("**TPCC**") including the differential premium and other incidental costs payable to the relevant authorities and the costs of the addition and alteration works; and

(ii) approximately S$1.9 million (which is equivalent to 3.1% of the gross proceeds of the Private Placement) to pay the Placement Commission[1] as well as the other fees and expenses, including professional fees and expenses, incurred or to be incurred by VIT in connection with the Private Placement.

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[1] "**Placement Commission**" refers to the aggregate placement commission payable to the Joint Placement Agents of 2.5% of the gross proceeds of the Private Placement in respect of the New Stapled Securities which the Joint Placement Agents have procured subscription for, on a best efforts basis, together with any goods and services tax payable thereon.

As stated in the Announcement, the AEI at TPCC will be funded by the net proceeds from the Private Placement and by debt.

Notwithstanding their current intention, the Managers may, subject to relevant laws and regulations, use the net proceeds from the Private Placement at their absolute discretion for other purposes, including, without limitation, to repay existing indebtedness.

Pending the deployment of the net proceeds from the Private Placement, the net proceeds may, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or used to repay outstanding borrowings or for any other purpose on a short-term basis as the Managers may, in their absolute discretion, deem fit.

The Managers will make periodic announcements on the utilisation of the net proceeds of the Private Placement via SGXNET as and when such funds are materially utilised and whether such a use is in accordance with the stated use and in accordance with the percentage allocated. Where there is any material deviation from the stated use of proceeds, the Managers will announce the reasons for such deviation.

3. AUTHORITY TO ISSUE NEW STAPLED SECURITIES

Taking into account the 1,684,364 stapled securities in VIT ("**Stapled Securities**") which have been issued since 22 April 2015 under the General Mandate (as defined in the Announcement) as payment for the REIT Manager's management fees and Viva Real Estate Asset Management Pte. Ltd.'s property management and lease management fees for the period from 1 January 2015 to 31 March 2015, the 80,347,100 New Stapled Securities to be issued pursuant to the Private Placement would constitute 12.9% of the Stapled Securities in issue as at 22 April 2015, which is within the 20.0% limit for issue of new Stapled Securities on a non *pro rata* basis.

Accordingly, the Managers are relying on the General Mandate given by holders of Stapled Securities ("**Stapled Securityholders**") at the annual general meeting held on 22 April 2015, and the prior approval of the Stapled Securityholders is not required for the issue of the New Stapled Securities under the Private Placement.

4. LISTING OF, DEALING IN AND QUOTATION OF THE NEW STAPLED SECURITIES

The Managers will make a formal application to the Singapore Exchange Securities Trading Limited ("**SGX-ST**") for the listing of, dealing in, and quotation of, the New Stapled Securities on the Main Board of the SGX-ST. An appropriate announcement will be made upon the receipt of such in-principle approval from the SGX-ST.

The trading of the New Stapled Securities on the SGX-ST is currently expected to commence at 9.00 a.m. on 16 June 2015.

By Order of the Board
Wilson Ang Poh Seong
Chief Executive Officer and Executive Director

Viva Industrial Trust Management Pte. Ltd.
(Company Registration No. 201204203W)
As manager of Viva Industrial Real Estate Investment Trust

Viva Asset Management Pte. Ltd.
(Company Registration No. 201316690M)
As trustee-manager of Viva Industrial Business Trust

5 June 2015

IMPORTANT NOTICE

This announcement 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 Viva Industrial Trust 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 the REIT Manager and/or the Trustee-Manager (collectively, the "**Managers**"), The Trust Company (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 SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This announcement 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.