



## VIVA INDUSTRIAL TRUST

### Comprising:

#### **VIVA INDUSTRIAL REAL ESTATE INVESTMENT TRUST**

(a real estate investment trust constituted on 23 August 2013 under the laws of the Republic of Singapore) managed by

**Viva Industrial Trust Management Pte. Ltd.**

#### **VIVA INDUSTRIAL BUSINESS TRUST**

(a business trust constituted on 14 October 2013 under the laws of the Republic of Singapore) managed by

**Viva Asset Management Pte. Ltd.**

Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch are the Joint Global Coordinators and Issue Managers for the initial public offering and listing of Viva Industrial Trust (the "**Offering**"). Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd., The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, CIMB Securities (Singapore) Pte. Ltd., Maybank Kim Eng Securities Pte. Ltd. and Credit Suisse (Singapore) Limited are the Joint Bookrunners and Underwriters for the Offering.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

## **INTRODUCTION**

Viva Industrial Trust (“**VIT**”) is a stapled group (the “**Stapled Group**”) comprising Viva Industrial Real Estate Investment Trust (“**VI-REIT**”) and its subsidiary (collectively, “**VI-REIT Group**”) and Viva Industrial Business Trust (“**VI-BT**”). VI-REIT and VI-BT are managed by Viva Industrial Trust Management Pte. Ltd. (the “**REIT Manager**”) and Viva Asset Management Pte. Ltd. (the “**BT Trustee-Manager**”), respectively.

VI-REIT is a Singapore-based real estate investment trust established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of income-producing real estate which is used predominantly for business park and other industrial purposes, whether wholly or partially, in Singapore and elsewhere in the Asia-Pacific region, as well as real estate-related assets in connection with the foregoing. VI-BT is a Singapore-based business trust which has remained dormant since its constitution on 14 October 2013.

VI-REIT has an initial portfolio of three properties located in Singapore, namely UE BizHub EAST (“**UEBH**”), Technopark@Chai Chee (“**TPCC**”), and Mauser Singapore (collectively, the “**Initial Properties**”).

Stapled securities in VIT (“**Stapled Securities**”) commenced trading on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 4 November 2013 (the “**Listing Date**”).

The consolidated financial statements of the Stapled Group and of VI-REIT Group included the financial statements of a wholly-owned subsidiary, Viva iTrust MTN Pte. Ltd. (“**VMTN**”), which was established on 28 August 2014 with an initial capital of S\$1 to act as issuer of a S\$500 million Multicurrency Medium Term Note Programme (the “**MTN Programme**”), which was established by VMTN on 28 August 2014.

## **Distribution Policy**

VIT’s distribution policy is to distribute 100% of its Taxable Specified Income (as defined herein) and Specified Taxed Income (as defined herein) for the period from the Listing Date to 31 December 2015 and thereafter to distribute at least 90% of its Taxable Specified Income and Specified Taxed Income. Taxable Specified Income refers to VI-REIT’s income chargeable to tax under the Income Tax Act after deduction of allowable expenses and applicable tax allowances (but excluding gains on sale of real properties which are determined to be trading gains and rental income support in respect of the UEBH rental arrangement). Under the tax transparency treatment accorded to VI-REIT, VI-REIT will not be taxed on its Taxable Specified Income to the extent of the amount distributed to the Stapled Securityholders of VI-REIT. Specified Taxed Income refers to VI-REIT’s after-tax income arising from gains on sale of real properties which are determined to be trading gains and rental income support in respect of the UEBH rental arrangement, which may be subject to income tax. For further details on the tax treatment of the rental income support arising from the UEBH rental arrangement, please refer to note (h) on page 5 of this announcement.

VI-BT remains dormant as at the date of this announcement. In the event that VI-BT becomes active and profitable, VI-BT’s distribution policy will be to distribute as much of its income as practicable, and the declaration and payment of distributions by VI-BT will be at the sole discretion of the BT Trustee-Manager.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

**Summary of results of Viva Industrial Trust**

	<b>Stapled Group</b>					
	<b>3Q2014</b>			<b>9M2014</b>		
	<b>Actual</b>	<b>Forecast <sup>(a)</sup></b>	<b>Variance</b>	<b>Actual</b>	<b>Forecast <sup>(a)</sup></b>	<b>Variance</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>
Gross revenue	14,936	14,836	0.7%	45,119	42,964	5.0%
Net property income	9,648	9,717	-0.7%	29,733	27,943	6.4%
Distributable income <sup>(b)</sup>	10,094	10,350	-2.4%	30,629	30,782	-0.5%
Distribution per Stapled Security (cents)	1.687	1.729	-2.4%	5.132	5.157	-0.5%

**Notes:**

- (a) The forecast results are derived from the corresponding period of the full year projection for 2014 as disclosed in the Prospectus.
- (b) Distributions of the Stapled Group represent the aggregate of distributions by VI-REIT Group and VI-BT. The distributions of the Stapled Group for 3Q2014 and 9M2014 are contributed solely by VI-REIT Group as VI-BT was dormant during the period. Accordingly, only the income available for distribution of VI-REIT Group has been included for the purpose of calculating the Distribution per Stapled Security.
- (c) Please refer to section 6 on page 15 of this announcement for the calculation of Distribution per Stapled Security for 3Q2014 and 9M2014.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

1(a) Income statements together with comparatives for corresponding periods in immediately preceding financial year

1(a)(i) Consolidated Statement of Total Return for the quarter ("3Q2014") and nine months ("9M2014") ended 30 September 2014

