

SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 29 October 2010 under the laws of the Republic of Singapore)

PROXY FORM**ANNUAL GENERAL MEETING**

(Before completing this form, please read the notes behind)

NOTE: This Proxy Form may be accessed at Sabana Industrial Real Estate Investment Trust's ("**Sabana Industrial REIT**") website at <http://sabana.listedcompany.com/aggm-egm.html>, and will be made available on the SGX website at <https://www.sgx.com/securities/company-announcements>. For convenience, printed copies of this Proxy Form will also be sent by post to Unitholders.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chairman of the AGM as proxy, the Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 28 March 2022.

- The Annual General Meeting ("**AGM**") for the financial year ended 31 December 2021 ("**FY 2021**") is being convened and will be held by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. In addition to printed copies of the Notice of AGM that will be sent by post to unitholders of Sabana Industrial REIT ("**Unitholders**"), the Notice of AGM will also be sent to Unitholders by electronic means via publication on Sabana Industrial REIT's website at <http://www.sabana-reit.com/> and on the SGX website at <https://www.sgx.com/securities/company-announcements>. **As a precautionary measure due to the current COVID-19 situation in Singapore, Unitholders will not be able to attend the AGM in person.**
- Alternative arrangements relating to the conduct of the AGM via electronic means (including arrangements by which the AGM can be electronically accessed via "live" audio-visual webcast or "live" audio-only stream), submission of questions (if any) to the Chairman of the AGM in advance of, or "live" at, the AGM, addressing of substantial and relevant questions in advance of, or "live" at, the AGM and voting by appointing the Chairman of the AGM as proxy at the AGM, are set out in the Notice of AGM. **Please refer to the Notice of AGM for further details of the alternative arrangements relating to the conduct of the AGM.**
- If a Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the AGM, he/she/it must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM.**
- This Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by persons who hold units of Sabana Industrial REIT through Relevant Intermediaries (including CPFIS or SRS investors).** Persons who hold units of Sabana Industrial REIT through relevant intermediaries (as defined in Section 181 of the Companies Act 1967 of Singapore) (other than CPFIS and SRS investors) who wish to appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, should approach their respective relevant intermediaries as soon as possible in order for the necessary arrangements to be made for their votes to be submitted. CPFIS and SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPFIS Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on Wednesday, 13 April 2022, being seven (7) working days before the date of the AGM (Tuesday, 26 April 2022).
- Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of the Chairman of the AGM as a Unitholder's proxy to vote on his/her/its behalf at the AGM.**
- PLEASE READ THE NOTES TO THE PROXY FORM.**

I/We, _____ (Name) _____ (NRIC No./Passport No, where applicable)

of _____ (Address)

being a Unitholder / Unitholders of Sabana Industrial REIT, hereby appoint the Chairman of the AGM, as my/our proxy to vote for me/us on my/our behalf at the AGM of Sabana Industrial REIT to be convened and held by way of electronic means on Tuesday, 26 April 2022 at 10.00 a.m. (Singapore Time) and at any adjournment thereof.

I/We direct the Chairman of the AGM as my/our proxy to vote for or against, or to abstain from voting on, the resolutions to be proposed at the AGM as indicated hereunder.

No.	Resolutions	No. of votes	No. of votes	No. of votes
		For*	Against*	Abstain*
ORDINARY BUSINESS				
1.	To receive and adopt the Report of the Trustee issued by HSBC Institutional Trust Services (Singapore) Limited, as trustee of Sabana Industrial REIT (the " Trustee "), the Statement by the Manager issued by Sabana Real Estate Investment Management Pte. Ltd. as manager of Sabana Industrial REIT (" Manager "), the Audited Financial Statements of Sabana Industrial REIT for the financial year ended 31 December 2021 and the Auditors' Report thereon. (Ordinary Resolution)			
2.	To re-appoint KPMG LLP as Auditors of Sabana Industrial REIT and to authorise the Manager to fix their remuneration. (Ordinary Resolution)			
3.	To endorse the appointment of Mr Chan Wai Kheong as a director of the Manager. (Ordinary Resolution)			
SPECIAL BUSINESS				
4.	To authorise the Manager to issue units in Sabana Industrial REIT (" Units ") and to make or grant convertible instruments. (Ordinary Resolution)			
5.	To authorise the Manager to allot and issue Units pursuant to the distribution reinvestment arrangements. (Ordinary Resolution)			

* Voting will be conducted by poll. If you wish for the Chairman of the AGM as your proxy to cast all your votes "For" or "Against" a resolution, please indicate with a tick (✓) in the "For" or "Against" boxes provided. Alternatively, please indicate the number of votes as appropriate. If you wish for the Chairman of the AGM as your proxy to abstain from voting a resolution, please indicate with a tick (✓) in the "Abstain" box provided. Alternatively, please indicate the number of Units that the Chairman of the AGM is directed to abstain from voting. In the absence of specified directions in respect of a resolution, the appointment of the Chairman of the AGM as your proxy for that resolution will be treated as invalid.

Dated this _____ day of _____ 2022

TOTAL NUMBER OF UNITS HELD

Signature(s) of Unitholder(s) / Common Seal of Corporate Unitholder

IMPORTANT: PLEASE READ NOTES TO PROXY FORM ON THE REVERSE PAGE



Postage will be paid by addressee.
For posting in Singapore only.

