

NEWS RELEASE

VIT COMPLETES ACQUISITION OF TWO INDUSTRIAL PROPERTIES AT 19 TAI SENG AVENUE AND 11 UBI ROAD 1

- ✓ *Successful S\$122.7 million acquisition of two strategically-located properties boosts aggregate gross floor area (“GFA”) of VIT’s portfolio to approximately 3.29 million sq ft and raises portfolio value to approximately S\$1.1 billion*
- ✓ *Both properties are leased back to their respective vendors, Home-Fix D.I.Y. Pte Ltd and Meiban Investment Pte Ltd, for 10 years, which further diversifies asset and tenant base*

Singapore, 24 November 2015 – Singapore-focused business park and industrial property trust, Viva Industrial Trust (“VIT”), today announced the completion of the acquisition of two properties located at 19 Tai Seng Avenue (the “Tai Seng Property”) and 11 Ubi Road 1 (the “Ubi Property”) for S\$122.7 million (the “Acquisitions”), which will boost the aggregate GFA of VIT’s portfolio by over 370,000 sq ft to approximately 3.29 million sq ft and raise portfolio value by about 14% to approximately S\$1.1 billion.

Following today’s completion, the Tai Seng Property will be leased back to Home-Fix D.I.Y. Pte Ltd for a term of 10 years under a master lease, while the Ubi Property will be partially leased back to Meiban Investment Pte Ltd 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.

Mr Wilson Ang, CEO of the REIT Manager, said, “We are pleased to complete the acquisition of these two strategically-located properties, which are in line with our growth strategy of building a resilient portfolio with quality assets that deliver stable yield. The two properties not only diversify the asset and tenant base of VIT’s portfolio and reduce the concentration of our top 10 tenants, but also increase our weighted average portfolio occupancy from 80.8% to 84.0%. Furthermore, the weighted average lease expiry (by rental income) is expected to increase from 3.1 years to 4.0 years, providing good cash flow visibility.”



The purchase consideration for the Tai Seng Property is S\$42.0 million (excluding an upfront land premium for the balance of the initial 30-year lease term of S\$4.4 million) while the purchase consideration for the Ubi Property is S\$80.7 million (excluding an upfront land premium for the balance of the initial 30-year lease term of S\$5.4 million).

The Tai Seng Property, which is classified as a light industrial building, is a 7-storey building with a GFA of approximately 120,556 sq ft. Located within Paya Lebar iPark, an estate which supports leading enterprises involved in lifestyle and knowledge-driven industries, the Tai Seng Property is within walking distance to Tai Seng MRT Station and offers easy access to the Pan-Island Expressway (“PIE”) and Kallang-Paya Lebar Expressway (“KPE”).

The Ubi Property is also conveniently located and within walking distance to the MacPherson MRT Station, and easily accessible to KPE and PIE. The Ubi Property comprises a 7-storey block and a 2-storey block connected by an open courtyard passageway with a basement carpark and has a GFA of approximately 253,058 sq ft.

S\$15.0 million of the purchase consideration for the Ubi Property is payable on a deferred basis (the “Deferred Sum”) and is expected to be paid in December 2015 upon VIT’s receipt of the proceeds from the *pro-rata* and non-renounceable preferential offering of 101,071,000 new stapled securities in VIT (“New Stapled Securities”) at an issue price of S\$0.715 per New Stapled Security (the “Preferential Offering”), as announced on 18 November 2015.

Save for the Deferred Sum, the Acquisitions are funded by a combination of a S\$73.0 million five-year term loan facility granted by Hong Leong Finance Limited and the proceeds from the private placement of 52,047,200 New Stapled Securities (the “Private Placement”) which was launched and closed on 18 November 2015.

The Private Placement received strong take-up from investors, including Home-Fix D.I.Y. Pte Ltd and Meiban Investment Pte Ltd, the vendors of the Tai Seng Property and the Ubi Property, respectively.



The Preferential Offering will be made to entitled stapled securityholders on the basis of one (1) New Stapled Security for every seven (7) existing Stapled Securities in VIT held as at 5.00 p.m. on 26 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 commence at 9.00 a.m. on Thursday, 17 December 2015.



19 Tai Seng Avenue (Leased back to Home-Fix D.I.Y. Pte Ltd for a term of 10 years under a master lease)



11 Ubi Road 1 (Partially leased back to Meiban Investment Pte Ltd for a term of 10 years)

END

Note: This press release should be read and understood only in conjunction with the Announcement issued on SGXNET on 24 November 2015.

Investor relations contact:

Ms Sherena Seow / Ms Jeanette Cheong
Viva Industrial Trust Management Pte Ltd
DID: +65 6229 5577/5573
Email: sherena.seow@vivaitrust.com

Media contact:

Ms Chin May Nah / Mr Yap Meng Lee
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. As at 24 November 2015, VIT’s portfolio comprises seven properties located in Singapore, namely (i) UE BizHub EAST, (ii) Technopark@Chai Chee, (iii) Mauser Singapore, (iv) Jackson Square, (v) Jackson Design Hub, (vi) Tai Seng Property and (vii) Ubi Property with an aggregate gross floor area of approximately 3.29 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., in its capacity as manager of Viva Industrial Real Estate Investment Trust ("VI-REIT", and the manager of VI-REIT, the "REIT Manager"), Viva Asset Management Pte. Ltd., in its capacity as trustee-manager of Viva Industrial Business Trust ("VI-BT", and the trustee-manager of VI-BT, the "Trustee-Manager", and collectively with the REIT Manager, 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 (the "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.