	Note	3Q2014			9M2014		
		Stapled Group S\$'000	VI-REIT Group S\$'000	VI-BT S\$'000	Stapled Group S\$'000	VI-REIT Group S\$'000	VI-BT S\$'000
Gross revenue	(b)	14,936	14,936	-	45,119	45,119	-
Property expenses		(5,288)	(5,288)	-	(15,386)	(15,386)	-
<b>Net property income</b>		<b>9,648</b>	<b>9,648</b>	-	<b>29,733</b>	<b>29,733</b>	-
Rental support / rental arrangement	(b)	3,149	3,149	-	9,518	9,518	-
REIT Manager's fees	(c)	(1,009)	(1,009)	-	(3,063)	(3,063)	-
REIT Trustee's fees		(45)	(45)	-	(135)	(135)	-
Amortisation of intangible assets	(d)	(1,050)	(1,050)	-	(3,150)	(3,150)	-
Other trust expenses	(e)	(169)	(169)	-	(637)	(635)	(2)
Finance income		8	8	-	8	8	-
Finance expenses	(f)	(2,772)	(2,772)	-	(7,984)	(7,984)	-
<b>Net income</b>		<b>7,760</b>	<b>7,760</b>	-	<b>24,290</b>	<b>24,292</b>	<b>(2)</b>
Change in fair value of derivative financial instruments	(g)	608	608	-	372	372	-
<b>Total return before income tax</b>		<b>8,368</b>	<b>8,368</b>	-	<b>24,662</b>	<b>24,664</b>	<b>(2)</b>
Income tax expense	(h)	(422)	(422)	-	(1,379)	(1,379)	-
<b>Total return after income tax</b>		<b>7,946</b>	<b>7,946</b>	-	<b>23,283</b>	<b>23,285</b>	<b>(2)</b>

**Notes:**

(a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

- (b) The breakdown of gross revenue and rental differential derived from each property in 3Q2014 and 9M2014, and the occupancy rate and weighted average lease expiry (“WALE”) of each property as at 30 September 2014 are as follows:

	Stapled Group					
	3Q2014		9M2014			
	Gross revenue S\$'000	Rental differential S\$'000	Gross revenue S\$'000	Rental differential S\$'000	Occupancy rate %	WALE <sup>(1)</sup> Years
TPCC	6,315	649	19,258	1,311	63	2.0
UEBH - Business Park	5,797	2,478	17,342	8,189	85	4.8
UEBH - Hotel Leased Premises	2,136	-	6,413	-	100	4.1
UEBH - Hotel Retail Areas	209	22	668	18	100	1.4
Mauser Singapore	479	-	1,438	-	100	4.7
	14,936	3,149	45,119	9,518		

Note:

- (1) WALE is calculated based on the underlying committed gross rental income as at 30 September 2014 assuming renewal options are not exercised.

Rental support / rental arrangement relates to the rental differentials which are received/receivable under the UEBH rental arrangement and TPCC rental support arrangement, pursuant to which, each of the respective vendors of UEBH and TPCC has agreed to pay VI-REIT for the rental differential where the actual net rental income derived from UEBH (excluding the Hotel Leased Premises) is less than S\$26.0 million per annum and where the actual gross rental income derived from TPCC is less than S\$2.15 million per month, as the case may be. The duration of the UEBH rental arrangement and TPCC rental support arrangement is 5 years and 2 years from the Listing Date, respectively. The aggregate amount of the rental differential to be provided by the vendor of TPCC under the TPCC rental support arrangement is capped at S\$2.3 million.

- (c) This relates to the REIT Manager's base fee (“**REIT Base Fee**”), which is calculated based on 10% per annum of the distributable income of VI-REIT (before accounting for the REIT Base Fee).
- (d) This relates to the amortisation of the rental differential to be provided to VI-REIT by the respective vendors of UEBH and TPCC pursuant to the UEBH rental arrangement and TPCC rental support arrangement, respectively as described in note (b) above. Such rental differential is amortised on a straight line basis over the duration of the UEBH rental arrangement and TPCC rental support arrangement of 5 years and 2 years from the Listing Date, respectively.
- (e) Other trust expenses include recurring expenses such as annual listing fee, registrar and secretarial fees, audit and tax compliance fees, valuation fees, costs associated with the preparation of annual reports, investor communications costs and other miscellaneous costs.
- (f) Finance expenses include interest expense, loan commitment fees and amortisation of debt-related transaction costs.
- (g) This relates to the change in fair value of interest rate swaps entered into to fix the interest rates on the Stapled Group's interest-bearing borrowings. In accordance with Singapore Financial Reporting Standard (“**FRS**”) 39 – *Financial Instruments*, the change in fair value of interest rate swaps is recognised in the statement of total return.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

- (h) The Inland Revenue Authority of Singapore (“**IRAS**”) has, on 11 October 2013, granted VI-REIT a provisional approval for tax transparency treatment to be accorded to the rental income support in respect of the UEBH rental arrangement, subject to certain conditions being met (the “**Provisional Approval**”).

The IRAS has, on 23 April 2014, issued a letter to withdraw the aforesaid Provisional Approval. The withdrawal of the Provisional Approval by the IRAS has no financial impact on the financial statements of the Stapled Group as such financial statements have been prepared on the basis that the tax transparency treatment would not be applicable to the rental income support in respect of the UEBH rental arrangement and consequently, the Stapled Group made an income tax provision of approximately S\$1.38 million in respect of the rental income support arising from the UEBH rental arrangement for the nine months ended 30 September 2014.

Together with VI-REIT’s tax advisers, the REIT Manager will continue to engage with the IRAS to seek its approval for tax transparency treatment to be accorded to the rental income support in respect of the UEBH rental arrangement. Further announcements will be made on the SGXNET when there are further developments on this matter.

