

Sabana Industrial Real Estate Investment Trust  
and its subsidiaries

**(Constituted in the Republic of Singapore pursuant to a trust deed  
dated 29 October 2010 (as amended))**

Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

*“Rule 705(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “Listing Manual”) states that an issuer must announce the financial statements for each of the first three quarters of its financial year immediately after the figures are available, but in any event not later than 45 days after the quarter end if its auditors have stated that a material uncertainty relating to going concern exists in the issuer’s latest financial statements. Rule 705(2A) of the Listing Manual further stipulates that the issuer will have a grace period of one year to comply with the requirement under Rule 705(2), such grace period commencing on the date on which the condition in Rule 705(2) is met. An issuer must continue to comply with Rule 705(2) for so long as any condition in Rule 705(2) is met.*

*In this regard, the REIT is required to announce its unaudited financial results on a quarterly basis as its auditors had stated that a material uncertainty related to going concern exists in the REIT’s financial statements for the year ended 31 December 2023. This material uncertainty related to going concern remains in the audit report for the REIT’s financial statements for the year ended 31 December 2024, which states “We draw attention to Note 2.5 of the financial statements which highlights events and conditions relating to the ongoing internalisation exercise which could cause potential financial implication to the Group and Trust. Specifically, as stated in Note 26, if the internalisation exercise triggers a review event under existing financing arrangements, it could result in mandatory prepayment of the Group’s outstanding loans and interest if no satisfactory agreement is reached with the lenders. These factors indicate the existence of a material uncertainty which may cast significant doubt on the ability of the Group and the Trust to continue as a going concern.”*

*Accordingly, the REIT is required to comply with the quarterly reporting requirement with effect from 1Q 2025.”*

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Statement of Financial Position  
As at 30 June 2025**

		<b>Group</b>		<b>Trust</b>	
	<b>Note</b>	<b>30 June 2025 \$'000</b>	<b>31 December 2024 \$'000</b>	<b>30 June 2025 \$'000</b>	<b>31 December 2024 \$'000</b>
<b>Non-current assets</b>					
Investment properties	4	990,366	992,929	990,366	992,929
Subsidiaries	5	—	—	*	*
<b>Total non-current assets</b>		<b>990,366</b>	<b>992,929</b>	<b>990,366</b>	<b>992,929</b>
<b>Current assets</b>					
Trade and other receivables		12,718	12,459	12,716	12,459
Derivative assets	6	15	707	15	707
Cash and cash equivalents		25,330	18,482	25,330	18,482
<b>Total current assets</b>		<b>38,063</b>	<b>31,648</b>	<b>38,061</b>	<b>31,648</b>
<b>Total assets</b>		<b>1,028,429</b>	<b>1,024,577</b>	<b>1,028,427</b>	<b>1,024,577</b>
<b>Current liabilities</b>					
Trade and other payables		20,196	18,577	20,203	18,586
Tax payable		344	584	344	584
Borrowings	7	82,771	8,000	82,771	8,000
Derivative liabilities	6	395	117	395	117
Lease liabilities		2,029	1,963	2,029	1,963
<b>Total current liabilities</b>		<b>105,735</b>	<b>29,241</b>	<b>105,742</b>	<b>29,250</b>
<b>Non-current liabilities</b>					
Trade and other payables		15,953	14,088	15,953	14,088
Borrowings	7	271,854	340,994	271,854	340,994
Derivative liabilities	6	789	288	789	288
Lease liabilities		75,237	75,066	75,237	75,066
<b>Total non-current liabilities</b>		<b>363,833</b>	<b>430,436</b>	<b>363,833</b>	<b>430,436</b>
<b>Total liabilities</b>		<b>469,568</b>	<b>459,677</b>	<b>469,575</b>	<b>459,686</b>
<b>Net assets</b>		<b>558,861</b>	<b>564,900</b>	<b>558,852</b>	<b>564,891</b>
Represented by:					
<b>Unitholders' funds</b>		<b>558,861</b>	<b>564,900</b>	<b>558,852</b>	<b>564,891</b>
<b>Units in issue ('000)</b>	8	<b>1,125,055</b>	<b>1,125,055</b>	<b>1,125,055</b>	<b>1,125,055</b>
<b>Net asset value ("NAV") and net tangible asset ("NTA") per unit (\$)</b>		<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>

\* Less than \$1,000

Approval by:

**Tan Cheong Hin**  
Chairman

23 July 2025

*The accompanying notes form an integral part of this interim financial information.*

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Consolidated Statement of Total Return**

**For the financial period from 1 April 2025 to 30 June 2025 and 1 January 2025 to 30 June 2025**

		<b>Group</b>			
	<b>Note</b>	<b>1 April 2025 to 30 June 2025 \$'000</b>	<b>1 April 2024 to 30 June 2024 \$'000</b>	<b>1 January 2025 to 30 June 2025 \$'000</b>	<b>1 January 2024 to 30 June 2024 \$'000</b>
Gross revenue		30,235	27,340	59,341	55,165
Property expenses	9	(12,744)	(13,321)	(25,808)	(28,000)
<b>Net property income</b>		17,491	14,019	33,533	27,165
Finance income		43	10	88	74
Finance costs		(4,320)	(4,826)	(8,718)	(8,788)
Finance costs relating to lease liabilities		(814)	(811)	(1,632)	(1,622)
<b>Net finance costs</b>	10	(5,091)	(5,627)	(10,262)	(10,336)
Manager's fees		(1,188)	(1,175)	(2,359)	(2,341)
Trustee's fees		(95)	(94)	(189)	(187)
Other trust expenses	11	(702)	(2,106)	(1,547)	(4,751)
		(1,985)	(3,375)	(4,095)	(7,279)
<b>Net income</b>		10,415	5,017	19,176	9,550
Net change in fair value of financial derivatives		(779)	(744)	(1,416)	(410)
Net change in fair value of investment properties		(5,659)	2,611	(6,354)	2,159
<b>Total return for the period before tax and distribution</b>		3,977	6,884	11,406	11,299
Tax expense	12	(336)	(275)	(344)	(275)
<b>Total return for the period after tax and before distribution</b>		3,641	6,609	11,062	11,024
<b>Earnings per Unit (cents)</b>					
Basic	13	0.32	0.59	0.98	0.98
Diluted	13	0.32	0.59	0.98	0.98

\* Less than \$1,000

*The accompanying notes form an integral part of this interim financial information.*

# Sabana Industrial Real Estate Investment Trust and its subsidiaries

## Consolidated Distribution Statement

For the financial period from 1 April 2025 to 30 June 2025 and 1 January 2025 to 30 June 2025

	Group			
	1 April 2025 to 30 June 2025 \$'000	1 April 2024 to 30 June 2024 \$'000	1 January 2025 to 30 June 2025 \$'000	1 January 2024 to 30 June 2024 \$'000
<b>Amount available for distribution to Unitholders at beginning of the period/year</b>	9,757	7,682	18,683	15,539
<b>Amount retained for working capital <sup>(1)</sup></b>	–	–	(1,546)	(2,715)
<b>Amount available for distribution to Unitholders at beginning of the period/year after retention</b>	9,757	7,682	17,137	12,824
Total return for the period/year before tax and before distribution	3,977	6,884	11,406	11,299
Non-tax deductible/ (chargeable) items:				
Trustee's fees	95	94	189	187
Net change in fair value of financial derivatives	779	744	1,416	410
Net change in fair value of investment properties	5,659	(2,611)	6,354	(2,159)
Effects of recognising rental income on a straight-line basis over the lease term	(43)	433	(250)	706
Finance costs relating to lease liabilities	814	811	1,632	1,622
Land rent expenses	(1,309)	(1,070)	(2,615)	(2,283)
Other items	1,406	3,711	2,975	6,858
<b>Net effect of non-tax-deductible items</b>	7,401	2,112	9,701	5,341
<b>Income available for distribution to Unitholders for the period before tax</b>	11,378	8,996	21,107	16,640
Tax expense	(336)	(275)	(344)	(275)
<b>Income available for distribution to Unitholders for the period after tax</b>	11,042	8,721	20,763	16,365
<b>Total amount available for distribution to Unitholders for the period</b>	20,799	16,403	37,900	29,189
Distribution of 1.15 cents per Unit for the period 1 July 2023 to 31 December 2023 <sup>(2)</sup>	–	–	–	(12,786)
Distribution of 1.52 cents per Unit for the period 1 July 2024 to 31 December 2024	–	–	(17,101)	–
	–	–	(17,101)	(12,786)
<b>Income available for distribution to Unitholders at end of the period</b>	20,799	16,403	20,799	16,403
<b>Amount retained for working capital</b>	(1,983)	(1,554)	(1,983)	(1,554)
<b>Number of Units entitled to distributions ('000) (Note 8)</b>	1,125,055	1,125,055	1,125,055	1,125,055
<b>Income available for distribution per Unit (cents)</b>	1.01	0.79	1.87	1.47
<b>Distribution amount declared per Unit (cents)</b>	–	–	1.70	1.34

