



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

DESPATCH OF NOTICES OF ELECTION AND TAX DECLARATION FORMS PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR THE DISTRIBUTION PERIOD FROM 1 JULY 2022 TO 31 DECEMBER 2022

Sabana Real Estate Investment Management Pte. Ltd., in its capacity as manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”, and as manager of Sabana Industrial REIT, the “**Manager**”), wishes to announce that further to the announcements dated 30 January 2023 and 7 February 2023 in relation to the application of a distribution reinvestment plan (“**DRP**”) to the distribution of **1.46 cents per unit** in Sabana Industrial REIT (“**Unit**”) for the period from **1 July 2022 to 31 December 2022** (the “**Distribution**”), the Notices of Election¹ and Tax Declaration Forms² have been despatched today to all eligible persons registered as unitholders of Sabana Industrial REIT (“**Eligible Unitholders**”) in the Depository Register as at 5.00 p.m. on 7 February 2023 (the “**Books Closure Date**” or “**Record Date**”).

Unitholders with registered addresses outside Singapore (“**Overseas Unitholders**”) who did not provide any address in Singapore for the service of notices and documents by notifying The Central Depository (Pte) Limited (“**CDP**”) at least three Market Days³ prior to the Books Closure Date will not receive the Notices of Election.

Eligible Unitholders who wish to participate in the DRP must complete, sign and return the Notices of Election (and Tax Declaration Forms, if applicable) to the unit registrar of Sabana Industrial REIT, Boardroom Corporate & Advisory Services Pte. Ltd. (the “**Unit Registrar**”) at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632 (Telephone number: +65 6536 5355) (or such other address as may be announced by the Manager from time to time). **Unitholders who wish to receive their Distribution in cash need not take any action.**

The Notices of Election (and Tax Declaration Forms, if applicable) must be received by the Unit Registrar by 5.00 p.m. on 3 March 2023, and may not be withdrawn or cancelled upon receipt. Notices of Election (and Tax Declaration Forms, if applicable) received after 5.00 p.m. on 3 March 2023 will not be processed.

The Distribution will be paid on 27 March 2023. The new Units to be issued pursuant to the DRP are expected to be credited and listed on the SGX-ST on 27 March 2023. Eligible Unitholders who do not elect to participate in the DRP and Overseas Unitholders who did not provide registered addresses in Singapore to CDP will receive all of their respective entitlements to the Distribution in cash.

1 “**Notice of Election**” means the one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP.

2 “**Tax Declaration Forms**” means the “Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)” which are sent to all Unitholders except individual Unitholders.

3 “**Market Day**” means a day on which Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) is open for trading in securities.

Unitholders who wish to participate in the DRP and do not receive the Notices of Election within three (3) Market Days after the date of this Announcement may obtain a copy from CDP at 9 North Buona Vista Drive, #01-19/20 The Metropolis, Singapore 138588 (Telephone number: +65 6535 7511) (or such other address as may be announced by the Manager from time to time).

Important Indicative Dates and Times

Date/Time	Event
Friday, 3 March 2023 at 5.00 p.m.	Completed Notice of Election (and Tax Declaration Form, if applicable) in respect of participation in the DRP must be received by the Unit Registrar
Monday, 27 March 2023	Payment of Distribution
Monday, 27 March 2023	Listing of the Units issued pursuant to the DRP on the SGX-ST

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

16 February 2023

Sabana Industrial REIT

Sabana Industrial REIT was listed on the SGX-ST on 26 November 2010. As at 31 December 2022, 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 S\$0.9 billion as at 31 December 2022.

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

This announcement is for information only and does not constitute an offer, invitation or solicitation of securities in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of 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 SGX-ST does not guarantee a liquid market for the Units.

This announcement is not an offer or sale of any Units in the United States. No Units have been or will be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, registration under the Securities Act.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.