

NEWS RELEASE

VIT 2Q2015 NET PROPERTY INCOME JUMPS 19.3% TO DELIVER 14.3% INCREASE IN DISTRIBUTABLE INCOME

- ✓ VIT registers solid increase of 19.3% in net property income in 2Q2015
- ✓ Stellar performance continues to deliver attractive annualised distribution yield of 9.3%¹
- ✓ Completed upsized private placement to fund AEI at Technopark@Chai Chee during the quarter
- ✓ NAV increased to S\$0.83 per stapled security
- ✓ Gearing lowered to 38.9%
- ✓ Proposed acquisition of a property at 30 Pioneer Road

Financial Highlights

	Quarter ended 30 Jun 15			Half Year ended 30 Jun 15		
	2Q2015 Actual	2Q2014 Actual	Variance	1H2015 Actual	1H2014 Actual	Variance
Gross Revenue (S\$'000)	17,815	15,209	▲ 17.1%	35,899	30,183	▲ 18.9%
Net Property Income (S\$'000)	12,195	10,219	▲ 19.3%	24,609	20,085	▲ 22.5%
Distributable Income ¹ (S\$'000)	11,763	10,287	▲ 14.3%	23,393	20,537	▲ 13.9%
DPS (SG cents)	1.849	1.723	▲ 7.3%	3.719	3.445	▲ 8.0%
Annualised DPS (SG cents)	7.416	6.911	▲ 7.3%	7.500	6.947	▲ 8.0%
Annualised Distribution Yield: - based on IPO price of S\$0.780	9.5%	8.9%	▲ 6.7%	9.6%	8.9%	▲ 7.9%
- based on closing price of S\$0.795 as at 30 Jun 2015	9.3%	8.7%	▲ 6.9%	9.4%	8.7%	▲ 8.0%

¹ As VI-BT is dormant, only the distributable income of VI-REIT has been included for the purpose of calculating the DPS.

Singapore, 24 July 2015 – Viva Industrial Trust (“VIT”), a Singapore-focused business park and industrial property trust, today reported a solid year-on-year increase of 19.3% in net property income for the second quarter (“2Q2015”) ended 30 June 2015. Distributable income for the second quarter rose 14.3% year-on-year, and VIT is pleased to announce a distribution per stapled security (“DPS”) of 1.849 cents for the quarter, exceeding the DPS for the corresponding period last year (“2Q2014”) of 1.723 cents by 7.3%. Based on VIT’s closing price of S\$0.795 on 30 June 2015, the annualised DPS of 7.416 cents for 2Q2015 offers an

¹ Based on closing price of S\$0.795 as at 30 June 2015

attractive yield of 9.3%. Based on the IPO price of S\$0.780, the yield on initial investment is 9.5%.

Mr Wilson Ang, CEO of Viva Industrial Trust Management Pte Ltd, the manager of VI-REIT (the “Manager”), said, “We are pleased to turn in yet another solid set of results this quarter. Our move to expand our portfolio through the acquisition of Jackson Square and Jackson Design Hub has paid off, and we are confident that we will be able to further unlock value for our stapled securityholders through our multi-pronged portfolio management approach of value-accretive acquisitions and asset enhancements.”

1H2015 Operational and Financial Review

Gross revenue for the six-month period ended 30 June 2015 (“1H2015”) was S\$35.9 million, 18.9% higher than that in the corresponding period last year (“1H2014”). The stronger performance was driven by additional rental contribution of S\$5.4 million from Jackson Square and Jackson Design Hub, and higher rental contributions of S\$0.2 million and S\$0.1 million from the business park space at UE BizHub EAST (“UEBH”) and Technopark@Chai Chee (“TPCC”), respectively.

Commenting further on its 1H2015 performance, Mr Ang said, “In the first half of the year, we have managed to deliver steady growth through strategic expansion of our portfolio. We have also made meaningful headway on organically growing the portfolio with AEI efforts at TPCC. The team’s early leasing efforts for the AEI include reaching out to potential retail and food and beverage tenants, as well as service providers in the education and sports-related sectors to raise the value proposition for both current and potential business park tenants.”

