

NEWS RELEASE

VIT COMPLETES S\$45.0 MILLION ACQUISITION OF LOGISTICS PROPERTY AT 30 PIONEER ROAD

- ✓ *VIT successfully acquires its eighth asset, boosting aggregate gross floor area (“GFA”) of its property portfolio to 3.57 million sq ft and raising its portfolio value close to S\$1.2 billion*
- ✓ *The strategically-located property has been leased back to the vendor, GKE Warehousing & Logistics Pte Ltd, for a term of five years, with an option to renew for a further five-year term*
- ✓ *VIT will enjoy stable rental income from the newly acquired property starting from today*

Singapore, 15 April 2016 – Singapore-focused business park and industrial property trust, Viva Industrial Trust (“VIT”), today successfully completed the acquisition of a logistics property at 30 Pioneer Road (the “Pioneer Property”) for a purchase consideration of S\$45.0 million (excluding an upfront land premium of approximately S\$5.3 million for the balance of the initial 30-year lease term (the “Upfront Land Premium”), which has been paid to JTC Corporation on 5 April 2016). The independent valuation of the Pioneer Property (including the Upfront Land Premium) is S\$55.0 million¹. This acquisition boosts the aggregate GFA of VIT’s property portfolio to 3.57 million sq ft and raise its portfolio value to close to S\$1.2 billion.

The Pioneer Property has been leased back to the vendor, GKE Warehousing & Logistics Pte Ltd, a subsidiary of a SGX-listed leading integrated logistics and supply chain solutions provider, GKE Corporation Limited, for a term of five years, with rental escalations of 5% in the third and fifth year of the lease term, and an option to renew for a further five-year term.

¹ Based on the independent valuation report dated 14 April 2016 issued by Savills Valuation and Professional Services (S) Pte. Ltd.

Mr Wilson Ang, CEO of Viva Industrial Trust Management Pte Ltd, the manager of Viva Industrial Real Estate Investment Trust, said, “We are pleased to complete the acquisition of the Pioneer Property, which will enjoy 100% occupancy during the lease term and contribute to VIT’s rental income starting from today. Besides improving VIT’s portfolio asset and tenant quality, this property will also increase our weighted average portfolio occupancy from the current 86.9% to 88.4%.”

The Pioneer Property, which has a remaining land lease tenure of approximately 21 years, comprises a 4-storey warehouse with high specifications and a 7-storey ancillary office. The total GFA of the Pioneer Property is 281,090 sq ft. Strategically located at the junction of Pioneer Road and Benoi Road within the Jurong Industrial Estate, the Pioneer Property is in close proximity to Jurong Port and Tuas Checkpoint and offers easy access to the Pan-Island Expressway and Ayer Rajah Expressway.

Mr Ang added, “Looking ahead, the logistics sector is expected to remain as one of the key growth engines for Singapore’s industrial property market. We will continue to look for opportunities to acquire good quality logistics properties in Singapore.”

The acquisition of the Pioneer Property is funded by a mix of debt and equity proceeds from the Preferential Offering², which was completed in December 2015.



30 Pioneer Road

² “Preferential Offering” refers to the pro rata and non-renounceable preferential offering of 101,071,000 new Stapled Securities to existing Stapled Securityholders which closed on 9 December 2015 and which raised gross proceeds of approximately S\$72.3 million.



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Note: This press release should be read and understood only in conjunction with the Announcement issued on SGXNET on 15 April 2016.

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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 estates which are 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 15 April 2016, VIT’s portfolio comprises eight 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, (vii) 11 Ubi Road 1, and (viii) 30 Pioneer Road, with an aggregate gross floor area of 3.57 million sq ft.

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

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