

ABOUT VIVA INDUSTRIAL TRUST

Viva Industrial Trust ("VIT") is a Singapore-focused business park and industrial real estate investment trust listed on the Mainboard of the Singapore Exchange ("SGX-ST") on 4 November 2013. VIT comprises Viva Industrial Real Estate Investment Trust ("VI-REIT") and Viva Industrial Business Trust ("VI-BT"). VI-REIT has the principal investment strategy of investing in a diversified portfolio of income-producing real estate that is predominantly for business parks and other industrial purposes in Singapore and elsewhere in the Asia-Pacific region. VI-BT is presently inactive. VIT's portfolio comprises nine properties located in Singapore, namely (i) **UE BizHub EAST**, (ii) **Viva Business Park**, (iii) **Mauser Singapore**, (iv) **Jackson Square**, (v) **Jackson Design Hub**, (vi) **Home-Fix Building**, (vii) **11 Ubi Road 1**, (viii) **30 Pioneer Road**, and (ix) **6 Chin Bee Avenue** with an aggregate gross floor area of approximately 3.90 million sq ft. For more information on VIT, please visit <http://www.vivaitrust.com>

COMPANY SNAPSHOT (as at 31 March 2017)

SGX Code	T8B
Bloomberg Code	VIT SP
Listing Bourse	SGX Mainboard
Listing Date	4 Nov 2013
Stock Price (S\$)	0.795
Market Capital (S\$m)	766.8
Shares Outstanding (m)	964.6

KEY MANAGEMENT

Wilson Ang	Chief Executive Officer
Lawrence Chan	Chief Financial Officer
Frank Ng	Head of Investor Relations & Investment
Kendrick Kwek	Head of Asset Management
Vincent Lim	Head of Compliance

FINANCIAL HIGHLIGHTS (as at 31 March 2017)

QUARTER-ON-QUARTER

	1Q2017	4Q2016	Variance
Gross Revenue (S\$'000)	27,379	25,568	▲ 7.1%
Net Property Income (S\$'000)	20,340	18,078	▲ 12.5%
Distributable Income (S\$'000)	17,807	15,935	▲ 11.7%
DPS (SG cents)	1.854	1.760	▲ 5.3%
Distribution Yield	9.5% ¹	9.2% ²	-

¹ Based on annualised 1Q2017 DPS and closing price of S\$0.795 as at 31 March 2017

² Based on closing price of S\$0.755 as at 30 December 2016

BALANCE SHEET

(S\$m)	31 Mar 2017	31 Dec 2016
Total Assets	1,329.2	1,253.9
Total Liabilities	562.1	515.0
Net Assets	765.8	738.9
Stapled Securityholders' Funds	765.8	738.9

PORTFOLIO SUMMARY (as at 31 March 2017)

Total Number of Properties	9
Total Portfolio GFA	3,900,269 sq ft
Net Lettable Area	3,323,355 sq ft
WALE (by rental income) *	3.2 years
Weighted Average Land Lease (by valuation)	34.4 years
Weighted Average Age of Building (by valuation)	9.5 years
Weighted Average Portfolio Occupancy	91.1%
- Weighted Average Portfolio Occupancy as at Listing Date (4 November 2013)	70.1%
Total Portfolio Valuation	S\$1.29 billion

* By Rental Income - based on net property income and rental support, taking into account the master lease arrangements and rental support arrangements, assuming that renewal options are not exercised

SUBSTANTIAL STAPLED SECURITYHOLDERS (as at 31 March 2017)

Tong Jinqun	50.08%
Ho Lee Group Trust	6.84%

KEY FOCUS

- Value Creating Investment Management**
To pursue attractive opportunities for future income and capital growth
- Prudent Capital & Risk Management**
To minimise exposure to market volatility and optimise risk-adjusted returns
- Proactive Asset & Lease Management**
To proactively implement measures that will improve returns and boost leasing profiles of multi-tenanted properties.

KEY FINANCIAL HIGHLIGHTS (per stapled security)

	1Q2017 (SG cents)
Earnings Per Stapled Security	1.165
DPS	1.854
NAV	79.2

KEY RATIOS (Based on closing price of S\$0.795 as at 31 Mar 2017)

	1Q2017
Price-to-Book	1.00 x
Dividend Yield	9.5%

CASH FLOW

	1Q2017 (S\$m)
Operating Cash Flow	17.2
Investing Cash Flow	(74.3)
Financing Cash Flow	38.5
Cash & Equivalents	10.9

Well-Spread, Strategically Located Assets in Singapore



VIVA BUSINESS PARK



Value*:	S\$353.5m
GFA:	1,526,762 sq ft
Remaining land lease:	14.0 years
Occupancy:	79%
No. of tenants:	86