(1) An amount of approximately \$2,715,000, after tax deductions, has been retained for working capital and pertains to distributions for the period from 1 July 2023 to 31 December 2023. Additionally, approximately \$1,546,000, after tax deductions, is retained for working capital and pertains to distributions for the period from 1 July 2024 to 31 December 2024.

(2) 13,266,912 Units amounting to approximately \$4,880,000 were issued by the Trust as part payment of distributions in respect of period from 1 July 2023 to 31 December 2023, pursuant to the Distribution Reinvestment Plan.

*The accompanying notes form an integral part of this interim financial information.*

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Statement of Movement in Unitholders' Fund**  
**For the financial period from 1 January 2025 to 30 June 2025**

	<b>Group</b>		<b>Trust</b>	
	<b>1 January 2025 to 30 June 2025 \$'000</b>	<b>1 January 2024 to 30 June 2024 \$'000</b>	<b>1 January 2025 to 30 June 2025 \$'000</b>	<b>1 January 2024 to 30 June 2024 \$'000</b>
<b>Balance at beginning of the period</b>	564,900	576,538	564,891	576,529
<b>Operations</b>				
Total return after tax and before distribution	11,062	11,024	11,062	11,024
<b>Unitholders' transactions</b>	575,962	587,562	575,953	587,553
Distributions declared to Unitholders	(17,101)	(12,786)	(17,101)	(12,786)
Unit issued through Distribution Reinvestment Plan	–	4,880	–	4,880
Equity issue costs pursuant to: Distribution Reinvestment Plan	–	(27)	–	(27)
<b>Net decrease in net assets resulting from Unitholders' transactions</b>	(17,101)	(7,933)	(17,101)	(7,933)
<b>Unitholders' funds at end of the period</b>	558,861	579,629	558,852	579,620

*The accompanying notes form an integral part of this interim financial information.*

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Consolidated Portfolio Statement  
As at 30 June 2025**

**Group**

Description of property	Type	Leasehold term <sup>(1)</sup> (years)	Remaining lease term <sup>(2)</sup> (years)	Location	Committed occupancy rate as at		Carrying amount as at		% of net assets attributable to Unitholders as at	
					30 June 2025 %	31 December 2024 %	30 June 2025 \$'000	31 December 2024 \$'000	30 June 2025 %	31 December 2024 %
New Tech Park	High-tech industrial	45	30	151 Lorong Chuan, Singapore 556741	86	82	364,200	361,700	65.2	64.0
8 Commonwealth Lane	High-tech industrial	53	34	8 Commonwealth Lane, Singapore 149555	73	76	54,500	54,700	9.8	9.7
Frontech Centre	High-tech industrial	99	36	15 Jalan Kilang Barat, Singapore 159357	100	97	22,200	22,500	4.0	4.0
Sabana@1TA4	High-tech industrial	51	22	1 Tuas Avenue 4, Singapore 639382	64	64	23,800	24,100	4.3	4.3
BTC Centre	High-tech industrial	50	31	23 Serangoon North Avenue 5, Singapore 554530	72	66	42,300	42,300	7.6	7.5
508 Chai Chee Lane	High-tech industrial	59	35	508 Chai Chee Lane, Singapore 469032	99	99	71,000	71,000	12.7	12.6
33, 33A & 35 Penjuru Lane	Chemical warehouse & logistics	61	24	33, 33A & 35 Penjuru Lane, Singapore 609200/609758/609202	86	74	40,000	42,000	7.2	7.4
18 Gul Drive	Chemical warehouse & logistics	33	13	18 Gul Drive, Singapore 629468	100	100	18,400	19,000	3.3	3.4
Penjuru Logistics Hub	Warehouse & logistics	30	7	34 Penjuru Lane, Singapore 609201	91	99	27,400	29,000	4.9	5.1
Freight Links Express Logisticentre	Warehouse & logistics	60	30	51 Penjuru Road, Singapore 609143	93	93	31,500	31,300	5.6	5.5
26 Loyang Drive	Warehouse & logistics	48	29	26 Loyang Drive, Singapore 508970	100	100	27,500	27,600	4.9	4.9
<i>Balance carried forward</i>							722,800	725,200	129.5	128.4

*The accompanying notes form an integral part of this interim financial information.*

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Consolidated Portfolio Statement (cont'd)  
As at 30 June 2025**

**Group**

Description of property	Type	Leasehold term <sup>(1)</sup> (years)	Remaining lease term <sup>(2)</sup> (years)	Location	Committed occupancy rate as at		Carrying amount as at		% of net assets attributable to Unitholders as at	
					31	31	30 June	30 June	30 June	30 June
					December	December	2025	2025	2025	2025
					2024	2024	\$'000	\$'000	%	%
Balance brought forward							722,800	725,200	129.5	128.4
3A Joo Koon Circle	Warehouse & logistics	60	22	3A Joo Koon Circle, Singapore 629033	87	96	38,000	36,500	6.8	6.5
2 Toh Tuck Link	Warehouse & logistics	60	32	2 Toh Tuck Link. Singapore 596225	91	77	30,200	30,200	5.4	5.3
10 Changi South Street 2	Warehouse & logistics	57	26	10 Changi South Street 2, Singapore 486596	97	100	45,600	46,900	8.2	8.3
123 Genting Lane	General industrial	60	16	123 Genting Lane, Singapore 349574	100	100	17,400	17,400	3.1	3.1
30 & 32 Tuas Avenue 8	General industrial	60	31	30 & 32 Tuas Avenue 8 639246/639247	–	–	23,100	23,600	4.1	4.2
39 Ubi Road 1	General industrial	60	27	39 Ubi Road 1 Singapore 408695	98	99	19,000	19,200	3.4	3.4
21 Joo Koon Crescent	General industrial	60	29	21 Joo Koon Crescent Singapore 629026	100	100	17,000	16,900	3.0	3.0
Investment properties – Fair value							913,100	915,900	163.5	162.2
Investment properties – Right-of-use assets							77,266	77,029	13.8	13.6
Total investment properties							990,366	992,929	177.3	175.8
Other assets and liabilities							(431,505)	(428,029)	(77.3)	(75.8)
Net assets attributable to Unitholders' Funds							558,861	564,900	100.0	100.0

(1) Includes the period covered by the relevant options to renew.

(2) Remaining lease term includes option lease term.

*The accompanying notes form an integral part of this interim financial information.*

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Consolidated Portfolio Statement (cont'd)**  
**As at 30 June 2025**

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	<b>Carrying values as at</b>	
	<b>30 June</b>	<b>31 December</b>
	<b>2025</b>	<b>2024</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>As disclosed in the Statements of Financial Position:</b>		
Investment properties – non-current	990,366	992,929

The carrying amount of the investment properties as at 30 June 2025 were based on independent desktop valuations undertaken by Jones Lang LaSalle Property Consultants Pte Ltd and CBRE Pte Ltd. (31 December 2024: Full independent valuations undertaken by Jones Lang LaSalle Property Consultants Pte Ltd and CBRE Pte Ltd.). Valuations are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers at least once a year, in accordance with the Code on Collective Investment schemes issued by the Monetary Authority of Singapore.

