

NEWS RELEASE
VIVA INDUSTRIAL TRUST'S 4Q2015 DISTRIBUTABLE INCOME RISES 20.6% YEAR-ON-YEAR

- ✓ *Announces 4Q2015 distribution per stapled security ("DPS") of 1.634 cents, bringing FY2015 DPS up by 2.4% year-on-year to 7.000 cents which translates to an attractive yield of 9.9%¹*
- ✓ *Net asset value per stapled security rose to 81.29 cents as at 31 December 2015, up from 75.82 cents a year ago*
- ✓ *Starts off FY2016 with a strong portfolio of more than S\$1.1 billion, underpinned by improved income stream, higher occupancy and longer weighted average lease expiry*
- ✓ *Expects additional income contributions from the newly acquired properties and the asset enhancement initiative ("AEI") project at Viva Business Park ("VBP") (formerly known as Technopark@Chai Chee) to come on stream in FY2016*

Financial Highlights

| | Fourth Quarter ended 31 December | | | Financial Year ended 31 December | | |
|------------------------------------------------------------------------------------------|----------------------------------|---------------|----------|----------------------------------|---------------|----------|
| | 4Q2015 Actual | 4Q2014 Actual | Variance | FY2015 Actual | FY2014 Actual | Variance |
| Gross Revenue (S\$'000) | 19,702 | 16,621 | ▲ 18.5% | 73,989 | 61,740 | ▲ 19.8% |
| Net Property Income (S\$'000) | 13,725 | 11,020 | ▲ 24.5% | 50,838 | 40,753 | ▲ 24.7% |
| Distributable Income ¹ (S\$'000) | 12,463 | 10,336 | ▲ 20.6% | 47,478 | 40,963 | ▲ 15.9% |
| DPS (SG cents) ² | 1.634 | 1.701 | ▼ 3.9% | 7.000 | 6.833 | ▲ 2.4% |
| Annualised DPS (SG cents) | 6.483 | 6.749 | ▼ 3.9% | 7.000 | 6.833 | ▲ 2.4% |
| Annualised Distribution Yield: - based on closing price of S\$0.710 as at 31 Dec 2015 | 9.1% | 9.5% | ▼ 4.2% | 9.9% | 9.6% | ▲ 3.1% |

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

² DPS for 4Q2015 and FY2015 did not increase proportionately with the increase in distributable income for 4Q2015 and FY2015, respectively. This was mainly due to the dilutive effect as a result of the issuance of approximately 233.4 million new stapled securities pursuant to two private placements and a preferential offering completed in FY2015 to partially fund the AEI project at VBP; and three acquisitions of which two has been completed in 4Q2015.

Singapore, 26 January 2016 – Viva Industrial Trust ("VIT"), a Singapore-focused business park and industrial property trust, today reported a 20.6% year-on-year increase in distributable income of S\$12.5 million, with a DPS of 1.634 cents for the fourth quarter ended 31 December 2015 ("4Q2015"). This lifted distributable income for the full year ended 31

¹ Based on closing price of S\$0.710 as at 31 December 2015

December 2015 (“FY2015”) to S\$47.5 million, bringing VIT’s FY2015 DPS higher by 2.4% year-on-year to 7.000 cents.

Based on VIT’s closing price of S\$0.710 on 31 December 2015, the FY2015 DPS of 7.000 cents translates to an attractive yield of 9.9%.

Mr Wilson Ang, CEO of Viva Industrial Trust Management Pte Ltd, the manager of Viva Industrial Real Estate Investment Trust (the “Manager”), said, “We are pleased to end FY2015 with a positive set of results which benefited from stable performance across our assets, boosted by full-year income contributions from Jackson Square (“JS”) and Jackson Design Hub (“JDH”), and new income contributions from Home-Fix Building (“HFB”) and 11 Ubi Road 1 which we acquired in November last year. We are starting FY2016 on a firm footing, with a more robust portfolio that is underpinned by steady rental income, positive revaluation and a higher portfolio occupancy.”

Review of 4Q2015 and FY2015 Performance

In 4Q2015, gross revenue increased by 18.5% year-on-year to S\$19.7 million, while net property income (“NPI”) rose 24.5% to S\$13.7 million. On a full-year basis, gross revenue was 19.8% higher than that of last year at S\$74.0 million, while NPI climbed 24.7% to S\$50.8 million in FY2015.

The improved performance in FY2015 was mainly contributed by additional income contributions from JS and JDH which were acquired on 21 November 2014; additional income contributions from HFB and 11 Ubi Road 1 which were acquired on 24 November 2015; and higher income contributions from VBP and the business park space at UE BizHub EAST (“UEBH”).

During the year, the Manager has been proactive in securing new leases and renewing existing tenancies, resulting in a total of approximately 375,000 sq ft of space being leased or renewed in FY2015².

² Including the relocation of tenants within Viva Business Park due to the AEI project

As at 31 December 2015, the net asset value per stapled security was 81.29 cents, up from 75.82 cents as at 31 December 2014. As at year-end, VIT had a diversified portfolio of seven properties located in Singapore valued at S\$1.1 billion. This will increase to S\$1.2 billion with the acquisition of an additional property located at 30 Pioneer Road and the completion of the AEI at VBP.

Looking Ahead

Continuing on its growth momentum, the Manager has started the new financial year with a series of yield-accretive initiatives. With the latest property acquisitions, VIT's underlying property fundamentals remain robust with net lettable area growing by almost 30% to approximately 3.0 million sq ft³.

On 11 January 2016, the Manager obtained the Temporary Occupation Permit ("TOP") for the AEI carried out on 750A of VBP. Sporting goods giant Decathlon has already relocated its Southeast Asia ("SEA") headquarters to VBP, and officially opened its SEA flagship store at VBP to the public which has received overwhelming response from the tenants and surrounding neighbourhood. To-date, all AEI works are on schedule, with TOP for 750 targeted to be received by the end of 1Q2016, and the AEI works at 750B are expected to be completed in 3Q2016.

Commenting on VIT's plans for FY2016, Mr Ang said, "One of our key priorities this year is to focus on the remaking of VBP to unlock greater value and proactive lease management to raise our occupancy levels. VBP is starting to shape up nicely and we expect to derive additional income contribution from this property progressively starting from the first quarter of this year. In the second quarter, we expect to derive income from 30 Pioneer Road. Moving forward, we will continue to actively explore opportunities to grow organically and via strategic acquisitions, so as to grow VIT in a sustainable and measured way in the best interest of our stapled security holders."

³ Including the net lettable area of 30 Pioneer Road which is expected to be acquired in 1Q2016



Based on industry research, analysts have indicated that business park rents are expected to face greater downward pressure in 2016, along with subdued business confidence. Against this backdrop, the Manager will continue to improve the occupancy of the portfolio with a focus on retaining the existing tenants, as well as working actively with prospective tenants for the leasing of the remaining retail space at VBP. The Manager will also proactively pursue investment opportunities for good quality assets that can deliver stable distributions and maximise returns.

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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 existing portfolio comprises seven 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 and (vii) 11 Ubi Road 1, with an aggregate gross floor area of approximately 3.29 million sq ft.

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

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