



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

ANNOUNCEMENT

ANNUAL GENERAL MEETING TO BE HELD ON 26 APRIL 2022

1. **Background:** Sabana Real Estate Investment Management Pte. Ltd., the manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”, and the manager of Sabana Industrial REIT, the “**Manager**”), refers to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”), together with the Joint Statement by Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation in relation to Guidance on the Conduct of General Meetings Amid Evolving COVID-19 Situation issued on 1 October 2020, which set out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts.
2. **Date, time and conduct of AGM:** The Manager wishes to announce that pursuant to the Order, the AGM will be convened and held by way of electronic means, on **Tuesday, 26 April 2022 at 10.00 a.m. (Singapore time)**.
3. **Notice of AGM, Proxy Form and Annual Report:** Documents and information relating to the AGM (including the Annual Report 2021, this Notice of AGM, and the Proxy Form) are available on Sabana Industrial REIT’s website at <http://sabana.listedcompany.com/aggm-egm.html> and on the SGX website at <https://www.sgx.com/securities/company-announcements>.

Printed copies of the Annual Report 2021 will not be despatched to Unitholders, unless otherwise requested. For Unitholders’ convenience, printed copies of the Notice of AGM, the Proxy Form and the Request Form for Unitholders to request for a printed copy of the Annual Report 2021 (the “**Request Form**”) have been despatched to Unitholders. Unitholders may request for printed copies of the Annual Report 2021 by completing and returning the Request Form to the Manager by **Thursday, 7 April 2022**.
4. **No personal attendance at AGM:** As a precautionary measure to the current COVID-19 situation in Singapore, **Unitholders will not be able to attend the AGM in person**.
5. **Alternative arrangements relating to attendance at the AGM include:**
 - (i) 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);
 - (ii) submitting of questions 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

- (iii) voting by appointing the Chairman of the AGM as proxy at the AGM to attend, speak and vote on behalf of the Unitholders at the AGM.

Details of the steps for submission of the proxy form for voting at the AGM, pre-registration to obtain access to the “live” audio-visual webcast or “live” audio-only stream, and pre-submission of question prior to and during the AGM are set out in the **Appendix** to this announcement.

6. Persons who hold Units through relevant intermediaries:

- (a) Persons who hold Units through a relevant intermediary¹ (other than CPFIS and SRS investors) and wish to participate in the AGM by observing and/or listening to the AGM proceedings through a “live” audio-visual webcast or “live” audio-only stream should approach their respective relevant intermediaries as soon as possible in order for the necessary arrangements to be made for their participation in the AGM. The relevant intermediary is required to submit a consolidated list of participants (setting out in respect of each participant, his/her name, contact number, email address and number of Units held) to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at sabana-AGM2022@boardroomlimited.com no later than **10.00 a.m. on Saturday, 23 April 2022**.
- (b) For persons who hold Units through relevant intermediaries, including CPFIS and SRS investors, the Proxy Form is not valid for use and shall be ineffective for all intents and purposes. Persons who hold Units 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).

7. Key dates/deadlines: The table below sets out the key dates/deadlines for Unitholders to note:

Key dates	Actions
28 March 2022 (Monday)	Publication of Sabana Industrial REIT’s Annual Report 2021, Notice of AGM and Proxy Form.
28 March 2022 (Monday)	Unitholders, CPFIS and SRS investors may begin to pre-register to observe and/or listen to the AGM proceedings through a “live” audio-visual webcast or “live” audio-only stream at https://smartagm.sg/sreitagm2022 .
7 April 2022 (Thursday)	Deadline for Unitholders who wish to request for a printed copy of the Annual Report 2021 to complete and return the Request Form.
5.00 p.m. on 13 April 2022 (Wednesday)	Deadline for CPFIS or SRS investors who wish to appoint the Chairman of the AGM as proxy to approach their respective

¹ “relevant intermediary” means:

- (i) 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;
- (ii) 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
- (iii) 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 that Act 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.