**1(a)(ii) Distribution Statement**

Note	3Q2014		9M2014	
	Stapled Group S\$’000	VI-REIT Group S\$’000	Stapled Group S\$’000	VI-REIT Group S\$’000
<b>Total return after income tax</b>	<b>7,946</b>	<b>7,946</b>	<b>23,283</b>	<b>23,285</b>
Net tax adjustments ( <b>Note A</b> )	2,148	2,148	7,346	7,346
<b>Net income available for distribution for the period</b>	<b>10,094</b>	<b>10,094</b>	<b>30,629</b>	<b>30,631</b>
Distribution per Stapled Security (cents):				
For the period		1.687		5.132
Annualised		6.693		6.861

**Notes:**

- (a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.
- (b) Distributions of the Stapled Group represent the aggregate of distributions by VI-REIT Group and VI-BT. The distributions of the Stapled Group for 3Q2014 and 9M2014 are contributed solely by VI-REIT Group as VI-BT was dormant during the period. Accordingly, only the income available for distribution of VI-REIT Group has been included for the purpose of calculating the Distribution per Stapled Security.
- (c) Please refer to section 6 on page 15 of this announcement for the calculation of Distribution per Stapled Security for 3Q2014 and 9M2014.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

**Note A**

	<b>3Q2014</b>		<b>9M2014</b>	
	<b>Stapled Group S\$'000</b>	<b>VI-REIT Group S\$'000</b>	<b>Stapled Group S\$'000</b>	<b>VI-REIT Group S\$'000</b>
<b>Net tax adjustments comprise:</b>				
REIT Manager's fees payable in Stapled Securities	1,009	1,009	3,063	3,063
Property Manager's fees payable in Stapled Securities	336	336	1,008	1,008
REIT Trustee's fees	45	45	135	135
Adjustment for recognition of rental income on a straight-line basis over the lease term	(170)	(170)	(1,052)	(1,052)
Amortisation of intangible assets	1,050	1,050	3,150	3,150
Amortisation of debt-related transaction costs	451	451	1,333	1,333
Change in fair value of derivative financial instruments	(608)	(608)	(372)	(372)
Other non-taxable items	35	35	81	81
<b>Net tax adjustments</b>	<b>2,148</b>	<b>2,148</b>	<b>7,346</b>	<b>7,346</b>

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

**(b) Balance Sheet**

**1(b)(i) Balance Sheet as at 30 September 2014**

	Note	As at 30-Sep-14			As at 31-Dec-13		
		Stapled Group S\$'000	VI-REIT Group S\$'000	VI-BT S\$'000	Stapled Group S\$'000	VI-REIT Group S\$'000	VI-BT S\$'000
<b>Non-current assets</b>							
Investment properties	(a)	725,692	725,692	-	725,600	725,600	-
Intangible assets	(b)	14,485	14,485	-	17,635	17,635	-
		740,177	740,177	-	743,235	743,235	-
<b>Current assets</b>							
Trade and other receivables	(c)	6,925	6,925	-	17,664	17,664	30
Cash and cash equivalents	(d)	108,050	108,022	28	11,683	11,683	-
		114,975	114,947	28	29,347	29,347	30
<b>Total assets</b>		<b>855,152</b>	<b>855,124</b>	<b>28</b>	<b>772,582</b>	<b>772,582</b>	<b>30</b>
<b>Non-current liabilities</b>							
Interest-bearing borrowings	(e)	365,135	365,135	-	265,264	265,264	-
<b>Current liabilities</b>							
Trade and other payables	(f)	18,152	18,152	-	27,670	27,700	-
Interest-bearing borrowings	(e)	20,425	20,425	-	29,223	29,223	-
Derivative financial instruments	(g)	1,116	1,116	-	1,488	1,488	-
Income tax payable		1,527	1,527	-	382	382	-
		41,220	41,220	-	58,763	58,793	-
<b>Total liabilities</b>		<b>406,355</b>	<b>406,355</b>	<b>-</b>	<b>324,027</b>	<b>324,057</b>	<b>-</b>
<b>Net assets</b>		<b>448,797</b>	<b>448,769</b>	<b>28</b>	<b>448,555</b>	<b>448,525</b>	<b>30</b>
<b>Represented by:</b>							
Stapled Securityholders' funds		<b>448,797</b>	<b>448,769</b>	<b>28</b>	<b>448,555</b>	<b>448,525</b>	<b>30</b>

**Notes:**

- (a) This represents the average of the two independent valuations conducted by Suntec Real Estate Consultants Pte Ltd and Jones Lang LaSalle Property Consultants Pte Ltd for each of the investment properties as at 31 December 2013.
- (b) This represents the carrying amounts of unamortised rental differential to be provided to VI-REIT by the respective vendors of UEBH and TPCC pursuant to the UEBH rental arrangement and TPCC rental support arrangement, respectively as described in note (d) on page 4 of this announcement.

Intangible assets decreased by S\$3.2 million due to amortisation charge for 9M2014.