The independent valuers have appropriate professional qualifications and recent experiences in the locations and category of the properties being valued. The valuations for these properties were based on the direct comparison method, capitalisation approach and discounted cashflow analysis in arriving at the open market value as at the reporting date. Refer to Note 4 for the key assumptions used to determine the fair value of these investment properties and the net change in fair value of the portfolio. The Manager has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

*The accompanying notes form an integral part of this interim financial information.*



**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Consolidated statement of Cash Flows**

**For the financial period from 1 January 2025 to 30 June 2025**

	<b>Group</b>	
	<b>1 January 2025 to 30 June 2025 \$'000</b>	<b>1 January 2024 to 30 June 2024 \$'000</b>
<b>Cash flows from operating activities</b>		
Total return for the period before tax and distribution	11,406	11,299
Adjustments for:		
Net change in fair value of financial derivatives	1,416	410
Net change in fair value of investment properties	6,354	(2,159)
Net finance costs	10,262	10,336
	29,438	19,886
Change in trade and other receivables	(185)	(1,933)
Change in trade and other payables	1,887	(6,687)
	31,140	11,266
Cash generated from operations	21	70
Interest on late payment of rent received		
<b>Net cash from operating activities</b>	<b>31,161</b>	<b>11,336</b>
<b>Cash flows from investing activities</b>		
Capital expenditure on investment properties	(1,648)	(2,748)
Payment of upfront land premium	(369)	–
Interest income received	67	4
<b>Net cash used in investing activities</b>	<b>(1,950)</b>	<b>(2,744)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	5,000	215,000
Repayment of borrowings	–	(193,000)
Transaction costs paid	–	(2,949)
Payment of lease liabilities	(982)	(911)
Finance costs relating to lease liabilities	(1,632)	(1,622)
Finance costs paid	(7,648)	(7,580)
Distributions paid	(17,101)	(7,933)
<b>Net cash from / (used in) financing activities</b>	<b>(22,363)</b>	<b>1,005</b>
<b>Net increase in cash and cash equivalents</b>	<b>6,848</b>	<b>9,597</b>
Cash and cash equivalents at beginning of the period	18,482	16,065
<b>Cash and cash equivalents at end of the period</b>	<b>25,330</b>	<b>25,662</b>

Significant non-cash transactions

13,266,912 Units amounting to approximately \$4,880,000 were issued by the Trust as part payment of distributions in respect of period from 1 July 2023 to 31 December 2023, pursuant to the Distribution Reinvestment Plan.

*The accompanying notes form an integral part of this interim financial information.*

## **Sabana Industrial Real Estate Investment Trust and its subsidiaries**

### **Notes to the Interim Financial Information**

**For the financial period from 1 January 2025 to 30 June 2025**

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#### **1. General**

Sabana Industrial Real Estate Investment Trust (the “Trust”) is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 29 October 2010 (as amended by the First Supplemental Deed dated 2 December 2010, the First Amending and Restating Deed dated 24 February 2016, the Second Amending and Restating Deed dated 24 March 2016, the Second Supplemental Deed dated 6 May 2019, the Third Amending and Restating Deed dated 7 April 2020, the Third Supplemental Deed dated 21 October 2021 and the Fourth Supplemental Deed dated 30 May 2025) (collectively, the “Trust Deed”) between Sabana Real Estate Investment Management Pte. Ltd. (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust held by it or through its subsidiary (collectively, the “Group”) in trust for the holders (“Unitholders”) of units in the Trust (the “Units”).

The Trust was a dormant private trust from the date of constitution until its acquisition of properties on 26 November 2010. It was formally admitted to the Official List of Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 26 November 2010 and was included in the Central Provident Fund (“CPF”) Investment Scheme on 26 November 2010.

The Financial Information of the Group as at 30 June 2025 comprises the Trust and its subsidiaries (together referred to as the “Group” and individually as “Group entities”).

The principal activity of the Trust is to invest in income producing real estate used for industrial purposes in Asia, as well as real estate-related assets. The principal activities of the subsidiaries are set out on Note 5 of the Financial Information.

#### **2. Material accounting policy information**

##### **2.1 Basis of preparation**

The Financial Information has been prepared in accordance with provisions of the Statement of Recommended Accounting Practice (“RAP”) 7 “Reporting Framework for Investment Funds” applicable to interim financial information issued by the Institute of Singapore Chartered Accountants. RAP 7 requires the accounting policies to generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards (“FRS”).

The Financial Information does not contain all of the information required for full annual financial statements.

The Financial Information is prepared on a historical cost basis, except for investment properties and financial instruments which are stated at fair value.

The Financial Information is presented in Singapore dollars which is the Trust’s functional currency. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

**2. Material accounting policy information (cont'd)**

**2.1 Basis of preparation (cont'd)**

The preparation of financial information in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised, and in any future periods affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the Financial Information are described in Notes 4 and 15 to the Financial Information.

The accounting policies applied by the Group in this Financial Information are the same as those applied by the Group in its audited financial statements for the year ended 31 December 2024, apart from the adoption of the new or amended standards which are effective from 1 January 2025.

**2.2 Going concern**

As at 30 June 2025, the Group and the Trust is in a net current liabilities of \$67.7 million and \$67.7 million, respectively (31 December 2024: net current assets of \$2.4 million and \$2.4 million, respectively). These net current liabilities position is primarily due to the maturing loan of \$75.0 million, which is set to expire in March 2026. While the Internalisation Process is currently still ongoing, the Manager has approached the lenders for the potential extension of the loan facilities. The Group's financial position remains adequate and given the moderate gearing ratio and 100% unencumbered portfolio, the Manager believes that the Group will be able to meet its funding requirements when the loan becomes due.

As described in Note 17, there is a material uncertainty that may cast significant doubt on the ability of the Group and the Trust to continue as a going concern depending on the outcome of the internalisation of the Manager ("Internalisation"), coupled with loan refinancing which is due in March 2026.

Notwithstanding the above, the Financial Information has been prepared on a going concern basis as the Manager believes that the Group will be able to meet its funding requirements to enable continuation of its operations for the next twelve months.

In assessing the appropriateness of the going concern assumption, management has considered the consequences of various events and conditions (please refer to Note 17) and the loan refinancing which is due in March 2026, and exercised judgement which includes legal and regulatory requirements, conditions and timing for triggering of the loan review event and the ability of the Group to meet its funding requirements in determining whether they create a material uncertainty that casts significant doubt upon the Group and Trust's ability to continue as a going concern.

**3. Seasonal operations**

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

## Sabana Industrial Real Estate Investment Trust and its subsidiaries

### Notes to the Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

#### 4. Investment properties

	30 June 2025			31 December 2024
	Fair value	ROU assets	Total	Total
	\$'000	\$'000	\$'000	\$'000
<b>Group and Trust</b>				
Balance at beginning of the year	915,900	77,029	992,929	979,987
Capital expenditure	1,782	–	1,782	11,026
Straight-line adjustments in accordance with FRS 116	250	–	250	332
Net change in fair value of investment properties	(5,372)	(982)	(6,354)	(9,339)
Remeasurement of ROU assets	–	1,219	1,219	2,798
Capitalisation of leasing commission	495	–	495	617
Amortisation of leasing commission	(324)	–	(324)	(471)
Payment of upfront land premium	369	–	369	7,979
Balance at end of the period	913,100	77,266	990,366	992,929

Details of the investment properties are shown in the Consolidated Portfolio Statement.

