
NEWS RELEASE**VIT SUCCESSFULLY COMPLETES PRIVATE PLACEMENT
OF S\$37.7 MILLION**

- ✓ *Successfully places out 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, as part of a broader Equity Fund Raising exercise*
- ✓ *Strong support from Home-Fix D.I.Y and Meiban Investment who are vendors of the Tai Seng Avenue and Ubi Road industrial properties that VIT is acquiring*

Singapore, 18 November 2015 – Following the launch of its equity fund raising (the “Equity Fund Raising”) exercise today, 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”) have successfully raised gross proceeds of approximately S\$37.7 million through a private placement of 52,047,200 New Stapled Securities (the “Private Placement”) at an issue price of S\$0.725 per New Stapled Security.

The Private Placement, which opened and closed today, saw strong take-up from investors, including Home-Fix D.I.Y Pte Ltd and Meiban Investment Pte Ltd, the vendors (the “Vendors”) of the properties at 19 Tai Seng Avenue (the “Tai Seng Property”) and 11 Ubi Road 1 (the “Ubi Property”), respectively. These two properties are among the three industrial properties that VIT will be acquiring, the funding cost of which will partially come from the Equity Fund Raising exercise.

Mr Wilson Ang, CEO of the REIT Manager, said, “We are very pleased with the keen interest shown for our Private Placement, which enabled us to successfully place out 52,047,200 New Stapled Securities today. The strong support from the Vendors and other new investors participating in our Private Placement highlights their confidence in VIT’s management and the quality of the assets that we are acquiring. The acquisition of the three new properties

will have an immediate positive impact on VIT's occupancy, WALE and tenant mix, which will further enhance VIT's ability to deliver steady returns to our stapled securityholders."

Upon completion of the acquisitions, the Tai Seng Property will be leased back to its vendor for a term of 10 years under a master lease while the Ubi Property will be partially leased back to its vendor for a term of 10 years. Both lease agreements carry an annual rental escalation of 1.5% from the beginning of the third year onwards. The third property at 30 Pioneer Road will be leased back to the vendor, a subsidiary of a SGX-listed leading integrated logistics solutions provider for supply chain management, GKE Corporation Limited, for a term of five years from completion of the acquisition under a master lease agreement with rental escalation of 5% in the third and fifth year of the lease term, and an option to renew for another 5-year term.

The Private Placement is part of a broader Equity Fund Raising exercise which also includes a preferential offering comprising an issuance of 101,071,000 New Stapled Securities at an issue price of S\$0.715 per New Stapled Security to raise gross proceeds of approximately S\$72.3 million (the "Preferential Offering"). 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 holders of the New Stapled Securities to be issued pursuant to the Private Placement are not entitled to participate in the Preferential Offering and will not be entitled to the advanced distribution for existing stapled securityholders for the purposes of the Preferential Offering.

The trading of the 52,047,200 New Stapled Securities on the Singapore Exchange Securities Trading Limited (the "SGX-ST") is currently expected to commence at 9.00 a.m. on Friday, 27 November 2015.

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 to be issued pursuant to the Preferential Offering is expected to be on 17 December 2015 at 9.00 a.m.



Oversea-Chinese Banking Corporation Limited is the sole financial adviser, lead manager and placement agent in respect of the Equity Fund Raising.

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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.