

NEWS RELEASE

VIT LAUNCHES EQUITY FUND RAISING TO RAISE APPROXIMATELY S\$110.0 MILLION TO PARTIALLY FUND THREE ACQUISITIONS

- ✓ *Private Placement of up to 52,047,200 new stapled securities (the “New Stapled Securities”) at an issue price of S\$0.725 per New Stapled Security to raise gross proceeds of approximately S\$37.7 million*
- ✓ *Pro-rata and non-renounceable Preferential Offering of 101,071,000 New Stapled Securities on the basis of one New Stapled Security for every seven existing stapled securities at an issue price of S\$0.715 per New Stapled Security to raise gross proceeds of approximately S\$72.3 million*
- ✓ *Private Placement opens today and will close on the same day, while the Preferential Offering will open at 9.00 a.m. on 1 December 2015 and close at 5.00 p.m. on 9 December 2015*

Singapore, 18 November 2015 – Viva Industrial Trust Management Pte. Ltd., as manager of Viva Industrial Real Estate Investment Trust (“VI-REIT”, and the manager of VI-REIT, the “REIT Manager”) and Viva Asset Management Pte. Ltd., as trustee-manager of Viva Industrial Business Trust (“VI-BT”, and collectively with VI-REIT, the stapled group, Viva Industrial Trust or “VIT”, and trustee-manager of VI-BT, the “Trustee-Manager”, and together with the REIT Manager, the “Managers”) today launched an equity fund raising exercise (the “Equity Fund Raising”) comprising a private placement (the “Private Placement”) and a preferential offering (the “Preferential Offering”), to raise gross proceeds of approximately S\$110.0 million to partially fund the acquisition cost of three industrial properties located at Tai Seng Avenue, Ubi Road and Pioneer Road (the “Properties”), which would improve the resilience and diversification of VIT’s portfolio.

Mr Wilson Ang, CEO of the REIT Manager, said, “We would like to thank our stapled securityholders for voting in favour of our Equity Fund Raising exercise, in particular our major stapled securityholders who have committed to subscribe up to S\$70.0 million of the Preferential Offering. The financial commitment from our major stapled securityholders is a firm vote of confidence in VIT’s asset quality and management team in executing its strategy. The acquisition of the three Properties will enlarge VIT’s portfolio to approximately



S\$1.2 billion and enhance the portfolio with quality assets that would deliver regular, stable and appreciating rental revenues.”

The Equity Fund Raising Exercise

The Private Placement, comprises an issuance of up to 52,047,200 New Stapled Securities to institutional and other investors at an issue price of S\$0.725 per New Stapled Security (the “Private Placement Issue Price”), and will raise gross proceeds of approximately S\$37.7 million.

The Preferential Offering will comprise an issuance of 101,071,000 New Stapled Securities at an issue price of S\$0.715 per New Stapled Security (the “Preferential Offering Issue Price”) to raise gross proceeds of approximately S\$72.3 million. The pro-rata and non-renounceable Preferential Offering will be made on the basis of one New Stapled Security for every seven existing stapled securities in VIT (the “Stapled Securities”) held as at 5.00 p.m. on 26 November 2015 to entitled Stapled Securityholders.

The Private Placement Issue Price and the Preferential Offering Issue Price represent a discount of 3.0% and 4.4%, respectively, to the volume weighted average price of S\$0.7478 per stapled security in VIT of trades in the Stapled Securities done on Singapore Exchange Securities Trading Limited (the “SGX-ST”) for the full market day on 17 November 2015.

The Private Placement will close today and it is expected that the New Stapled Securities pursuant to the Private Placement will be listed on the SGX-ST on Friday, 27 November 2015 at 9.00 a.m. The Preferential Offering will open at 9.00 a.m. on Tuesday, 1 December 2015 and close at 5.00 p.m. on Wednesday, 9 December 2015 (9.30 p.m. for Electronic Applications). Listing of the New Stapled Securities pursuant to the Preferential Offering is expected to be on 17 December 2015 at 9.00 a.m..

Commitment from Major Stapled Securityholders

VIT's major stapled securityholders – Mr Tong Jinquan¹, Ho Lee Group Trust² and China Enterprises Limited³ – have undertaken to accept in full their provisional allotment of New Stapled Securities under the Preferential Offering. In addition, Mr Tong has undertaken to subscribe for New Stapled Securities to the extent that they remain unsubscribed after satisfaction of all applications (if any) for excess New Stapled Securities up to such a sum provided that his total subscription under the Preferential Offering will not exceed S\$61.1 million.

Advanced Distribution

To ensure fairness to the holders of the existing Stapled Securities, the Managers intend to declare an advanced distribution for the period from 1 October 2015 to 26 November 2015 (the "Advanced Distribution") to existing Stapled Securityholders, prior to the issue of New Stapled Securities pursuant to the Private Placement. The Advanced Distribution is estimated to range from 0.977 Singapore cents to 1.079 Singapore cents per Stapled Security⁴. A further announcement on the actual amount of the Advanced Distribution will be made after the management accounts of VIT for the relevant period have been finalised.

For the avoidance of doubt, the holders of the New Stapled Securities to be issued pursuant to the Private Placement will not be entitled to the Advanced Distribution or be eligible to participate in the Preferential Offering.

The next distribution following the Advanced Distribution will comprise VIT's distributable income for the period from 27 November 2015 to 31 December 2015. Quarterly distributions will resume thereafter.

¹ As at 17 November 2015, Mr Tong Jinquan has an aggregate interest of 400,291,640 Stapled Securities, representing approximately 56.58% of the total number of Stapled Securities in issue

² As at 17 November 2015, Ho Lee Group Trustee directly holds 57,699,050 Stapled Securities, representing approximately 8.16% of the total number of Stapled Securities in issue

³ As at 17 November 2015, China Enterprises Limited directly holds 32,051,025 Stapled Securities, representing approximately 4.53% of the total number of Stapled Securities in issue

⁴ This range is an estimate only based on information currently available to the Managers and the Managers' estimate of VIT's revenue and expenses, and the actual Advanced Distribution may differ

Indicative Timetable

Event	Date and Time
Launch of the Private Placement	Wednesday, 18 November 2015
Close of the Private Placement	Wednesday, 18 November 2015
Books Closure Date for entitlement to the Advanced Distribution and eligibility to participate in the Preferential Offering	Thursday, 26 November 2015 at 5.00 p.m.
Listing of New Stapled Securities pursuant to the Private Placement	Friday, 27 November 2015 at 9.00 a.m.
Opening date and time for the Preferential Offering	Tuesday, 1 December 2015 at 9.00 a.m. (9.00 a.m. for Electronic Applications)
Last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Stapled Securities and Excess New Stapled Securities	Wednesday, 9 December 2015 at 5.00 p.m. (9.30 p.m. for Electronic Applications)
Date for crediting of New Stapled Securities	Thursday, 17 December 2015
Listing of the New Stapled Securities pursuant to the Preferential Offering	Thursday, 17 December 2015 at 9.00 a.m.

END

Note: This press release should be read and understood only in conjunction with the Announcement issued on SGXNET on 18 November 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>.

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.