#### Security

As at 30 June 2025, all investment properties of the Group and the Trust are subject to a negative pledge in connection with the borrowing facilities. (31 December 2024: all investment properties of the Group and the Trust are subject to a negative pledge in connection with the borrowing facilities).

#### Measurement of fair value

Investment properties are stated at fair value based on valuations performed by independent professional valuers having appropriate recognised professional qualifications and recent experience in the location and category of property being valued. The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and willing seller in an arm's length transaction wherein the parties had each acted knowledgeably prudently and without compulsion.

In determining the fair value, the valuers have used valuation techniques which involve certain estimates. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions. The valuation reports are prepared in accordance with recognised appraisal and valuation standards. The estimates underlying the valuation techniques in the next financial year may differ from current estimates, which may result in valuations that may be materially different from the valuations as at reporting date.

#### 4. Investment properties (cont'd)

##### Measurement of fair value (cont'd)

The valuers have considered the capitalisation approach, discounted cash flow and direct comparison methods in arriving at the open market value as at the reporting date. The capitalisation approach capitalises an income stream into a present value using single-year capitalisation rates. The income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved within the investment properties. The discounted cash flow method involves the estimation and projection of an income stream over a period and discounting the income stream with an internal rate of return ("Discount Rate") to arrive at the market value. The discounted cash flow method requires the valuer to assume a rental growth rate indicative of market and the selection of a Discount Rate consistent with current market requirements. The direct comparison method considered transacted prices of comparable properties.

The Group's investment properties are carried at fair value based on Level 3 of the fair value hierarchy as inputs are unobservable.

##### Fair value hierarchy

The table below analyses investment properties carried at fair value. The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical investment properties that the Group can access at the measurement date.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the investment properties, either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- Level 3: unobservable inputs for the investment properties.

The following table shows the key unobservable inputs used in the valuation models for investment properties:

Type	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Investment properties		The estimated fair value of investment properties would increase/(decrease) if:
	<ul style="list-style-type: none"> <li>• Capitalisation rates from 5.50% to 6.50% (2024: 5.50% to 6.50%)</li> </ul>	<ul style="list-style-type: none"> <li>• the capitalisation rates were lower/(higher); or</li> </ul>
	<ul style="list-style-type: none"> <li>• Discount rate of 7.25% to 8.25% (2024: 7.25% to 8.25%)</li> </ul>	<ul style="list-style-type: none"> <li>• the discount rates were lower/(higher); or</li> </ul>
	<ul style="list-style-type: none"> <li>• Terminal yield rates from 5.75% to 6.75% (2024: 5.75% to 6.75%)</li> </ul>	<ul style="list-style-type: none"> <li>• the terminal yield rates were lower/(higher); or</li> </ul>
	<ul style="list-style-type: none"> <li>• Vacancy assumption rates from 1.00% to 5.00% (2024: 1.00% to 5.00%)</li> </ul>	<ul style="list-style-type: none"> <li>• the vacancy assumption rates were lower/(higher); or</li> </ul>
	<ul style="list-style-type: none"> <li>• Rental growth rates from 1.39% to 3.00% (2024: 1.39% to 3.00%)</li> </ul>	<ul style="list-style-type: none"> <li>• the rental growth rates were higher/(lower); or</li> </ul>

The direct comparison method considered transacted prices of comparable properties. The estimated fair value of investment properties would increase/(decrease) when the transacted prices of comparable properties are higher/(lower).

## Sabana Industrial Real Estate Investment Trust and its subsidiaries

### Notes to the Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

#### 5. Subsidiaries

	Trust
	30 June 2025
	31 December 2024
	\$'000
	\$'000
Equity investments at cost	*

\* Less than \$1,000

Details of the subsidiaries of the Group are as follows:

Name of subsidiaries	Principal activities	Country of incorporation	Effective equity interest held by the Group	
			30 June 2025	31 December 2024
Sabana Sukuk Pte. Ltd. <sup>(1)</sup>	Provision of treasury services	Singapore	100%	100%
SabNewCo Pte. Ltd. <sup>(2)</sup>	Property fund management (including REIT management and direct property fund management)	Singapore	100%	100%

<sup>(1)</sup> Audited by EY LLP Singapore.

<sup>(2)</sup> Exempted from audit.

## Sabana Industrial Real Estate Investment Trust and its subsidiaries

### Notes to the Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

#### 6. Derivative financial instruments

	Group		Trust	
	30 June 2025 \$'000	31 December 2024 \$'000	30 June 2025 \$'000	31 December 2024 \$'000
<b>Current assets</b>				
Interest rate swaps at fair value through Statement of Total Return	15	707	15	707
<b>Non-current liabilities</b>				
Interest rate swaps at fair value through Statement of Total Return	(789)	(288)	(789)	(288)
<b>Current liabilities</b>				
Interest rate swaps at fair value through Statement of Total Return	(395)	(117)	(395)	(117)
Total derivative financial instruments	(1,169)	302	(1,169)	302
Derivative financial instruments as a percentage of net assets	(0.21%)	0.05%	(0.21%)	0.05%

The Group uses interest rate swaps to manage its exposure to interest rate movements on its floating rate bearing loan facilities by swapping the interest rates on a proportion of these term loans from floating rates to fixed rates.

Interest rate swaps with a total notional amount of \$160.0 million (31 December 2024: \$160.0 million) had been entered into at the reporting date to provide fixed rate funding for terms of up to 2.5 years (31 December 2024: up to 3 years).

**Sabana Industrial Real Estate Investment Trust and its subsidiaries**

**Notes to the Interim Financial Information**

**For the financial period from 1 January 2025 to 30 June 2025**

**7. Borrowings**

	Note	Group		Trust	
		30 June 2025 \$'000	31 December 2024 \$'000	30 June 2025 \$'000	31 December 2024 \$'000
Unsecured Term Loan Facility <sup>(1)</sup>	(a)	50,000	–	50,000	–
Unsecured Revolving Loan Facility <sup>(1)</sup>	(b)	33,000	8,000	33,000	8,000
Less: Unamortised capitalised transaction costs		(229)	–	(229)	–
<b>Total current borrowings</b>		<b>82,771</b>	<b>8,000</b>	<b>82,771</b>	<b>8,000</b>
Unsecured Term Loan Facility <sup>(1)</sup>	(a)	125,000	175,000	125,000	175,000
Unsecured Revolving Loan Facility <sup>(1)</sup>	(b)	50,000	70,000	50,000	70,000
Guaranteed Bond Facility	(c)	100,000	100,000	100,000	100,000
Less: Unamortised capitalised transaction costs		(3,146)	(4,006)	(3,146)	(4,006)
<b>Total non-current borrowings</b>		<b>271,854</b>	<b>340,994</b>	<b>271,854</b>	<b>340,994</b>
<b>Total borrowings</b>		<b>354,625</b>	<b>348,994</b>	<b>354,625</b>	<b>348,994</b>

(1) All the borrowings have a nominal interest rate of Singapore Overnight Rate Average + Margin (31 December 2024: a nominal interest rate of Singapore Overnight Rate Average + Margin)

**(a) Unsecured Term Loan Facility**

As of 30 June 2025, the outstanding unsecured Term Loan Facility consisted of:

- (i) 4-year term loan facilities of \$50.0 million maturing in March 2026.
- (ii) 5-year term loan facilities of \$50.0 million maturing in March 2027.
- (iii) 4-year term loan facilities of \$75.0 million maturing in May 2028.

As of 31 December 2024, the outstanding unsecured Term Loan Facility consisted of:

- (i) 4-year term loan facilities of \$50.0 million maturing in March 2026.
- (ii) 5-year term loan facilities of \$50.0 million maturing in March 2027.
- (iii) 4-year term loan facilities of \$75.0 million maturing in May 2028.