Key dates	Actions
	CPFIS Agent Banks or SRS Operators to submit their votes.
10.00 a.m. on 14 April 2022 (Thursday)	<p>Deadline for Unitholders, CPFIS and SRS investors to submit their questions electronically via the Sabana Industrial REIT's pre-registration website at https://smartagm.sg/sreitagm2022, via email to sabana-AGM2022@boardroomlimited.com, by post or by depositing at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07, Keppel Bay Tower, Singapore 098632.</p> <p>Persons who hold Units through relevant intermediaries (other than CPFIS and SRS investors) may submit questions through their relevant intermediary, who in turn may submit a consolidated list of questions to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., by email at sabana-AGM2022@boardroomlimited.com.</p>
10.00 a.m. on 20 April 2022 (Wednesday)	<p>Manager will respond and publish responses to substantial and relevant questions which are related to the resolutions to be tabled for approval at the AGM.</p> <p>Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.</p>
10.00 a.m. on 23 April 2022 (Saturday)	<p>Deadline for Unitholders to:</p> <ul style="list-style-type: none"> • pre-register for "live" audio-visual webcast or "live" audio-only stream of the AGM proceedings; • submit Proxy Forms.
25 April 2022, (Monday)	<p>Authenticated Unitholders will receive an email which will contain user ID and password details, as well as instructions on how to access the "live" audio-visual webcast and a toll-free telephone number to access the "live" audio-only stream of the AGM proceedings (the "Confirmation Email").</p> <p>Unitholders who do not receive the Confirmation Email by 25 April 2022 (Monday), but have registered by 10.00 a.m. on 23 April 2022 (Saturday) should contact Sabana Industrial REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at (65) 6536 5355 from Monday to Friday between 9.00 a.m. and 5.30 p.m. or by email at sabana-AGM2022@boardroomlimited.com.</p>
10.00 a.m. on 26 April 2022 (Tuesday)	<ul style="list-style-type: none"> • Click on the link in the Confirmation Email and enter the user ID and password to access the "live" audio-visual webcast of the AGM proceedings; or

Key dates	Actions
	<ul style="list-style-type: none"> • Call the toll-free telephone number in the Confirmation Email to access the “live” audio-only stream of the AGM proceedings. • Ask questions “live” at the AGM by typing in and submitting their questions through the “live” chat function via the audio-visual webcast platform.

In view of the current COVID-19 situation, Unitholders are strongly encouraged to submit questions (if any) in advance and/or submit the completed Proxy Forms electronically via <https://smartagm.sg/sreitagm2022> or sabana-AGM2022@boardroomlimited.com.

8. **Further information:** For more information, Unitholders can refer to Sabana Industrial REIT’s website at <http://sabana.listedcompany.com/agm-egm.html>, or email enquiry@sabana.com.sg.

Unitholders who observe the AGM proceedings are reminded that the AGM is private. Invitation to Unitholder to attend the AGM via audio-visual webcast and audio-only stream, shall not be forwarded to anyone who is not a Unitholder of Sabana Industrial REIT or who is not authorised to attend the AGM.

RECORDING OF THE AGM PROCEEDINGS in whatever form is also **STRICTLY PROHIBITED**. Sabana Industrial REIT seeks Unitholders’ patience and understanding during the AGM proceedings in the event of any technical disruptions.

9. **Important reminder:** Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the AGM at short notice. Unitholders should check Sabana Industrial REIT’s website at <http://sabana.listedcompany.com/newsroom.html> for the latest updates on the status of the AGM.

The Manager would like to thank Unitholders for their patience and co-operation in enabling the Manager to hold the AGM with the optimum safe management measures amidst the current COVID-19 situation.

By Order of the Board
Sabana Real Estate Investment Management Pte. Ltd.
(Company Registration No. 201005493K, Capital Markets Services Licence No: CMS100169)
As Manager of Sabana Industrial Real Estate Investment Trust

Han Yong Lee (Donald)
Chief Executive Officer
28 March 2022

APPENDIX

Unitholders will be able to observe and/or listen to AGM proceedings through “live” audio-visual webcast or “live” audio-only stream, submit of questions (if any) to the Chairman of the AGM in advance of, or “live” at, the AGM and vote by appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

To do so, the following steps need to be followed:

- (i) **Online Pre-registration:** Unitholders and investors who hold Units through the Central Provident Fund Investment Scheme (“CPFIS”) or the Supplementary Retirement Scheme (“SRS”) (“CPFIS investors” or “SRS investors”, as the case maybe), will be able to observe and/or listen to the AGM proceedings through a “live” audio-visual webcast or “live” audio-only stream via their mobile phones, tablets or computers by pre-registering at Sabana Industrial REIT’s pre-registration website at <https://smartagm.sg/sreitagm2022> which is also accessible by scanning the QR Code from **Monday, 28 March 2022 till 10.00 a.m. on Saturday, 23 April 2022** to enable the Manager to verify their status.