**BUSINESS REPLY SERVICE
PERMIT NO. 08807**



**SABANA REAL ESTATE INVESTMENT
MANAGEMENT PTE. LTD.**

(As Manager of Sabana Industrial Real Estate Investment Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue #14-07
Keppel Bay Tower
Singapore 098632

SECOND FOLD

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW**Notes to Proxy Form**

1. **Due to the current COVID-19 situation in Singapore, Sabana Industrial REIT will hold its FY 2021 AGM by electronic means. A Unitholder will not be able to attend the AGM in person.** Alternative arrangements relating to attendance at the AGM, including:
- attending the AGM via electronic means (including arrangements by which the meeting can be electronically accessed via "live" audio-visual webcast or "live" audio-only stream);
 - the submission of questions to the Chairman of the AGM in advance of, or "live" at the AGM, addressing of substantial and relevant questions at the AGM in advance of, or "live" at, the AGM; and
 - voting at the AGM by appointing the Chairman of the AGM as proxy at the AGM to vote on behalf of the Unitholder at the AGM.

Please refer to the Notice of AGM for further details of the alternative arrangements relating to the conduct of the AGM.

- If a Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the AGM, he/she/it must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM. This Proxy Form may be accessed at Sabana Industrial REIT's website at <http://sabana-reit.com> and on the SGX website at <https://www.sgx.com/securities/company-announcements>. For convenience, printed copies of this Proxy Form will also be sent by post to Unitholders. In appointing the Chairman of the AGM as proxy, a Unitholder must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.
- This Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by persons who hold Units of Sabana Industrial REIT through Relevant Intermediaries (including CPFIS or SRS investors).** Persons who hold units of Sabana Industrial REIT through Relevant Intermediaries (other than CPFIS and SRS investors) who wish to appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, should approach their respective Relevant Intermediaries as soon as possible in order for the necessary arrangements to be made for their votes to be submitted. CPFIS and SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPFIS Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on Wednesday, 13 April 2022, being at least seven (7) working days before the date of the AGM (Tuesday, 26 April 2022).
- "Relevant Intermediary"** means:
 - a banking corporation licensed under the Banking Act 1970 of Singapore or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
 - a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore and who holds Units in that capacity; or
 - the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under the Central Provident Fund Act 1953 of Singapore providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
- The Chairman of the AGM, as proxy, need not be a Unitholder.
- A Unitholder should insert the total number of Units held. If the Unitholder has Units entered against the Unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited, the Unitholder should insert that number of Units. If the Unitholder has Units registered in the Register of Unitholders of Sabana Industrial REIT, the Unitholder should insert that number of Units. If the Unitholder has Units entered against the Unitholder's name in the said Depository Register and registered in the Register of Unitholders of Sabana Industrial REIT, the Unitholder should insert the aggregate number of Units. If no number is inserted, this Proxy Form will be deemed to relate to all the Units held by the Unitholder.
- The Proxy Form must be submitted to the Manager c/o the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - if submitted by post, be lodged at the office of the Unit Registrar at 1 Harbourfront Avenue, #14-07, Keppel Bay Tower, Singapore 098632; or
 - if submitted electronically, be submitted via email to sabana-AGM2022@boardroomlimited.com;

in either case, by 10.00 a.m. on Saturday, 23 April 2022, being 72 hours before the time fixed for the AGM.

A Unitholder who wishes to submit a Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

In view of the COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit the completed Proxy Form electronically via email.

- The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
- Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
- Any reference to a time of day is made by reference to Singapore time.
- The Manager shall be entitled to reject any Proxy Form which is incomplete, improperly completed, illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register at least 72 hours before the time appointed for holding the AGM, as certified by The Central Depository (Pte) Limited to the Manager.
- All Unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM via submission of their Proxy Form.
- On a poll, every Unitholder who is present by proxy shall have one vote for every Unit of which he/she is the Unitholder. A person entitled to more than one vote need not use all his/her votes or cast them the same way.
- By (a) submitting an instrument appointing the Chairman of the AGM as proxy to vote at the AGM and/or any adjournment thereof, (b) submitting the pre-registration for the AGM in accordance with the Notice of AGM; and/or (c) submitting any question to the Chairman of the AGM in advance of the AGM in accordance with the Notice of AGM, a Unitholder (including CPFIS and SRS investors):
 - consents to the collection, use and disclosure of the personal data of the Unitholder by the Manager and the Trustee (or their agents or service providers) for the following purposes (collectively, the "**Purposes**"):
 - the processing and administration by Sabana Industrial REIT, the Manager and/or the Trustee (or their agents) of the appointment of the Chairman of the AGM as proxy to vote at the AGM (including any adjournment thereof);
 - the processing of the pre-registration for purposes of verifying the status of Unitholders, granting access to Unitholders to the AGM and providing them with any technical assistance where necessary;
 - the addressing of substantial and relevant questions received from Unitholders in advance of the AGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;
 - the preparation and compilation of the attendance lists, minutes, and other documents relating to the AGM (including any adjournment thereof); and
 - in order for Sabana Industrial REIT, the Manager and/or the Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines; and
 - (where the Unitholder is a relevant intermediary and discloses the personal data of a person (who holds Units through the Unitholder as relevant intermediary) to the Manager or the Trustee (or their agents or service providers)) (aa) warrants that the Unitholder has obtained the prior written consent of such person for the collection, use and disclosure by the Manager or the Trustee (or their agents or service providers) of the personal data of such person for the Purposes and (bb) agrees to provide the Manager and the Trustee with written evidence of such prior written consent upon reasonable request.