**7. Borrowings (cont'd)**

**(b) Unsecured Revolving Loan Facility**

As of 30 June 2025, the outstanding unsecured Revolving Loan Facility consisted of:

- (i) 4-year revolving loan facilities of \$8.0 million maturing in October 2025.
- (ii) 4-year revolving loan facilities of \$25.0 million maturing in March 2026.
- (iii) 5-year revolving loan facilities of \$25.0 million maturing in March 2027.
- (iv) 4-year revolving loan facilities of \$25.0 million maturing in May 2028.

As of 31 December 2024, the outstanding unsecured Revolving Loan Facility consisted of:

- (i) 4-year revolving loan facilities of \$8.0 million maturing in October 2025.
- (ii) 4-year revolving loan facilities of \$25.0 million maturing in March 2026.
- (iii) 5-year revolving loan facilities of \$20.0 million maturing in March 2027.
- (iv) 4-year revolving loan facilities of \$25.0 million maturing in May 2028.

**(c) Guaranteed Bond Facility**

On 25 June 2024, \$100.0 million guaranteed bonds at a coupon rate of 4.15% due in June 2029 were issued to refinance the existing loan facilities. The guaranteed bonds amounting to \$100.0 million are unconditionally and irrevocably guaranteed by the Credit Guarantee and Investment Facility, a trust fund of the Asian Development Bank. The interests of the bonds are payable half-yearly in arrears. The bonds are listed on the Singapore Exchange Securities Trading Limited.

**(d) Unutilised Loan Facilities**

As of 30 June 2025, the Group has access to the following unutilised revolving loan facilities consisting of:

- (i) 4-year revolving loan facilities of \$17.0 million maturing in October 2025.

As of 31 December 2024, the Group has access to the following unutilised revolving loan facilities consisting of:

- (i) 4-year revolving loan facilities of \$17.0 million maturing in October 2025.
- (ii) 5-year revolving loan facilities of \$5.0 million maturing in March 2027.

## Sabana Industrial Real Estate Investment Trust and its subsidiaries

### Notes to the Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

#### 8. Units in issue and to be issued

	<b>Group and Trust</b>	
	<b>30 June 2025 '000</b>	<b>31 December 2024 '000</b>
<b>Units in issue:</b>		
At beginning of the period/year	1,125,055	1,111,788
<b>Units issued:</b>		
- Distribution Reinvestment Plan	–	13,267
Total issued Units at the end of the period/year	1,125,055	1,125,055

#### 9. Property expenses

Included in property expenses is a net write back of impairment loss of \$285,000 on trade receivables for period from 1 April 2025 to 30 June 2025 (1 April 2024 to 30 June 2024: net write off of impairment loss of \$5,000) and net write back of impairment loss of \$202,000 for period from 1 January 2025 to 30 June 2025 (1 January 2024 to 30 June 2024: net write off of impairment loss of \$1,165,000).

#### 10. Net finance cost

	<b>Group</b>			
	<b>1 April 2025 to 30 June 2025 \$'000</b>	<b>1 April 2024 to 30 June 2024 \$'000</b>	<b>1 January 2025 to 30 June 2025 \$'000</b>	<b>1 January 2024 to 30 June 2024 \$'000</b>
<b>Finance income</b>				
Interest income from fixed deposit	30	1	67	4
Interest on late payment of rent	13	9	21	70
	43	10	88	74
<b>Finance costs:</b>				
Term loan facility	1,764	3,790	3,678	7,736
Revolving loan facility	843	778	1,785	1,281
Bond facility	1,035	68	2,058	68
Interest rate swaps	84	(926)	13	(1,795)
Amortisation of transaction costs	594	1,116	1,184	1,498
	4,320	4,826	8,718	8,788
<b>Finance costs relating to lease liabilities</b>	814	811	1,632	1,622
	5,134	5,637	10,350	10,410
<b>Net financing costs</b>	5,091	5,627	10,262	10,336

## Sabana Industrial Real Estate Investment Trust and its subsidiaries

### Notes to the Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

#### 11. Other trust expenses

Included in other trust expenses are:

	Group			
	1 April 2025 to 30 June 2025 \$'000	1 April 2024 to 30 June 2024 \$'000	1 January 2025 to 30 June 2025 \$'000	1 January 2024 to 30 June 2024 \$'000
Audit fees	76	74	181	130
Non-audit fees	17	12	30	24
Valuation fees	25	25	50	50
Professional fees	194	124	348	189
Other expenses <sup>(1)</sup>	390	1,871	938	4,358
	702	2,106	1,547	4,751

<sup>(1)</sup> Other expenses comprised expenses incurred and accrued in respect of implementation of the resolutions passed at the extraordinary general meeting of Sabana Industrial REIT held on 7 August 2023 to effect the internalisation. An amount of \$337,000 and \$827,000 was incurred and accrued for the period from 1 April 2025 to 30 June 2025 and 1 January 2025 to 30 June 2025, respectively (An amount of \$1,884,000 and \$4,281,000 was incurred and accrued for the period from 1 April 2024 to 30 June 2024 and 1 January 2024 to 30 June 2024 respectively).

#### 12. Tax expense

	Group			
	1 April 2025 to 30 June 2025 \$'000	1 April 2024 to 30 June 2024 \$'000	1 January 2025 to 30 June 2025 \$'000	1 January 2024 to 30 June 2024 \$'000
<b>Tax expense</b>				
Current period	336	275	344	275
<b>Reconciliation of effective tax rate</b>				
Total return for the period before taxation and distribution	3,977	6,884	11,406	11,299
Tax calculated using Singapore tax rate of 17% (31 December 2024: 17%)	676	1,170	1,939	1,921
Non-tax deductible items	1,481	541	2,094	1,296
Tax exempt income	(223)	(182)	(445)	(388)
Tax transparency	(1,598)	(1,254)	(3,244)	(2,554)
	336	275	344	275

Under the tax transparency treatment, the Trustee is not subject to income tax on the taxable income of the Trust to the extent of the amount distributed provided the Trust distributes at least 90% of the taxable income for the relevant financial year. The taxable income that is not distributed by the Trust for the relevant financial year is subject to income tax at the prevailing rate (currently 17%). The income tax, amounting to approximately \$337,000, therefore represents the income tax payable on the taxable income for the half-year ended 30 June 2025 that is not distributed by the Trust. i.e., approximately 10% of the taxable income for the half-year ended 30 June 2025. The remaining income tax, amounting to approximately \$7,000, relates to the income tax payable accounted for the income generated from the solar project, which are taxable under the tax transparency treatment.

## Sabana Industrial Real Estate Investment Trust and its subsidiaries

### Notes to the Interim Financial Information

For the financial period from 1 January 2025 to 30 June 2025

#### 13. Earning per unit

Basic and diluted earnings per Unit is based on:

	Group			
	1 April 2025 to 30 June 2025 '000	1 April 2024 to 30 June 2024 '000	1 January 2025 to 30 June 2025 '000	1 January 2024 to 30 June 2024 '000
Total return for the period after taxation and before distribution	3,641	6,609	11,062	11,024

#### Number of Units

Weighted average number of Units	1,125,055	1,125,055	1,125,055	1,119,296
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The diluted earnings per Unit is the same as the basic earnings per Unit for the Group as there are no EPU dilutive financial instruments.

#### 14. Related parties

In the normal course of its business, the Group carried out transactions with related parties on terms agreed between the parties. During the financial period, in addition to those disclosed elsewhere in the financial information, there were the following significant related party transactions:

	Group			
	1 April 2025 to 30 June 2025 \$'000	1 April 2024 to 30 June 2024 \$'000	1 January 2025 to 30 June 2025 \$'000	1 January 2024 to 30 June 2024 \$'000
Manager's fees and reimbursables paid/payable to the Manager	1,188	1,175	2,359	2,341
Property/lease management fees and reimbursables paid/payable to the Property Manager	904	830	1,770	1,666
Trustee fees paid/payable to the Trustee	95	94	189	187

**15. Significant areas of estimation uncertainty and critical judgements in applying accounting policies**

Other than as disclosed elsewhere in this Financial Information, the significant areas of estimation uncertainty and critical judgements in applying the entity's accounting policies are set out below:

(i) *Derivatives*

The fair value of interest rate swaps is based on broker quotes at the reporting date. These quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date. Fair values reflect the credit risk of the instrument and include adjustments to take into account of the credit risk of the Group, and counterparties when appropriate.