Alterations and additions (“A&A”) works for the AEI at TPCC commenced in 2Q2015. To date, VIT’s pre-committed tenants include Decathlon, one of the world’s largest retailers of sporting goods, and OWL, one of the most popular instant beverage makers in Singapore that has expanded into the food and beverage industry with its fast-growing chain of OWL cafes. To fund the AEI, VIT completed an upsized private placement exercise in June 2015, which raised approximately S\$63.0 million in gross proceeds and saw the issuance of 80,347,100 new stapled securities to institutional and private investors at S\$0.785 per stapled security.

After the close of 2Q2015, the Manager also entered into a non-binding memorandum of understanding with GKE Warehousing & Logistics Pte Ltd for the proposed acquisition of the property at 30 Pioneer Road.² If successful, the transaction will allow VIT to build upon its presence in Singapore and broaden its revenue stream further. The Manager will provide further details on this proposed acquisition in due course.

Outlook & Plans

Based on the Ministry of Trade and Industry's ("MTI") advance estimates, the Singapore economy grew by 1.7% on a year-on-year basis, lower than the 2.8% growth in the previous quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy contracted by 4.6%, a reversal from the 4.2% expansion in the preceding quarter.³

According to Colliers International, the average monthly gross rent for business park premises remained unchanged in 2Q2015. However, for independent high-specifications ("high-spec") industrial developments, of which new multi-user supply is limited, the rents strengthened marginally.⁴

According to CBRE, the business park market turned in a strong performance for the quarter, backed by the expansion of pharmaceutical and technology firms, recording an islandwide quarterly net absorption of approximately 306,000 sq ft. Vacancy rate declined by 1.3 percentage points for the second consecutive quarter from 10.4% to 9.1%.⁵

The increase in occupancy rate over the past two quarters underscore the positive sentiments in the business park sector, a result of its competitive product offerings and the substantial cost saving over occupying an equivalent office space. With no planned business park developments beyond 2016, CBRE Research expects vacancy for this segment to grow tighter. Nevertheless, given the slowing office market, rents are projected to remain stable in the near term as occupancy continues to be the main focus of landlords. The outlook for the industrial market, on the other hand, remains subdued in the near term. While demand is expected to

² "Proposed acquisition of property at 30 Pioneer Road", SGX Announcement, 14 July 2015

³ "Singapore's GDP Growth Moderated in the Second Quarter of 2015", Press Release, Ministry of Trade and Industry Singapore, 14 July 2015

⁴ "The Singapore Industrial Property Market Sees Healthy Leasing Activity but Languishing Sales in 2Q2015", Media News Release Library, Colliers International, 8 July 2015

⁵ "Singapore, Q2 2015, An Occupier's Market", Singapore MarketView Q2 2015, CBRE Research, Q2 2015

remain resilient, the strong supply pipeline along with the 30% subletting ruling is expected to weigh down on rents and occupancy for the rest of the year.⁵

Taking the wider macroeconomic outlook into consideration, the Manager will continue to adopt a proactive and prudent approach towards lease and asset management to grow the portfolio organically and maximise total portfolio returns. It will also continue to actively pursue investment opportunities for good quality assets that will deliver stable distribution and maximise returns to stapled securityholders.

END

Investor relations contact:

Ms Sherena Seow

Viva Industrial Trust Management Pte Ltd

DID: +65 6229 5577

Email: sherena.seow@vivaitrust.com

Media contact:

Ms Stella Tan / Ms Melissa Woon

Kreab

DID: +65 6339 9110

Email: Viva@kreab.com

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>.

IMPORTANT NOTICE

This press release 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 Viva Industrial Trust Management Pte Ltd ("REIT Manager"), Viva Asset Management Pte Ltd ("BT Trustee-Manager", and together with the REIT Manager, "Managers"), The Trust Company (Asia) Limited, as trustee of Viva Industrial Real Estate Investment Trust ("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 press release 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.

Standard Chartered Securities (Singapore) Pte. Limited, Merrill Lynch (Singapore) Pte. Ltd. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch were 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 were the Joint Bookrunners and Underwriters for the Offering.