---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

- (c) Decrease in trade and other receivables of S\$10.7 million was mainly due to:
- decrease in rental receivable of S\$1.7 million;
  - the recovery of property tax on UEBH amounting to S\$3.9 million from the vendor of UEBH, which relates to the period prior to the acquisition of UEBH;
  - the recovery of property tax on the Hotel Leased Premises of UEBH amounting to S\$0.9 million from the lessee of the Hotel Leased Premises, which relates to the year ending 31 December 2014; and
  - deferred property tax of S\$4.2 million charged to the statement of total return for 9M2014.
- (d) Cash and cash equivalents increased by S\$96.3 million as a result of net cash inflow from operating activities of S\$44.4 million and net cash inflow from financing activities of S\$52.0 million, partially offset by net cash outflow from investing activities of S\$0.1 million during 9M2014. Please refer to the consolidated statement of cash flows for 9M2014 on page 12 of this announcement for further details.
- (e) Increase in total interest-bearing borrowings of S\$91.1 million was mainly due to:
- issuance of S\$100 million in principal amount of four-year Singapore Dollar Medium Term Notes (“**MTN**”) in September 2014 under the S\$500 million Multicurrency MTN Programme established by VMTN, and the amortisation of debt-related transaction costs of S\$1.3 million for 9M2014;
  - partially offset by the repayment of S\$9.0 million of borrowings, as well as S\$1.2 million of MTN-related transaction costs incurred.
- (f) Decrease in trade and other payables of S\$9.5 million was mainly due to:
- payment of IPO issue expenses amounting to S\$4.8 million;
  - payment of property tax amounting to S\$7.5 million; and
  - decrease in property tax payable due to property tax refund for vacancy claims in respect of TPCC for the previous year amounting to S\$0.2 million; partially offset by
  - increase in security deposits from tenants amounting to S\$0.6 million;
  - increase in rental received in advance from tenants amounting to S\$0.7 million;
  - increase in accrued interest expenses by S\$0.6 million; and
  - GST payable of S\$1.1 million as at 30 September 2014 as compared to a GST receivable of S\$1.4 million as at 31 December 2013.
- (g) This represents the fair value of interest rate swaps entered into to hedge against fluctuations in the interest rates on the Stapled Group’s interest-bearing borrowings.
- (h) As at 30 September 2014, the Stapled Group has a positive working capital of S\$73.8 million. Included in the cash and cash equivalents are the net proceeds from the issuance of MTN in September 2014 amounting to S\$99.1 million. The MTN net proceeds will be utilised to partially fund the acquisition of Jackson Square and Jackson Design Hub. Please refer to our announcement dated 12 September 2014 for further details of the acquisition.

Excluding the MTN net proceeds of S\$99.1 million, the current liabilities of the Stapled Group would have exceeded its current assets by S\$25.3 million as at 30 September 2014 (31 December 2013: S\$29.4 million). The current liabilities of the Stapled Group as at 30 September 2014 included (i) S\$20.4 million (31 December 2013: S\$29.2 million) of outstanding Revolving Credit Facility (net of transaction costs); and (ii) S\$0.8 million (31 December 2013: S\$2.1 million) of rental support amount received in advance from the vendor of TPCC pursuant to the TPCC rental support arrangement.

Although the outstanding Revolving Credit Facility (“**RCF**”) has been classified as current liabilities in the balance sheet, the Stapled Group has contractual rights under the Credit Facilities Agreement to roll over the outstanding RCF on a monthly or quarterly basis until its final maturity date on 28 October 2016. As at 30 September 2014, the Stapled Group does not intend to fully repay the outstanding RCF within the next 12 months.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

Although the rental support amount received in advance has been recognised as current liabilities in the balance sheet, the Stapled Group expects to fully utilise the rental support amount to top-up its gross rental income for TPCC and recognise such rental top-ups as income in the statement of total return within the next 12 months. As such, the Stapled Group does not expect to repay the rental support amount to the vendor of TPCC. In the event that the Stapled Group does not fully utilise the rental support amount, the remaining unutilised balance of the rental support amount will only be repayable to the vendor of TPCC after expiry of the TPCC rental support arrangement on 3 November 2015.

As the outstanding RCF of S\$20.4 million and the rental support amount received in advance of S\$0.8 million are not expected to be repayable within the next 12 months; by excluding these amounts from current liabilities, the Stapled Group would have a negative working capital of only S\$4.1 million as at 30 September 2014. In addition, the Stapled Group still has unutilised RCF of S\$24.0 million as at 30 September 2014. As such, after taking into consideration the above factors, the REIT Manager and the BT Trustee-Manager (collectively, the “**Managers**”) are of the view that the Stapled Group will be able to meet its obligations as and when they fall due.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

1(b)(ii) Aggregate amount of borrowings

Note	Stapled Group	
	30-Sep-14 S\$'000	31-Dec-13 S\$'000
<b>Secured borrowings</b>		
Amount repayable within one year	21,000	30,000
Less: Unamortised transaction costs	(575)	(777)
	20,425	29,223
Amount repayable after one year	270,000	270,000
Less: Unamortised transaction costs	(3,615)	(4,736)
	266,385	265,264
<b>Total secured borrowings</b>	<b>286,810</b>	<b>294,487</b>
<b>Unsecured borrowings</b>		
Amount repayable after one year	100,000	-
Less: Unamortised transaction costs	(1,250)	-
	98,750	-
<b>Total borrowings</b>	<b>385,560</b>	<b>294,487</b>
Current	20,425	29,223
Non-current	365,135	265,264
	<b>385,560</b>	<b>294,487</b>

Details of borrowings and collateral:

(a) Secured borrowings

VI-REIT has in place a Singapore Dollar senior three-year secured term loan facility and a Singapore Dollar senior four-year secured term loan facility, each amounting to S\$135.0 million, from a syndicate of lenders (the "**Syndicated Lenders**") (the "**Term Loan Facilities**"). In addition, VI-REIT has in place a committed revolving credit facility of S\$45.0 million from the Syndicated Lenders (the "**Revolving Credit Facility**", together with the Term Loan Facilities, the "**Credit Facilities**").

The Credit Facilities bear interest at rates based on the aggregate of a margin plus swap offer rate per annum and are secured by way of the following:

- mortgages over the Initial Properties (the "**Mortgaged Properties**");
- debenture creating fixed and floating charges on all present and future assets in relation to the Mortgaged Properties;
- an assignment of the relevant lease agreements, acquisition agreements, services agreement and other key agreements in relation to the Mortgaged Properties;
- an assignment of all tenancy agreements, insurance policies, rental assignments, rental support arrangements and bankers' guarantees in relation to the Mortgaged Properties; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which VI-REIT is entitled to receive from the Mortgaged Properties.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

S\$270.0 million in aggregate of the Term Loan Facilities has been drawn down on the Listing Date to partially finance the acquisition of the Initial Properties and S\$21.0 million of the Revolving Credit Facility has been utilised as at 30 September 2014 for general working capital purposes.