(ii) *Borrowings*

The fair values of the fixed rate and floating rate borrowings are estimated using the discounted cash flow technique. Future cash flows are based on management's best estimates and the discount rate is based on a market-related rate for a similar instrument at the reporting date.

The carrying amounts of floating rate borrowings which are repriced within 3 months from the reporting date approximate their fair values.

(iii) *Going Concern*

In assessing the appropriateness of the going concern assumption, management has considered the consequences of various events and conditions (please refer to Note 2.2 and 17), and exercised judgement which includes legal and regulatory requirements, conditions and timing for triggering of the loan review event in determining whether they create a material uncertainty that casts significant doubt upon the Group and Trust ability to continue as a going concern.

**16. Financial ratios**

	<b>Group</b>	
	<b>30 June 2025</b>	<b>31 December 2024</b>
	<b>%</b>	<b>%</b>
Ratio of expenses to weighted average net assets <sup>(1)</sup>		
- including performance component of Manager's fees	1.48	2.25
- excluding performance component of Manager's fees	1.48	2.25

<sup>(1)</sup> The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group, excluding property expenses, finance costs and income tax expense.

## 17. Extraordinary General Meeting

At the extraordinary general meeting of Sabana Industrial REIT (“**EGM**”) held on 7 August 2023, unitholders of Sabana Industrial REIT (“**Unitholders**”) had voted to, among others, direct HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Sabana Industrial REIT (the “**Trustee**”), to remove Sabana Real Estate Investment Management Pte. Ltd. (“**SREIM**”) as the manager of Sabana Industrial REIT as soon as practicable and to “effect the internalisation of the REIT management function by incorporating a subsidiary wholly owned by the Trustee and appointing such a subsidiary to act as the manager of Sabana Industrial REIT” (the “**Internalisation Resolutions**”).

In furtherance of the Internalisation Resolutions, the Trustee has since (amongst others):

- (i) received the approval of Unitholders for certain proposed amendments to the trust deed constituting Sabana Industrial REIT (the “**Trust Deed**”) to facilitate the proposed internalisation pursuant to an EGM held on 6 August 2024;
- (ii) submitted the capital markets services licence application for the new internalised manager of Sabana Industrial REIT (the “**New Internalised Manager**”) to the Monetary Authority of Singapore (the “**CMS Licence Application**”);
- (iii) received the approval of Unitholders in respect of director candidates to be appointed and/or endorsed as directors of the board of the New Internalised Manager, subject to the requisite approvals of the Monetary Authority of Singapore having been obtained; and
- (iv) entered the Fourth Supplemental Deed with SREIM to amend the Trust Deed in accordance with the extraordinary resolution passed at the EGM held on 6 August 2024.

The Trustee has also issued various statements to Unitholders (the “**Trustee Statements**”) where the Trustee has provided updates to Unitholders in relation to the implementation of the Internalisation Resolutions, including but not limited to:

- (a) the outcome of the originating application (in HC/OA 19/2024) under Order 32 of the Rules of Court 2021 of Singapore;
- (b) the dismissal of the appeal (in AD/CA 37/2024) by the ESR Entities<sup>1</sup> in the Appellate Division of the High Court of Singapore;
- (c) the workstreams concerning the status and progress of the CMS Licence Application; and
- (d) the identification of personnel for the New Internalised Manager (i.e. a suitable board of directors and qualified management personnel).

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1 The “**ESR Entities**” refer to ESR Group Limited, E-Shang Jupiter Cayman Limited and E-Shang Infinity Cayman Limited collectively.

**17. Extraordinary General Meeting (cont'd)**

The Trustee has stated in the Trustee Statements that it will continue to provide further updates and engage with Unitholders in respect of material developments. All updates from the Trustee (including the Trustee Statements) are and will be made available via SGXNet.

Given the inherent uncertainties involved in the internalisation process, while the Trustee has, by way of the Trustee Statements, provided certain updates on the costs incurred in connection with the implementation of the internalisation process, it is not possible for the Trustee to provide a projection or estimate on the total cost of internalisation, which is still ongoing. Nothing in these financial statements should therefore be construed as a statement or forecast by the Trustee of the cost of internalisation.

The Manager would like to draw attention to the potential financial implication to Sabana Industrial REIT arising from the implementation of the Internalisation Resolutions. Once the removal of SREIM as manager of Sabana Industrial REIT is effected, it would trigger the removal of manager clause that constitutes a review event under Sabana Industrial REIT's existing financing arrangements of unsecured loans with various lenders (the "**Unsecured Facility Agreements**") and the facility agreement (the "**SBLC Facility Agreement**") for the issue by the lenders thereunder of an irrevocable standby letter of credit in favour of Credit Guarantee & Investment Facility ("**CGIF**"), as guarantor for Sabana Industrial REIT's five year senior unsecured sustainability-linked guaranteed bonds due in 2029 (the "**Bonds**") (collectively, the Unsecured Facility Agreements and the SBLC Facility Agreement shall be referred to as the "**Existing Facilities**"). If triggered, this may result in mandatory prepayment by Sabana Industrial REIT of its outstanding loans and interest under the Existing Facilities if no satisfactory agreement is reached with the lenders, within a period of not more than 30 days (or such longer period as the lenders of Sabana Industrial REIT may agree), following the review event, and/or the imposition by CGIF of additional conditions as part of its agreement to provide its guarantee for the Bonds. Unitholders should note that there could therefore be serious consequences for Sabana Industrial REIT and its Unitholders arising from its Existing Facilities and/or the Bonds if the Manager is removed.

In this regard, as mentioned in the Interim Financial Information for the period from 1 January 2023 to 30 June 2023 announced on 19 July 2023, the Manager had previously written to the relevant lenders at the material time to seek a waiver from the abovementioned review event under Sabana Industrial REIT's then existing financing arrangements, in the event that SREIM is removed as the manager of Sabana Industrial REIT. However, the lenders had then replied that they were unable to grant the relevant waivers at that juncture. The Manager and the Trustee will continue to engage with the lenders following the passing of the Resolutions and will update Unitholders as and when there are material developments.

## **Other Information Required by Listing Rule Appendix 7.2**

**1 (a)(i) Statement of Total Return and Distribution Statement (2Q 2025 vs 2Q 2024, 1H 2025 vs 1H 2024)**

Please refer to page 2 and 3 of the Interim Financial Information.

**(b)(i) Statement of Financial position, together with comparatives as at the end of the immediate preceding financial year**

Please refer to page 1 of the Interim Financial Information.

**(b)(ii) Aggregate amount of borrowings and debt securities**

Please refer to Note 7 of the Interim Financial Information.

**(c) Statement of Cash Flows**

Please refer to page 8 of the Interim Financial Information.

**(d)(i) Statement of Movements in Unitholders' Funds**

Please refer to page 4 of the Interim Financial Information.

**(d)(ii) Details of any changes in the Units**

Please refer to page Note 8 of the Interim Financial Information.

**(d)(iii) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period**

Not applicable.

**2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice**

The figures have not been audited but have been reviewed by the auditors in accordance with Singapore Standard on Review Engagements 2410 "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*".

**3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

Please see attached review report.



**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied**

The Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2024.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Not applicable.

**6. Earnings per unit (“EPU”) and Distribution per unit (“DPU”) of the Group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends**

Please refer to page 2 and 3 of the Interim Financial Information.

**7. Net asset value per unit and net tangible asset per unit based on units issued at the end of the financial period and immediately preceding financial year**

Please refer to Appendix 1.

**8. Review of performance of the Group**

Please refer to Appendix 2.

