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MEDIA RELEASE

VIVA INDUSTRIAL TRUST ANNOUNCES LAUNCH OF S$40 MILLION PRIVATE PLACEMENT TO FUND AEI

- ✓ Viva Industrial Trust ("VIT") to issue up to 51.0 million new stapled securities at S$0.785 per stapled security to partially fund the asset enhancement initiative ("AEI") at Technopark@Chai Chee ("TPCC")
- ✓ AEI at TPCC is projected to yield additional net property income of S$9.8 million per annum, translating to a return on investment of 12.1% per annum for the project
- ✓ Indicative valuation suggests a possible increase in capital value of approximately S$184.7 million to S$380.0 million post-AEI

Singapore, 4 June 2015 – Viva Industrial Trust ("VIT"), a Singapore-focused business park and industrial property trust, today announced that it has launched a private placement exercise to raise gross proceeds of up to approximately S$40.0 million, which will see the issuance of up to 50,955,000 new stapled securities at the issue price of S$0.785 per stapled security (the "Private Placement").

Should the Private Placement be oversubscribed, the offer size may be increased by up to 31,847,000 additional new stapled securities to raise additional gross proceeds of up to S$25.0 million (the "Upsize Option") to bring the total gross proceeds of the Private Placement exercise to approximately S$65.0 million. The Private Placement, which commences today, will remain open until 5 June 2015.

The proceeds from the Private Placement will be used to fund VIT's AEI at TPCC, the total cost of which will include the differential premium and other incidental costs payable to the relevant authorities amounting to approximately S$59.0 million, as well as the costs of the addition and alteration works totalling approximately S$22.0 million.

The AEI project that has been planned for TPCC will enable VIT to grow its portfolio organically and unlock latent value of the asset to take full advantage of the property's prime location. The project will see the conversion of 214,951[1] sq ft of gross floor area located in the ground-floor carpark and other unutilised areas into "white" use to serve existing tenants as well as residents living in the area. With the enhancement to the leasing proposition for TPCC, the business park component of the property is also expected to benefit from higher tenant retentions and positive rental reversions.

Post-AEI, the manager of VIT expects an incremental annual net property income of S$9.8 million[2], which translates to a projected return on investment of 12.1% per annum based on a capital outlay of S$81.0 million[3]. Early indications from an independent valuer also

[1] Subject to GFA regulation
[2] Based on manager's projection of stabilized rent on 160,000 sq ft NLA, assuming 90% occupancy rate
[3] To be funded by a mix of debt and equity

suggests that the capital value of the asset could increase by S$184.7 million from S$195.3 million[4] to approximately S$380.0 million post completion of the AEI.

Commenting on VIT's Private Placement exercise, Mr Wilson Ang, CEO of Viva Industrial Trust Management Pte Ltd, the manager of Viva Industrial Real Estate Investment Trust ("VI-REIT")[5], said, "We entered into this exercise after much careful deliberation led us to conclude that this would be a win-win for both existing and new investors. We believe the Private Placement presents potential investors with a very compelling entry point to embark on a growth journey with us, given, especially, the highly discernible returns for our AEI project. That said, the exercise would also benefit existing stapled securityholders. Besides the accretive nature of the AEI project, investors will enjoy a larger free float, which could improve trading liquidity. Furthermore, we believe this exercise would serve to strengthen our capital structure."

To date, 23% of the total space to be converted under the AEI has secured pre-committed leases from Decathlon S.A., one of the world's largest sports retailers, and OWL Cafe, who will operate its first drive-thru in Singapore. Retail offerings at TPCC are expected to open their doors to shoppers as early as end-2015.

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ABOUT VIVA INDUSTRIAL TRUST

Viva Industrial Trust ("VIT") is a Singapore-focused business park and industrial property trust listed on the Mainboard of the Singapore Exchange, which comprises Viva Industrial Real Estate Investment Trust ("VI-REIT") and Viva Industrial Business Trust ("VI-BT"). VIT focuses on building a diversified portfolio of income-producing real estate which is used predominantly for business park and other industrial purposes in Singapore and elsewhere in the Asia-Pacific region, while VI-BT is presently dormant. VIT's portfolio comprises five properties located in Singapore, namely (i) UE BizHub EAST, (ii) Technopark@Chai Chee, (iii) Mauser Singapore, (iv) Jackson Square and (v) Jackson Design Hub with an aggregate gross floor area of 2.9 million sq ft.

For more information on VIT, please visit http://www.vivaitrust.com.

[4] As at 31 March 2015
[5] Viva Industrial Trust is a stapled group comprising VI-REIT and Viva Industrial Business Trust ("VI-BT")

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