VI-REIT has entered into interest rate swaps to fix the interest rates for 79.0% of the outstanding Credit Facilities as at 30 September 2014.

(b) Unsecured borrowings

The Stapled Group issued S\$100 million in principal amount of four-year Singapore Dollar MTN comprised in series 001 (the "**Series 001 Notes**") in September 2014 (maturing in September 2018) under its S\$500 million Multicurrency MTN Programme. The Series 001 Notes are unsecured and bear interest at a fixed rate of 4.15% per annum payable semi-annually in arrears.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

**1(c) Consolidated Statement of Cash Flows**

	<b>Stapled Group</b>	
	<b>3Q2014 <sup>(a)</sup></b>	<b>9M2014 <sup>(a)</sup></b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>Cash flows from operating activities</b>		
Total return for the period before income tax	8,368	24,662
<b>Adjustments for:</b>		
Effects of recognising rental income on a straight-line basis over the lease term	(170)	(1,052)
Finance income	(8)	(8)
Finance expenses	2,772	7,984
Change in fair value of derivative financial instruments	(608)	(372)
Amortisation of intangible assets	1,050	3,150
REIT Manager's fees payable in Stapled Securities	1,009	3,063
Property Manager's fees payable in Stapled Securities	336	1,008
<b>Operating income before working capital changes</b>	<b>12,749</b>	<b>38,435</b>
<b>Changes in working capital:</b>		
Trade and other receivables	1,306	11,796
Trade and other payables	(2,234)	(5,569)
<b>Cash generated from operations</b>	<b>11,821</b>	<b>44,662</b>
Income taxes paid	(141)	(234)
<b>Net cash generated from operating activities</b>	<b>11,680</b>	<b>44,428</b>
<b>Cash flows from investing activities</b>		
Capital expenditure incurred	(92)	(92)
<b>Net cash used in investing activities</b>	<b>(92)</b>	<b>(92)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	100,000	100,000
Issue expenses paid	-	(4,797)
Repayment of borrowings	(2,000)	(9,000)
Payment of transaction costs on borrowings	(883)	(1,285)
Finance expenses paid	(2,189)	(5,941)
Distribution to Stapled Securityholders	(10,283)	(26,946)
<b>Net cash generated from financing activities</b>	<b>84,645</b>	<b>52,031</b>
<b>Net increase in cash and cash equivalents</b>	<b>96,233</b>	<b>96,367</b>
Cash and cash equivalents at beginning of the period	11,817	11,683
<b>Cash and cash equivalents at end of the period</b>	<b>108,050</b>	<b>108,050</b>

**Note:**

- (a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

**1(d)(i) Consolidated Statement of Changes in Stapled Securityholders' Funds**

	<b>Stapled Group</b>	
	<b>3Q2014 <sup>(a)</sup></b>	<b>9M2014 <sup>(a)</sup></b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>Balance at beginning of the period</b>	<b>449,789</b>	<b>448,555</b>
<b>Operations</b>		
Total return for the period after income tax	7,946	23,283
<b>Net increase in net assets resulting from operations</b>	<b>7,946</b>	<b>23,283</b>
<b>Stapled Securityholders' transactions</b>		
IPO issue expenses	-	(166)
Stapled Securities issued and issuable:		
- As payment of REIT Manager's fees	1,009	3,063
- As payment of Property Manager's fees	336	1,008
Distribution to Stapled Securityholders	(10,283)	(26,946)
<b>Net decrease in net assets resulting from Stapled Securityholders' transactions</b>	<b>(8,938)</b>	<b>(23,041)</b>
<b>Balance at end of the period</b>	<b>448,797</b>	<b>448,797</b>

**Note:**

- (a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.

**1(d)(ii) Details of any changes in the number of Stapled Securities**

	<b>Stapled Group</b>	
	<b>3Q2014 <sup>(a)</sup></b>	<b>9M2014 <sup>(a)</sup></b>
	<b>Stapled Securities in issue at beginning of the period</b>	596,859,680
New Stapled Securities issued as payment of:		
- REIT Manager's fees	1,293,026	3,459,436
- Property Manager's fees	428,321	1,121,316
<b>Total issued Stapled Securities</b>	<b>598,581,027</b>	<b>598,581,027</b>
Stapled Securities to be issued as payment of:		
- REIT Manager's fees	1,246,054	1,246,054
- Property Manager's fees	414,877	414,877
<b>Total issued and issuable Stapled Securities at end of the period</b>	<b>600,241,958</b>	<b>600,241,958</b>

**Note:**

- (a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

**2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice**

The figures have not been audited or reviewed by the auditors of the Stapled Group.

**3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

Not applicable.

**4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied**

The accounting policies and methods of computation applied in the Stapled Group's financial statements for the current financial period are consistent with those applied in its audited financial statements for the financial period ended 31 December 2013.

**5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

There has been no change in the accounting policies and methods of computation adopted by the Stapled Group.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

**6 Earnings per Stapled Security (“EPS”) and Distribution per Stapled Security (“DPS”) for the period**

	Note (a)	Stapled Group	
		3Q2014	9M2014
<b>EPS is calculated based on:</b>			
Total return after income tax (S\$'000)		7,946	23,283
Weighted average number of issued and issuable Stapled Securities during the period		598,599,081	596,862,675
Basic and diluted EPS (cents)	(b)	1.328	3.901
<b>DPS is calculated based on:</b>			
Net income available for distribution for the period (S\$'000)	(c)	10,094	30,631
Applicable number of Stapled Securities for calculation of DPS		598,581,027	596,835,350
DPS (cents)	(d)	1.687	5.132

**Notes:**

- (a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.
- (b) Diluted EPS is the same as the basic EPS as there were no potential dilutive instruments in issue during the period.
- (c) Distributions of the Stapled Group represent the aggregate of distributions by VI-REIT Group and VI-BT. The distributions of the Stapled Group for 3Q2014 and 9M2014 are contributed solely by VI-REIT Group as VI-BT was dormant during the period. Accordingly, only the income available for distribution of VI-REIT Group has been included for the purpose of calculating the DPS.
- (d) The DPS for 3Q2014 and 9M2014 without the effects of rental support / rental arrangement would be 1.231 cents and 3.768 cents, respectively.

