



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

SABANA INDUSTRIAL REIT SECURES SGD\$150 MILLION SUSTAINABILITY-LINKED LOAN FROM HSBC

- Facility supports the REIT's focus on ESG as part of its next phase of growth
- Interest rates on the loan will be reduced should the REIT meet pre-determined energy and water intensity targets

Singapore, 28 February 2022 – Sabana Real Estate Investment Management Pte. Ltd. (the “**Manager**”), the manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”) today announced that the REIT has secured its first sustainability-linked loan of SGD\$150 million (“the Loan”) from The Hongkong and Shanghai Banking Corporation Limited (“**HSBC**”).

The Loan comprises a four-year tranche of SGD\$75 million and a five-year tranche of SGD\$75 million. Under the terms of the facility, the interest rate on the loan will be pegged to pre-determined annual energy and water intensity targets for Sabana Industrial REIT across its multi-tenanted portfolio. The REIT will be entitled to lower pre-agreed interest rates on the facility if these targets are met.

The Loan aligns with Sabana Industrial REIT's focus on strengthening its environmental, social and governance (“**ESG**”) commitments and investing with a sustainability agenda, as it moves to the *Grow VALUE* phase of its Refreshed Strategy. Proceeds of the Loan will be used to refinance existing indebtedness and for general corporate purposes, asset acquisitions, asset enhancement initiatives (“**AEIs**”) and working capital requirements. With this facility in place, all of Sabana Industrial REIT's loans will be unencumbered.

Lim Wei Huang, Chief Financial Officer of the Manager, said, “We would like to thank HSBC for supporting our journey to advance our ESG goals as part of our broader strategy. Beyond giving us greater financial flexibility, this loan underscores our commitment to integrate sustainability in our operations, minimise our environment impact and deliver growth in a responsible manner.”

Regina Lee, Head of Commercial Banking, HSBC Singapore, “The pathway to a low-carbon future requires businesses across all sectors to review their approach to their operations. We are pleased to support Sabana Industrial REIT in taking this first step to secure sustainability linked financing, and in shifting the industrial sector towards more sustainable practices. In close collaboration, we have identified specific water and energy targets which, if fulfilled, will reduce interest repayments and will enable the REIT to make a measurable step on their sustainability journey.”

In Singapore, HSBC has been at the forefront of driving the sustainable finance agenda, helping to build a thriving, resilient future for societies and businesses. The Bank has executed market-leading transactions, launched innovative sustainable finance solutions, and is driving industry groups to embed sustainability into banking practices and support the communities around it.

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About 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 S\$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.

About The Hongkong and Shanghai Banking Corporation Limited

The Hongkong and Shanghai Banking Corporation Limited is the founding member of the HSBC Group. HSBC serves customers worldwide from offices in 64 countries and territories in its geographical regions: Europe, Asia, North America, Latin America, and Middle East and North Africa. With assets of \$3.0tn at 31 December 2021, HSBC is one of the largest banking and financial services organisations in the world.

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