Following the verification, authenticated Unitholders and persons who hold Units through a relevant intermediary (including CPFIS and SRS investors) will receive an email, which will contain user ID and password details as well as instructions on how to access the “live” audio-visual webcast or “live” audio-only stream of the AGM proceedings, by Monday, 25 April 2022. Those who do not receive an email by **Monday, 25 April 2022**, but have registered by 10.00 a.m. on Saturday, 23 April 2022 should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at **(65) 6536 5355 from Monday to Friday between 9.00 a.m. and 5.30 p.m. or by email at sabana-AGM2022@boardroomlimited.com**.

- (ii) **Submission of Questions:** All Unitholders and persons who hold Units through a relevant intermediary (including CPFIS and SRS investors) can submit questions in advance of, or “live” at, the AGM as follows:

Submission of questions in advance of the AGM

Unitholders and persons who hold Units through a relevant intermediary (including CPFIS and SRS investors) are strongly encouraged to submit to the Chairman of the AGM, questions related to the resolutions to be tabled for approval at the AGM in advance of the AGM. In order to do so, their questions must be received by the Manager **no later than 10.00 a.m. on Thursday, 14 April 2022**. Such questions may be submitted in the following manner:

- A. Unitholders (including CPFIS and SRS investors) may submit their questions electronically via Sabana Industrial REIT’s pre-registration website at <https://smartagm.sg/sreitagm2022>, via email to sabana-AGM2022@boardroomlimited.com, by post or by depositing at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07, Keppel Bay Tower, Singapore 098632; and
- B. persons who hold Units through relevant intermediaries (other than CPFIS and SRS investors) may submit questions through their relevant intermediary, who in turn may submit a consolidated list of questions to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., by email at sabana-AGM2022@boardroomlimited.com.

Asking questions “live” at the AGM

Unitholders and persons who hold Units through a relevant intermediary (including CPFIS and SRS investors) who wish to ask questions “live” at the AGM must first pre-register themselves so that an email containing user ID and password details as well as instructions on how to access the

“live” audio-visual webcast or “live” audio-only stream can be sent to them. They must access the AGM proceedings via the “live” audio-visual webcast in order to ask questions “live” at the AGM by typing in and submitting their questions through the “live” chat function via the “live” audio-visual webcast platform, and will not be able to do so via the audio-only stream of the AGM proceedings.

Addressing questions

The Manager’s Chairman, Mr Tan Cheong Hin, and Chief Executive Officer, Mr Han Yong Lee (Donald), will conduct the proceedings of the AGM. The Manager will endeavour to address all substantial and relevant questions submitted in advance of the AGM, prior to or during the AGM. For substantial and relevant questions which are related to the resolutions to be tabled for approval at the AGM and received from Unitholders by **10.00 a.m. on Thursday, 14 April 2022**, the Manager will respond and publish its responses to these questions by **10.00 a.m. on Wednesday, 20 April 2022** 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>. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed. The Manager will publish the minutes of the AGM on Sabana Industrial REIT’s website and on SGX website.

- (iii) **Voting by Appointing Chairman as Proxy**: 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. The accompanying Proxy Form is available on Sabana Industrial REIT’s website at <http://sabana.listedcompany.com/agm-egm.html> and SGX website at <https://www.sgx.com/securities/company-announcements>.

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 form of proxy, failing which the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.

The Proxy Form must be submitted to the Manager c/o the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:

- A. 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
- B. if submitted electronically, be submitted via email at 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.

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). Other persons holding Units through other relevant intermediaries who wish to vote should approach his/her relevant intermediary as soon as possible to specify voting instructions.

Sabana Industrial REIT

Sabana Industrial REIT was listed on the SGX-ST on 26 November 2010. As at 31 December 2021, Sabana Industrial REIT has a diversified portfolio of 18 quality properties in Singapore, in the high-tech industrial, warehouse and logistics, chemical warehouse and logistics, as well as general industrial sectors. The total assets of the Group amount to more than \$0.9 billion as at 31 December 2021.

Sabana Industrial REIT is managed by Sabana Real Estate Investment Management Pte. Ltd. (in its capacity as the Manager of Sabana Industrial REIT) in accordance with the terms of the trust deed dated 29 October 2010 (as amended, varied or supplemented from time to time). Sabana Industrial REIT is a real estate investment trust constituted on 29 October 2010 under the laws of Singapore.

For further information on Sabana Industrial REIT, please visit www.sabana-reit.com.

Important Notice

The value of units in Sabana Industrial 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 Industrial 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 SGXST does not guarantee a liquid market for the Units.