**7 Net asset value (“NAV”) per Stapled Security based on the number of issued and issuable Stapled Securities at the end of the period**

	Stapled Group	
	30-Sep-14	31-Dec-13
<b>NAV per Stapled Security is calculated based on:</b>		
Net assets (S\$'000)	448,797	448,555
Number of Stapled Securities:		
- issued	598,581,027	594,000,275
- issuable	1,660,931	1,090,435
	600,241,958	595,090,710
NAV per Stapled Security (cents)	74.77	75.37



**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

**8 A review of the performance for the quarter and nine months ended 30 September 2014**

Please refer to section 9 for a comparison of the Stapled Group's actual results for 3Q2014 and 9M2014 against the forecast results for 3Q2014 and 9M2014 derived from the full year projection for 2014 as disclosed in the Prospectus.

**9 Variance between the actual results and forecast**

**9(a) Statement of total return and income available for distribution (actual vs forecast)**

	Stapled Group							
	3Q2014 Actual S\$'000	2Q2014 Actual S\$'000	Inc / (Dec) %	3Q2014 Forecast <sup>(a)</sup> S\$'000	Inc / (Dec) %	9M2014 Actual S\$'000	9M2014 Forecast <sup>(a)</sup> S\$'000	Inc / (Dec) %
Gross revenue	14,936	15,209	(1.8)	14,836	0.7	45,119	42,964	5.0
Property expenses	(5,288)	(4,990)	6.0	(5,119)	3.3	(15,386)	(15,021)	2.4
<b>Net property income</b>	<b>9,648</b>	<b>10,219</b>	(5.6)	<b>9,717</b>	<b>(0.7)</b>	<b>29,733</b>	<b>27,943</b>	<b>6.4</b>
Rental support / rental arrangement	3,149	2,859	10.1	3,414	(7.8)	9,518	11,339	(16.1)
REIT Manager's fees	(1,009)	(1,029)	(1.9)	(1,035)	(2.5)	(3,063)	(3,078)	(0.5)
REIT Trustee's fees	(45)	(45)	-	(45)	-	(135)	(135)	-
Amortisation of intangible assets	(1,050)	(1,050)	-	(1,050)	-	(3,150)	(3,150)	-
Other trust expenses	(169)	(252)	(32.9)	(377)	(55.2)	(637)	(1,131)	(43.7)
Finance income	8	-	n.m	12	(33.3)	8	38	(78.9)
Finance expenses	(2,772)	(2,604)	6.5	(2,660)	4.2	(7,984)	(7,980)	0.1
<b>Net income</b>	<b>7,760</b>	<b>8,098</b>	(4.2)	<b>7,976</b>	<b>(2.7)</b>	<b>24,290</b>	<b>23,846</b>	<b>1.9</b>
Change in fair value of derivative financial instruments	608	(585)	n.m	-	n.m	372	-	n.m
<b>Total return before income tax</b>	<b>8,368</b>	<b>7,513</b>	11.4	<b>7,976</b>	<b>4.9</b>	<b>24,662</b>	<b>23,846</b>	<b>3.4</b>
Income tax expense	(422)	(421)	0.2	(550)	(23.3)	(1,379)	(1,770)	(22.1)
<b>Total return after income tax</b>	<b>7,946</b>	<b>7,092</b>	12.0	<b>7,426</b>	<b>7.0</b>	<b>23,283</b>	<b>22,076</b>	<b>5.5</b>
Net tax adjustments	2,148	3,193	(32.7)	2,924	(26.5)	7,346	8,706	(15.6)
<b>Net income available for distribution for the period</b>	<b>10,094</b>	<b>10,285</b>	(1.9)	<b>10,350</b>	<b>(2.5)</b>	<b>30,629</b>	<b>30,782</b>	<b>(0.5)</b>

**Notes:**

- (a) The forecast results are derived from the corresponding period of the full year projection for 2014 as disclosed in the Prospectus.  
(b) n.m – not meaningful.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

**9(b) A review of the performance**

**1 3Q2014 vs 2Q2014**

- 1(a) Gross revenue was S\$0.3 million or 1.8% lower mainly due to the loss of rental income from a major tenant at TPCC who has relocated to a different block within TPCC upon expiry of the existing lease and was granted a rent-free period under the new lease entered into with VI-REIT.
- 1(b) Property expenses were S\$0.3 million or 6.0% higher mainly due to higher property tax expense for TPCC in 3Q2014 resulting from the absence of property tax vacancy rebate, which was granted by IRAS in 2Q2014.
- 1(c) Rental support / rental arrangement was S\$0.3 million or 10.1% higher mainly due to lower rental income derived from TPCC as explained in 1(a) above, which resulted in higher rental top-up under the TPCC rental support arrangement in 3Q2014.
- 1(d) Other trust expenses decreased by 32.9% mainly due to lower professional fees incurred in 3Q2014.
- 1(e) Finance expenses were S\$0.2 million or 6.5% higher due to the interest expense on the S\$100 million in principal amount of MTN issued on 19 September 2014.