- ❑ Only business park development in the vicinity
- ❑ Diverse mix of tenants from multiple trade sectors
- ❑ Close proximity to Bedok Town Centre with easy access to MRT stations and bus interchange
- ❑ Undergoing AEI to convert up to 15% of the GFA to "white" use

UE BIZHUB EAST (BUSINESS PARK COMPONENT)



Value*:	S\$355.0m
GFA:	626,018 sq ft
Remaining land lease:	50.9 years
Occupancy:	90%
No. of tenant(s):	31

- ❑ Strategically located at the heart of the Changi Business Park ("CBP") adjacent to Expo MRT station and with direct link to the upcoming Down Town Line Station
- ❑ Unique integrated mixed-use business park development

UE BIZHUB EAST (HOTEL COMPONENT)



Value*:	S\$160.0m
GFA:	157,397 sq ft
Remaining land lease:	50.9 years
Occupancy:	97%
No. of tenant(s):	3 (Includes hotel)

- ❑ One of the only two hotels at the heart of Changi Business Park ("CBP") adjacent to Expo MRT station and with direct link to the upcoming Down Town Line Station
- ❑ Managed under the award-winning "Park Avenue" brand

MAUSER SINGAPORE



Value*:	S\$28.0m
GFA:	107,566 sq ft
Remaining land lease:	49.3 years
Occupancy:	100%
No. of tenant(s):	1

- ❑ Relatively new 2-storey ramp-up logistics facility
- ❑ Ramp increases operational efficiency and reduces long-term maintenance cost
- ❑ Benefit from expected consolidation of container port activities in Tuas
- ❑ Leased to Mauser Group, a worldwide leading provider of industrial packaging solutions

30 PIONEER ROAD



Value*:	S\$55.0m
GFA:	281,090 sq ft
Remaining land lease:	19.9 years
Occupancy:	100%
No. of tenant(s):	1

- ❑ 4-storey warehouse with high specifications and a 7-storey ancillary office
- ❑ Strategically located at junction of Pioneer Road and Benoi Road
- ❑ Close proximity to Jurong Port and Tuas Checkpoint
- ❑ Easy access to the PIE and AYE

JACKSON SQUARE



Value*:	S\$80.0m
GFA:	418,586 sq ft
Remaining land lease:	12.1 years
Occupancy:	91%
No. of tenants:	21

- ❑ 4 blocks of 2 to 6-storey light industrial complex in Toa Payoh
- ❑ Major refurbishment completed in 2008
- ❑ Located within densely populated area with easy access to amenities and labour supply
- ❑ Well-served by arterial roads and expressways (PIE and CTE)
- ❑ Walking distance to Braddell and Toa Payoh MRT stations

JACKSON DESIGN HUB



Value*:	S\$33.4m
GFA:	85,070 sq ft
Remaining land lease:	50.1 years
Occupancy:	100%
No. of tenant(s):	1

- ❑ 5-storey modern light industrial building with basement carpark
- ❑ Located within Paya Lebar iPark, a location master-planned as an industrial park for the 21st century
- ❑ Short walking distance to Tai Seng MRT station

HOME-FIX BUILDING



Value*:	S\$47.8m
GFA:	120,556 sq ft
Remaining land lease:	50.5 years
Occupancy:	100%
No. of tenant(s):	1

- ❑ 7-storey modern light industrial building with covered carpark
- ❑ Located within Paya Lebar iPark, a location master-planned as an industrial park for the 21st century
- ❑ Walking distance to Tai Seng MRT station; easy access to PIE and KPE
- ❑ Long land tenure

11 UBI ROAD 1



Value*:	S\$87.0m
GFA:	253,058 sq ft
Remaining land lease:	38.4 years
Occupancy:	100%
No. of tenant(s):	5

- ❑ 7-storey building and 2-storey building with a basement carpark
- ❑ Walking distance to MacPherson MRT station, which serves the existing Circle Line and the upcoming Downtown Line
- ❑ Easy access to PIE and KPE
- ❑ Long land tenure

6 CHIN BEE AVENUE (Latest Acquisition)



Value*:	S\$94.3m ¹
GFA:	324,166 sq ft
Remaining land lease:	26.6 years
Occupancy:	100%
No. of tenant(s):	1

- ❑ Newly completed 5-storey high specifications ramp-up development with an integrated cold room and warehouse facility
- ❑ Strategically located within mature Jurong Industrial Estate
- ❑ Easy access to major expressways such as AYE and PIE

1. Based on independent valuation performed by Suntec Real Estate Consultants Pte. Ltd as at 15 April 2017