VIBRANT GROUP LIMITED
Company Registration Number: 198600061G

STRATEGIC REVIEW OF SABANA REIT

Vibrant Group Limited ("**Vibrant Group**" or the "**Sponsor**") and Sabana Real Estate Investment Management Pte. Ltd. (the "**Manager**"), as Sponsor and Manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**" or the "**Trust**") respectively, today announced that they are undertaking a strategic review of Sabana REIT.

The scope of the strategic review includes the current shareholding structure and management of the Manager, as well as Sabana REIT's strategic direction and business. The Sponsor and the Manager are considering all options to further the sustainable growth of Sabana REIT and the interest of its unitholders ("**Unitholders**"). In the meantime, the Manager remains fully committed to executing its duties to proactively manage the Trust and deliver value to Unitholders.

Vibrant Group and its related parties are the largest Unitholder of Sabana REIT, with approximately 12.0% holdings and currently holds a 51.0% indirect stake in the Manager. It is also the largest tenant of Sabana REIT, contributing approximately 17.0% of the net property income[1] of Sabana REIT's portfolio as at 31 December 2016. It leases approximately 665,446 sq ft gross floor area ("**GFA**"), equivalent to 15.1% of Sabana REIT's portfolio GFA. With the Manager managing Sabana REIT, the Sponsor remains supportive and intends to renew the three master leases at the Sabana REIT properties it currently occupies at prevailing market rents in line with those of similar properties in similar locations.

The Sponsor had injected five of its properties under a sale and lease back arrangement for a term of five years (triple-net basis) into the initial portfolio of Sabana REIT at its initial public offering. The master leases of these properties had expired on 25 November 2015. Following this, the Sponsor had continued to support Sabana REIT through the renewal of three master leases[2] until 25 November 2016 and a further term until 25 November 2017. The fourth property master lease[3] was continued by a replacement tenant while the fifth property[4] was being divested at S$14.8 million which is higher than the purchase consideration of S$13.5 million.

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[1] This excludes property tax, land rent and maintenance by Vibrant Group related companies.
[2] 51 Penjuru Road, 33 and 35 Penjuru Lane and 18 Gul Drive.
[3] 30 & 32 Tuas Avenue 8.
[4] 218 Pandan Loop.

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Unitholders are advised to exercise caution when dealing in the units of Sabana REIT. Unitholders are further advised to read this announcement and any subsequent announcements by the Manager carefully.

By Order of the Board

Eric Khua Kian Keong
Executive Director & CEO
2 February 2017