**2 3Q2014 actual vs forecast**

- 2(a) The actual gross revenue of S\$14.9 million for 3Q2014 was S\$0.1 million or 0.7% higher than the forecast mainly due to:
- higher actual rental contribution from new tenancies in respect of business park space at UEBH, which was S\$0.8 million higher than the forecast;
  - the effect of recognising higher accounting income on a straight-line basis over the contracted lease term of the respective leases, which amounted to S\$0.2 million;
  - partially offset by lower actual revenue derived from TPCC, which was S\$0.9 million lower than the forecast, as the actual occupancy rate at TPCC was below the forecast.
- 2(b) The actual income from rental support / rental arrangement of S\$3.1 million for 3Q2014 was S\$0.3 million or 7.8% lower than the forecast mainly due to:
- the actual net property income derived from UEBH for 3Q2014 was higher than the forecast and as a result, the actual amount of rental top-up under the UEBH rental arrangement for 3Q2014 was S\$0.7 million lower than the forecast; and
  - the actual gross rental income derived from TPCC for 3Q2014 was lower than the forecast as mentioned in 2(a) above and as a result, the actual amount of rental top-up under the TPCC rental support arrangement for 3Q2014 was S\$0.4 million higher than the forecast.
- 2(c) The actual other trust expenses of S\$0.2 million for 3Q2014 were S\$0.2 million or 55.2% lower than the forecast mainly due to lower professional fees incurred.
- 2(d) The actual finance expenses of S\$2.8 million for 3Q2014 were S\$0.1 million or 4.2% higher than the forecast mainly due to the interest expense on the S\$100 million in principal amount of MTN issued on 19 September 2014
- 2(e) As disclosed in note (h) on page 5 of this announcement, the Stapled Group has made income tax provision in respect of the rental income support arising from the UEBH rental arrangement for 3Q2014. As the actual amount of rental top-up under the UEBH rental arrangement for 3Q2014 was lower than the forecast as mentioned in 2(b) above, the actual income tax expense of S\$0.4 million for 3Q2014 was S\$0.1 million or 23.3% lower than the forecast.
- 2(f) The actual net income available for distribution for 3Q2014 was 2.5% lower than the forecast.

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

**3      9M2014 actual vs forecast**

- 3(a) The actual gross revenue of S\$45.1 million for 9M2014 was S\$2.2 million or 5.0% higher than the forecast mainly due to:
- higher actual rental contribution from new tenancies in respect of business park space at UEBH, which was S\$2.6 million higher than the forecast;
  - the effect of recognising higher accounting income on a straight-line basis over the contracted lease term of the respective leases, which amounted to S\$1.1 million;
  - partially offset by lower actual revenue derived from TPCC, which was S\$1.5 million lower than the forecast, as the actual occupancy rate at TPCC was below the forecast.
- 3(b) The actual income from rental support / rental arrangement of S\$9.5 million for 9M2014 was S\$1.8 million or 16.1% lower than the forecast mainly due to:
- the actual net property income derived from UEBH for 9M2014 was higher than the forecast and as a result, the actual amount of rental top-up under the UEBH rental arrangement for 9M2014 was S\$2.1 million lower than the forecast; and
  - the actual gross rental income derived from TPCC for 9M2014 was lower than the forecast as mentioned in 3(a) above and as a result, the actual amount of rental top-up under the TPCC rental support arrangement for 9M2014 was S\$0.3 million higher than the forecast.
- 3(c) The actual other trust expenses of S\$0.6 million for 9M2014 were S\$0.5 million or 43.7% lower than the forecast mainly due to lower professional fees incurred.
- 3(d) As disclosed in note (h) on page 5 of this announcement, the Stapled Group has made income tax provision in respect of the rental income support arising from the UEBH rental arrangement for 9M2014. As the actual amount of rental top-up under the UEBH rental arrangement for 9M2014 was lower than the forecast as mentioned in 3(b) above, the actual income tax expense of S\$1.4 million for 9M2014 was S\$0.4 million or 22.1% lower than the forecast.
- 3(e) The actual net income available for distribution for 9M2014 was 0.5% lower than the forecast.

**10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

According to Ministry of Trade and Industry<sup>1</sup>, based on advance estimates, the Singapore economy grew by 2.4% on a year-on-year basis in the third quarter of 2014, the same pace of growth as in the previous quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy expanded by 1.2%, a reversal from the 0.1% contraction in the previous quarter.

According to Colliers International<sup>2</sup>, there was no significant change in leasing activity level in 3Q2014 when compared to the preceding quarter, and industrialists' real estate decisions remained largely guided by cost containment and longer term cost savings objectives. Similar to 3Q2014, rents for higher specification properties, such as those located within the business parks, and independent high-specs buildings are expected to hold steady in 4Q2014 due mainly to a tightening in supply.

On 9 October 2014, the Monetary Authority of Singapore<sup>3</sup> issued a consultation paper that proposes changes to the regulatory framework for S-REITs, which are intended to enhance the transparency and corporate governance of the S-REIT market and improve its attractiveness to issuers and investors. The REIT Manager will closely monitor the development and eventual implementation of such proposed changes.

The Managers have, on 12 September 2014, announced the proposed acquisition by VI-REIT of two light industrial properties known as Jackson Square and Jackson Design Hub (the "**Proposed Acquisition**"). The Proposed Acquisition is in line with the Managers' growth strategy of acquiring good quality assets that deliver stable distributions and maximize returns to Stapled Securityholders. The Managers have obtained in-principle approval from the Housing & Development ("**HDB**") and JTC Corporation for the assignment of the respective leases for Jackson Square and Jackson Design Hub to VI-REIT, and expect the Proposed Acquisition to be completed in 4Q2014.