**9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results**

The Manager has not disclosed any financial forecast to the market.

**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months**

**Outlook**

The Singapore economy grew by 4.3 percent year-on-year (“y-o-y”) in the second quarter of 2025 based on advance estimates from the Ministry of Trade and Industry (“MTI”). This came on the back of a 4.1 per cent growth in the previous quarter. For the second half of 2025, MTI expects significant uncertainty and downside risks in the global economy given the lack of clarity over the tariff policies of the US<sup>1</sup>. In an earlier May report, the MTI had maintained Singapore’s GDP growth forecast for 2025 at “0.0 to 2.0 per cent”<sup>2</sup>. Separately, the Monetary Authority of Singapore (“MAS”) expects Singapore’s GDP growth to be subdued over the rest of the year in line with its expectation for slowing global economic activity and external demand<sup>3</sup>.

According to JTC, the overall occupancy rate for industrial property market in 1Q 2025 remained stable at 89.0%, unchanged from 4Q 2024. However, the occupancy rate of business parks fell to 75.9% in 1Q 2025 from 77.9% in 4Q 2024<sup>4</sup>.

Cushman & Wakefield anticipates the incoming supply of new warehouse and business park spaces in 2025 to surge to levels above their respective ten-year historical averages<sup>5</sup>.

Colliers highlighted that the impact of US tariffs will likely dampen manufacturing activity in the short-term and consequently, the demand and rents for factories. On the warehouse segment, it expects large third-party logistics operators to support leasing demand as more retailers and wholesalers outsource distribution to them amid increased macroeconomic uncertainty.<sup>6</sup>

Looking ahead, the REIT’s prospects remain weighed down by rising geopolitical tensions, an uncertain global and regional trade outlook, and cost pressures. Against this backdrop, the Manager’s priority is to optimise portfolio occupancy rate while mitigating operational costs and stabilising service charges (for common areas) so as to attract and retain cost conscious tenants. These efforts are underpinned by the Manager’s solar initiatives completed last year, with the REIT expected to reap its first full year savings this year from the installation of these solar panels. In addition, tenant engagement are initiated 12 months ahead of lease expiries, up from the current six to nine months, with rents kept competitive and nimble to market changes to attract new tenants.

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<sup>1</sup> “Singapore’s GDP grew by 4.3 per cent in the second quarter of 2025”, Ministry of Trade and Industry, Singapore, 14 July 2025

<sup>2</sup> “MTI maintains 2025 GDP growth forecast at “0.0 to 2.0 Per Cent””, Ministry of Trade and Industry Singapore, 22 May 2025

<sup>3</sup> “Remarks by Mr Chia Der Jiun, Managing Director, MAS, at the MAS Annual Report 2024/2025 Media Conference”. MAS, 15 July 2025

<sup>4</sup> “JTC Quarterly Market Report for 1Q 2025”. JTC, 24 April 2025

<sup>5</sup> “MarketBeat Singapore. Industrial Q1 2025”. Cushman & Wakefield, 10 April 2025

<sup>6</sup> “Industry Q1 2025; Shifting Horizons”. Colliers Research, 5 May 2025

## 11. Distributions

### (a) Current financial period

Any distributions declared for the current financial period? Yes

Period of distribution : Distribution for 1 January 2025 to 30 June 2025

<b>Distribution Type</b>	<b>Distribution Rate (cents)</b>
Taxable Income	1.70
Tax Exempt Income	–
Capital	–
<b>Total</b>	<b>1.70</b>

### (b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes

Period of distribution : Distribution for 1 January 2024 to 30 June 2024

<b>Distribution Type</b>	<b>Distribution Rate (cents)</b>
Taxable Income	1.34
Tax Exempt Income	–
Capital	–
<b>Total</b>	<b>1.34</b>

### (c) Tax rate : Taxable income

These distributions are made out of Sabana Industrial REIT taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax.

Distributions made to individuals, irrespective of their nationality or tax residence status, who hold the units as investment assets will be tax exempt. However, distributions made to individuals who hold units as trading assets or through a partnership will be taxed at the level of these individuals at their applicable income tax rates.

All Unitholders who are not individuals are subject to Singapore income tax / withholding tax on distributions of Sabana Industrial REIT.

### (d) Book closure date: 31 July 2025

### (e) Date payable : 29 August 2025

**12. If no distribution has been declared/(recommended), a statement to that effect**

Not applicable.

**13. Distribution policy**

The distribution policy is to distribute at least 90.0% of its distributable income to Unitholders on a half-yearly basis at the discretion of the Manager, having regards to funding requirements and other capital management considerations.

**14. General mandate for Interested Person Transactions**

The Trust has not obtained a general mandate from Unitholders for interested person transactions.

**15. Confirmation pursuant to Rule 705(5) of the Listing Manual**

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Manager of the Trust (the “Manager”) which may render the unaudited interim financial statements of the Group and Trust (comprising the statement of financial position as at 30 June 2025, statement of total return & distribution statements, statement of cash flows and statement of movements in Unitholders’ funds for the half-year ended on that date), together with their accompanying notes, to be false or misleading, in any material aspect.

**16. Procured Undertakings By the Board and Executive Officers to Rule 720(1)**

The Manager of Sabana Industrial REIT confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

**On behalf of the Board of Directors of  
Sabana Real Estate Investment Management Pte. Ltd.  
(Company registration number 201005493K)  
as Manager of Sabana Industrial Real Estate Investment Trust**

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Tan Cheong Hin  
Director

---

Wong Heng Tew  
Director

By Order of the Board  
Cho Form Po  
Company Secretary  
Sabana Real Estate Investment Management Pte. Ltd.  
(Company registration number 201005493K)  
as Manager of Sabana Industrial Real Estate Investment Trust

23 July 2025

**Appendix 1**

	<b>Group</b>		<b>Trust</b>	
	<b>As at 30/6/2025</b>	<b>As at 31/12/2024</b>	<b>As at 30/6/2025</b>	<b>As at 31/12/2024</b>
Net asset value (“NAV”) and net tangible asset (“NTA”) per unit (S\$) <sup>(a)</sup>	0.50	0.50	0.50	0.50

**Note:**

- (a) The number of units used to compute NAV per unit and NTA per unit is 1,125,055,242 (31 December 2024: 1,125,055,242).

## **Appendix 2**

### **Review of the Performance of the Group for the current financial period reported on 2Q 2025 vs 2Q 2024**

<b><u>Statement of Total Return</u></b>	<b>Group</b>		
	2Q 2025	2Q 2024	Fav / (Unfav)
	S\$'000	S\$'000	%
Gross revenue	30,235	27,340	10.6
Property expenses	(12,744)	(13,321)	4.3
<b>Net property income <sup>(a)</sup></b>	<b>17,491</b>	<b>14,019</b>	<b>24.8</b>
Finance income	43	10	330.0
Finance costs <sup>(b)</sup>	(4,320)	(4,826)	10.5
Finance costs relating to lease liabilities	(814)	(811)	(0.4)
<b>Net finance costs</b>	<b>(5,091)</b>	<b>(5,627)</b>	<b>9.5</b>
Manager's fees	(1,188)	(1,175)	(1.1)
Trustee's fees	(95)	(94)	(1.1)
Other trust expenses <sup>(c)</sup>	(702)	(2,106)	66.7
<b>Net income</b>	<b>10,415</b>	<b>5,017</b>	<b>107.6</b>
Net change in fair value of financial derivatives <sup>(d)</sup>	(779)	(744)	n.m
Net change in fair value of investment properties <sup>(e)</sup>	(5,659)	2,611	n.m
<b>Total return for the period before taxation</b>	<b>3,977</b>	<b>6,884</b>	<b>(42.2)</b>
Tax expense	(341)	(275)	(24.0)
<b>Total return for the period after taxation</b>	<b>3,636</b>	<b>6,609</b>	<b>(45.0)</b>
Distribution adjustments	7,101	2,112	n.m
<b>Total income available for distribution to Unitholders for the period before tax <sup>(f)</sup></b>	<b>11,078</b>	<b>8,996</b>	<b>23.1</b>
<b>Total income available for distribution to Unitholders for the period after tax</b>	<b>10,737</b>	<b>8,721</b>	<b>23.1</b>

n.m denotes "not meaningful"

\* Less than S\$1,000

**Notes:**

- (a) Net property income increased by 24.8% mainly attributed by higher gross revenue and lower overall property expenses.
- (b) Finance costs decreased by 10.5% mainly due to the decrease in overall interest rates.
- (c) Other trust expenses decreased by 66.7% mainly due to lower internalisation expenses incurred.
- (d) The net change in fair value of financial derivatives relates to the fair value change of the interest rate swaps recognised.
- (e) The net change in fair value of investment properties mainly relates to the adjustments in ROU assets and the valuation movement based on the independent valuations of the properties undertaken by the Independent Valuers as at the reporting date.
- (f) Income available for distribution before tax increased by 23.1% mainly due to higher net property income recorded and lower finance costs.



