This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada or Japan. This announcement is not an offer of securities for sale into the United States, European Economic Area, Canada or Japan. The Rights Entitlements and Rights Units referred to herein have not been and will not 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 or an exemption from registration under the Securities Act. There will be no public offering of the Rights Entitlements and Rights Units referred to herein in the United States.

SABANA SHARI'AH COMPLIANT INDUSTRIAL REAL ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 29 October 2010 under the laws of the Republic of Singapore)

managed by
Sabana Real Estate Investment Management Pte. Ltd.

USE OF PROCEEDS FROM THE RIGHTS ISSUE

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*Unless otherwise defined, all terms and references used herein shall bear the same meaning ascribed to them in the Offer Information Statement dated 30 December 2016 (the "**Offer Information Statement**").*

Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**", and as manager of Sabana REIT, the "**Manager**"), refers to the announcements made on 8 December 2016, 14 December 2016 and 15 December 2016 in respect of Sabana REIT's proposed acquisition of 107 Eunos Avenue 3, 72 Eunos Avenue 7 and 47 Changi South Avenue 2 respectively (collectively, the "**Acquisitions**"). As stated in these announcements and the Offer Information Statement, the completion of the Acquisitions is subject to Sabana REIT's receipt of the required regulatory approvals (and in the case of 47 Changi South Avenue 2, Unitholders' approval).

As the Acquisitions are only expected to be completed before the end of the second quarter of 2017, the Manager has elected, pending deployment of the net proceeds from the Rights Issue for the Acquisitions, to utilise the total gross proceeds of approximately S$80.2 million for the following purposes:

(a) S$60.0 million to repay an existing five-year S$75.0 million term Commodity Murabaha facility due in August 2017;

(b) S$16.5 million to be placed in short-term bank deposits;

(c) approximately S$2.5 million to pay the underwriting commission and expenses including the applicable GST thereon to the Joint Lead Managers and Underwriters; and

(d) approximately S$1.2 million to pay the other professional fees and charges relating to the Rights Issue.

As stated in the Offer Information Statement, pending deployment of the net proceeds from the Rights Issue for the Acquisitions, the net proceeds may be deposited with banks and/or financial institutions, or be used by the Manager for repayment of Sabana REIT's short-term borrowings. The Offer Information Statement also states that part of the proceeds from the Rights Issue will be used to pay for the total costs and expenses relating to the Rights Issue. Therefore, the above uses of the proceeds are in accordance with the stated uses in the Offer Information Statement.

The Acquisitions are expected to be financed by a combination of existing borrowings, new borrowings, Sabana REIT's internal cash resources, the S$16.5 million Rights Issue proceeds which have been placed in short-term bank deposits and/or the sale proceeds from Sabana REIT's proposed divestment of 218 Pandan Loop (as announced by the Manager on 5 December 2016).

The Manager will make periodic announcements on the use of proceeds from the Rights Issue as and when such funds are materially disbursed and whether such a use is in accordance with the stated use and in accordance with the percentage allocated in the Offer Information Statement and Rights Issue announcement, and where there is any material deviation from the stated use of proceeds, the Manager will announce the reasons for such deviation.

By Order of the Board
Kevin Xayaraj
Chief Executive Officer and Executive Director

Sabana Real Estate Investment Management Pte. Ltd.
(Registration Number: 201005493K)
(as manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust)

6 February 2017

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

Any offering of Rights Units will be made in and accompanied by the Offer Information Statement. A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the MAS at <http://masnet.mas.gov.sg/opera/sdrprosp.nsf>. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of Sabana REIT. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement when it is lodged with the MAS.

The value of the Units and the income derived from them may fall or rise. The Units are not obligations, or deposits in, or guaranteed by the Manager or HSBC Institutional Trust Services (Singapore) Limited (as trustee of Sabana REIT) or any of their affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders 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 for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) and is not to be distributed or circulated outside Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of other jurisdictions. The Rights Entitlements and Rights Units referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States, except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. No public offering of the Rights Entitlements and Rights Units referred to herein is being made in the United States.