Asset Enhancement Initiative ("**AEI**") at TPCC

The REIT Manager has received a letter from HDB stating that the HDB has in-principle no objection to the proposed conversion of a portion of the existing space to certain "white" uses within the allowable "white" quantum for business park. The REIT Manager is working closely with the relevant authorities to obtain the necessary approvals for the aforesaid conversion while discussions with potential anchor tenants are ongoing.

---

<sup>1</sup> "Singapore's GDP Grew 2.4 Per Cent in the Third Quarter of 2014", Press Release, Ministry of Trade and Industry Singapore, 14 October 2014

<sup>2</sup> "Stable leasing activity and weak sales amid mixed sentiments", Research & Forecast Report, Singapore Industrial 3Q 2014, Colliers International

<sup>3</sup> "Enhancements to the Regulatory Regime Governing REITs and REIT Managers", Consultation Paper, P023-2014, Monetary Authority of Singapore, 9 October 2014

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

**11 Distributions**

**11(a) Current financial period**

Any distribution declared for the current period? Yes

Name of distribution: Distribution for the period from 1 July 2014 to 30 September 2014

Distribution type: Taxable income / tax-exempt income

Distribution rate: 1.687 cents per Stapled Security comprising:  
(a) taxable income - 1.343 cents  
(b) tax exempt income - 0.344 cents

Tax Rate: Taxable income distribution  
The distribution is made out of VI-REIT's taxable income. Stapled Securityholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their Stapled Securities through partnership or as trading assets).

Tax exempt income distribution  
The distribution is made out of income that has been taxed on VI-REIT's trustee and will be exempt from tax in the hands of all Stapled Securityholders, regardless of their nationality, corporate identity or tax residence status. Stapled Securityholders are not entitled to claim tax credit against their Singapore income tax liability in respect of the tax paid at VI-REIT's trustee level.

**11(b) Corresponding period of the immediately preceding financial year**

Any distributions declared for the corresponding period of the immediately preceding financial year?

Not applicable.

**11(c) Books closure date:** 30 October 2014

**11(d) Date Payable:** 21 November 2014

**12 If no dividend has been declared/recommended, a statement to that effect**

Not applicable.

**13 If the Stapled Group has obtained a general mandate from Stapled Securityholders for IPTs, the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

VIT has not obtained a general mandate from its Stapled Securityholders for IPTs.

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

**14 Segment information**

	Stapled Group							
	3Q2014 <sup>(a)</sup>				9M2014 <sup>(a)</sup>			
	Business Park S\$'000	Hotel S\$'000	Logistics S\$'000	Total S\$'000	Business Park S\$'000	Hotel S\$'000	Logistics S\$'000	Total S\$'000
Gross revenue	12,111	2,346	479	14,936	36,600	7,081	1,438	45,119
Property expenses	(5,187)	(91)	(10)	(5,288)	(15,089)	(266)	(31)	(15,386)
<b>Net property income</b>	<b>6,924</b>	<b>2,255</b>	<b>469</b>	<b>9,648</b>	<b>21,511</b>	<b>6,815</b>	<b>1,407</b>	<b>29,733</b>
Rental support / rental arrangement	3,128	21	-	3,149	9,500	18	-	9,518
<b>Reportable segment results</b>	<b>10,052</b>	<b>2,276</b>	<b>469</b>	<b>12,797</b>	<b>31,011</b>	<b>6,833</b>	<b>1,407</b>	<b>39,251</b>
Unallocated items:								
- REIT Manager's fees				(1,009)				(3,063)
- REIT Trustee's fees				(45)				(135)
- Amortisation of intangible assets				(1,050)				(3,150)
- Other trust expenses				(169)				(637)
- Finance income				8				8
- Finance expenses				(2,772)				(7,984)
<b>Net income</b>				<b>7,760</b>				<b>24,290</b>
Change in fair value of derivative financial instruments				608				372
<b>Total return for the period before income tax</b>				<b>8,368</b>				<b>24,662</b>
Income tax expense				(422)				(1,379)
<b>Total return for the period after income tax</b>				<b>7,946</b>				<b>23,283</b>

**Note:**

(a) No comparative figures have been presented as the Stapled Group became listed on SGX-ST on 4 November 2013. The first financial period of the Stapled Group was from 23 August 2013 (date of constitution of VI-REIT) to 31 December 2013.

**15 CONFIRMATION PURSUANT TO RULE 705(5) OF THE LISTING MANUAL**

Pursuant to Rule 705(5) of the Listing Manual of Singapore Exchange Securities Trading Limited, we, on behalf of the directors of the Managers, hereby confirm that, to the best of our knowledge, nothing has come to the attention of the board of directors of the Managers which may render the unaudited financial results of the Stapled Group for the quarter and nine months ended 30 September 2014 to be false or misleading in any material respect.

On behalf of the Board of Directors

Leong Horn Kee  
Chairman

Wilson Ang Poh Seong  
Chief Executive Officer and  
Executive Director

---

**Viva Industrial Trust**  
**Unaudited Financial Statements Announcement**  
**For the third quarter and nine months ended 30 September 2014**

---

By Order of the Board  
Wilson Ang Poh Seong  
Chief Executive Officer

Viva Industrial Trust Management Pte. Ltd.  
(Company Registration No. 201204203W)  
As manager of Viva Industrial Real Estate Investment Trust

Viva Asset Management Pte. Ltd.  
(Company Registration No. 201316690M)  
As trustee-manager of Viva Industrial Business Trust

21 October 2014

**IMPORTANT NOTICE**

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any Stapled Securities of VIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the Stapled Securities and the income derived from them may fall as well as rise. The Stapled Securities are not obligations of, deposits in, or guaranteed by the Managers, The Trust Company (Asia) Limited (as trustee of VI-REIT) or any of their respective affiliates.

An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Stapled Securityholders have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (“**SGX-ST**”). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of VIT. The forecast financial performance of VIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers’ current view of future events.