**Review of the Performance of the Group for the current financial period reported on  
1H 2025 vs 1H 2024**

<b>Statement of Total Return</b>	<b>Group</b>		
	1H 2025	1H 2024	Fav / (Unfav)
	S\$'000	S\$'000	%
Gross revenue	59,341	55,165	7.6
Property expenses	(25,808)	(28,000)	7.8
<b>Net property income <sup>(a)</sup></b>	<b>33,533</b>	<b>27,165</b>	<b>23.4</b>
Finance income	88	74	18.9
Finance costs <sup>(b)</sup>	(8,718)	(8,788)	0.8
Finance costs relating to lease liabilities	(1,632)	(1,622)	(0.6)
<b>Net finance costs</b>	<b>(10,262)</b>	<b>(10,336)</b>	<b>0.7</b>
Manager's fees	(2,359)	(2,341)	(0.8)
Trustee's fees	(189)	(187)	(1.1)
Other trust expenses <sup>(c)</sup>	(1,547)	(4,751)	67.4
<b>Net income</b>	<b>19,176</b>	<b>9,550</b>	<b>100.8</b>
Net change in fair value of financial derivatives <sup>(d)</sup>	(1,416)	(410)	n.m
Net change in fair value of investment properties <sup>(e)</sup>	(6,354)	2,159	n.m
<b>Total return for the period before taxation</b>	<b>11,406</b>	<b>11,299</b>	<b>0.9</b>
Tax expense	(349)	(275)	(26.9)
<b>Total return for the period after taxation</b>	<b>11,057</b>	<b>11,024</b>	<b>0.3</b>
Distribution adjustments	9,401	5,341	n.m
<b>Total income available for distribution to Unitholders for the period before tax <sup>(f)</sup></b>	<b>20,807</b>	<b>16,640</b>	<b>25.0</b>
<b>Total income available for distribution to Unitholders for the period after tax</b>	<b>20,458</b>	<b>16,365</b>	<b>25.0</b>
<b>Total distribution amount declared to Unitholders for the period <sup>(g)</sup></b>	<b>18,788</b>	<b>15,076</b>	<b>24.6</b>

n.m denotes "not meaningful"

\* Less than S\$1,000

**Notes:**

- (a) Net property income increased by 23.4% mainly attributed by higher gross revenue and lower overall property expenses.
- (b) Finance costs decreased by 0.8% mainly due to the decrease in overall interest rates, offset by higher base of total borrowings.
- (c) Other trust expenses decreased by 67.4% mainly due to lower internalisation expenses incurred.
- (d) The net change in fair value of financial derivatives relates to the fair value change of the interest rate swaps recognised.
- (e) The net change in fair value of investment properties mainly relates to the adjustments in ROU assets and the valuation movement based on the independent valuations of the properties undertaken by the Independent Valuers as at the reporting date.
- (f) Income available for distribution before tax increased by 25.0% mainly due to higher net property income recorded and lower finance costs.
- (g) The Trust's distribution policy is to distribute at least 90.0% of its distributable income to Unitholders. For 1H 2025, approximately 10.0% of total income available for distribution were retained for prudent capital management in view of additional costs incurred and to be incurred in connection with the internalisation.



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The Board of Directors  
Sabana Real Estate Investment Management Pte. Ltd.  
(in its capacity as Manager of  
Sabana Industrial Real Estate Investment Trust)  
151 Lorong Chuan  
#02-03 New Tech Park  
Singapore 556741

23 July 2025

**Sabana Industrial Real Estate Investment Trust and its subsidiary  
Review of Interim Financial Information for the six-months ended 30 June 2025**

Dear Sirs

***Introduction***

We have reviewed the accompanying Interim Financial Information of Sabana Industrial Real Estate Investment Trust (the “Trust”) and its subsidiary (the “Group”) for the six-months ended 30 June 2025 as set up on pages 1 to 22. The Interim Financial Information comprises the following:

- Statements of financial position of the Group and the Trust as at 30 June 2025;
- Consolidated portfolio statement of the Group as at 30 June 2025;
- Consolidated statement of total return of the Group for the three-month and six-month period ended 30 June 2025;
- Consolidated distribution statement of the Group for the three-month and six-month period ended 30 June 2025;
- Statements of movements in unitholders’ funds of the Group and the Trust for the three-month and six-month period ended 30 June 2025;
- Consolidated statement of cash flows of the Group for the six-month period ended 30 June 2025; and
- Notes to the above Interim Financial Information.

The Management of Sabana Real Estate Investment Pte. Ltd. (the “Manager” of the Trust) is responsible for the preparation and fair presentation of this Interim Financial Information in accordance with the recommendations of the Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Unit Trusts* relevant to Interim Financial Information issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.

### **Scope of review**

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of Interim Financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information does not present fairly, the financial position and portfolio holdings of the Group and the Trust as at 30 June 2025, and the total return, distributable income, movements in unitholders' funds and cash flows of the Group and the movements in unitholders' funds of the Trust for the six-months ended 30 June 2025 in all material respects, in accordance with the recommendations of RAP 7 relevant to Interim Financial Information issued by the Institute of Singapore Chartered Accountants.

### **Emphasis of matter**

We draw attention to Note 2.2 of the interim financial information which indicates that the Group and Trust current liabilities exceeded their current assets by \$67.7 million and \$67.7 million respectively as at 30 June 2025. Note 2.2 also highlights events and conditions relating to maturing of the \$75.0 million in March 2026 and the ongoing internalisation exercise which could cause potential financial implication to the Group and Trust. Specifically, as stated in Note 17, if the internalisation exercise triggers a review event under existing financing arrangements of unsecured loans with various lenders and under the facility agreement, it could result in mandatory prepayment of the Group's outstanding borrowings and interest if no satisfactory agreement is reached with the lenders. The ability of the Group and the Trust to continue as going concerns is subject to obtaining an extension or refinancing of loan facilities with the banks. These factors indicate the existence of a material uncertainty which may cast significant doubt on the ability of the Group and the Trust to continue as a going concern.

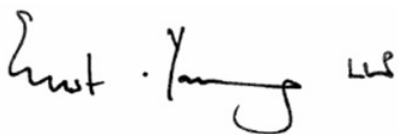
In the event that the Group and the Trust are unable to continue as a going concern, adjustments may have to be made to reflect the situation that assets may need to be realised other than in the amounts at which they are currently recorded in the balance sheet. In addition, the Group and the Trust may have to provide for further liabilities that might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities respectively. No adjustments have been made in the Interim Financial Information in respect of this.

Our conclusion is not qualified in respect of this matter.

***Restriction of use***

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Interim Financial Information for the purpose of assisting the Trust in meeting the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited's Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its Interim Financial Information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

Yours faithfully,



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Ernst & Young LLP

Public Accountants and  
Chartered Accountants  
Singapore

23 July 2025