



## **SABANA SHARI'AH COMPLIANT INDUSTRIAL REAL ESTATE INVESTMENT TRUST**

(a real estate investment trust constituted on 29 October 2010 under the laws of the Republic of Singapore)

### **COMPLETION OF DIVESTMENT OF 218 PANDAN LOOP, SINGAPORE 128408**

The Board of Directors of Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**", and the manager of Sabana REIT, the "**Manager**"), wishes to announce that further to its announcement dated 5 December 2016 (the "**5 December 2016 Announcement**"), the divestment of the property located at 218 Pandan Loop, Singapore 128408 (the "**Property**") has been completed today.

The Property has been divested for S\$14.8 million, which is approximately 9.6% higher than the original purchase price of S\$13.5 million and an approximate 15.6% premium over its book value of S\$12.8 million as at 30 June 2017, based on independent desktop valuation undertaken by Suntec Real Estate Consultants Pte Ltd.

The Manager has elected to waive the 0.5% divestment fee (approximately S\$74,000) which it is entitled to under Sabana REIT's Trust Deed, on a goodwill basis.

The sales proceeds from the divestment after taking into account all relevant costs and expenses, will be recycled to fund capital expenditures, repay existing indebtedness, and/or to make distributions to Unitholders.

The divestment, which is not expected to have any material impact on the Trust's net asset value, distributable income and aggregate leverage for FY 2017, is in line with the Manager's strategy to divest non-core and underperforming assets and to recycle Sabana REIT's capital to optimise portfolio returns for Unitholders.

Based on the information available to the Manager as at the date of this announcement, none of its Directors (other than in his capacity as a Director or Unitholder in Sabana REIT) has any interest, direct or indirect, in the divestment of the Property. As at the date of this announcement, Sabana REIT does not have any controlling Unitholders.

Following the divestment, Sabana REIT will own 20 properties with a valuation of approximately S\$1.0 billion, all of which are located in Singapore.

By Order of the Board

Sabana Real Estate Investment Management Pte. Ltd.

(Company registration number 201005493K)

As Manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust

Kevin Xayaraj

Chief Executive Officer and Executive Director

11 August 2017

## **ABOUT SABANA REIT**

Sabana REIT was listed on Singapore Exchange Securities Trading Limited on 26 November 2010. It was established principally to invest in income-producing real estate used for industrial purposes, as well as real estate-related assets, in line with Shari'ah investment principles. Sabana REIT currently has a diversified portfolio of 20 quality properties in Singapore, in the high-tech industrial, warehouse and logistics, chemical warehouse and logistics, as well as general industrial sectors. Its total assets amount to approximately S\$1.0 billion.

Sabana REIT is listed in several indices within the SGX S-REIT Index, Morgan Stanley Capital International, Inc (MSCI) Index, FTSE index.

Sabana REIT is managed by Sabana Real Estate Investment Management Pte. Ltd., (in its capacity as the Manager of Sabana REIT) in accordance with the terms of the trust deed dated 29 October 2010 (as amended). Sabana REIT is a real estate investment trust constituted on 29 October 2010 under the laws of Singapore.

For further information on Sabana REIT, please visit <http://www.sabana-reit.com>.

### **Important Notice**

This announcement is for information only and does not constitute an offer, invitation or solicitation of securities 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 units in Sabana REIT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, HSBC Institutional Trust Services (Singapore) Limited, as trustee of Sabana REIT, or any of their respective affiliates.

An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.