



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

(Constituted in the Republic of Singapore pursuant to a trust deed dated 29 October 2010 (as amended))

### NOTICE OF EXTRAORDINARY GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that an **EXTRAORDINARY GENERAL MEETING** of the holders of Sabana Units (the "**Sabana Unitholders**") of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**") will be held by electronic means on **4 December 2020**, at **2.00 p.m.** for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution. All capitalised terms used in this Notice which are not otherwise defined herein shall bear the meanings ascribed to them in the scheme document dated 12 November 2020 issued by the Sabana Manager to Sabana Unitholders (the "**Scheme Document**"):

#### **SABANA TRUST DEED AMENDMENTS RESOLUTION (EXTRAORDINARY RESOLUTION)**

That:

- (a) approval be and is hereby given to amend the trust deed dated 29 October 2010 constituting Sabana REIT (as amended) (the "**Sabana Trust Deed**"), with the proposed amendments to the Sabana Trust Deed (the "**Sabana Trust Deed Amendments**") as described and set out in Appendix G to the Scheme Document; and
- (b) Sabana Real Estate Investment Management Pte. Ltd. (as manager of Sabana REIT) (the "**Sabana Manager**"), any director of the Sabana Manager ("**Director**"), and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Sabana REIT (the "**Sabana Trustee**") be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Sabana Manager, such Director or as the case may be, the Sabana Trustee, may consider expedient or necessary or in the interests of Sabana REIT to give effect to the Sabana Trust Deed Amendments.

BY ORDER OF THE BOARD

#### **Sabana Real Estate Investment Management Pte. Ltd.**

(Company Registration No. 201005493K, Capital Markets Services Licence No. CMS 100169)  
as manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust

#### **Cho Form Po**

Company Secretary

Singapore

12 November 2020

### **Important Notice from the Sabana Manager**

The Extraordinary General Meeting is being convened, and will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. **Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold units in Sabana REIT (“Sabana Units”) through a relevant intermediary (as defined herein) will not be able to physically attend the Extraordinary General Meeting in person.** Alternative arrangements relating to attendance at the Extraordinary General Meeting via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the Extraordinary General Meeting in advance of the Extraordinary General Meeting, addressing of such substantial and relevant questions and voting by appointing the Chairman of the Extraordinary General Meeting as proxy at the Extraordinary General Meeting, are set out below. Any reference to a time of day is made by reference to Singapore time.

All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through a relevant intermediary, will be able to observe and/or listen to the Extraordinary General Meeting proceedings through a live audio-visual webcast or live audio-only stream via their mobile phones, tablets or computers. In order to do so, Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through a relevant intermediary must pre-register via Sabana REIT’s pre-registration website at <http://smartagm.sg/sreitegmsm> from **12 November 2020 to 1 December 2020, 2.30 p.m.** to enable the Sabana Manager to verify their status as Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through a relevant intermediary.

Following the verification, all authenticated Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries will receive an email, which will contain user ID and password details as well as instructions on how to access the live audio-visual webcast and live audio-only stream of the Extraordinary General Meeting proceedings, by **2.30 p.m. on Thursday, 3 December 2020.** Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through a relevant intermediary who do not receive an email by **2.30 p.m. on 3 December 2020** but have registered by the deadline on **1 December 2020** should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at (65) 6536 5355 during office hours.

**All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries are encouraged to raise their questions (if any) as early as possible in advance of the Extraordinary General Meeting, as they will not be able to raise questions live at the Extraordinary General Meeting.** All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries are strongly encouraged to submit any relevant questions they have in respect of the Extraordinary General Meeting via Sabana REIT’s pre-registration website at <http://smartagm.sg/sreitegmsm> or by post to the Unit Registrar as early as possible from **12 November 2020** to no later than **2.30 p.m. on 1 December 2020.**

Printed copies of this Notice of Extraordinary General Meeting, along with the Proxy Form A (EGM), will be sent to Sabana Unitholders. In addition, this Notice of Extraordinary General Meeting and the Proxy Form A (EGM) will be made available to Sabana Unitholders by electronic means via publication on Sabana REIT’s website at <http://sabana.listedcompany.com/agm-egm.html>, and will also be made available on the SGX website at <https://www.sgx.com/securities/company-announcements>.

Sabana Unitholders can also scan the QR Code below to access the Proxy Form A (EGM).



Sabana Unitholders may obtain printed copies of the Scheme Document by completing and returning the request form accompanying the Notices and Proxy Forms to the Sabana Manager by no later than **5.00 p.m. on Monday, 23 November 2020.** A printed copy of the Scheme Document will be sent to the address in Singapore specified by the Sabana Unitholder at his/her own risk.

An Overseas Sabana Unitholder may write in to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623, to request for the Scheme Document and any related documents to be sent to an address in Singapore by ordinary post at his/her own risk, up to three (3) Market Days prior to the date of the Scheme Meeting.

Electronic copies of the Scheme Document (enclosing the Notice of the Extraordinary General Meeting and the Notice of the Scheme Meeting), the Proxy Form A (EGM) and the Proxy Form B (Scheme Meeting) are also available on the website of the SGX-ST at <https://www.sgx.com/securities/company-announcements> and on the website of Sabana REIT at <http://sabana.listedcompany.com/agm-egm.html>. A Sabana Unitholder will need an internet browser and PDF reader to view these documents on the websites of the SGX-ST and Sabana REIT.

**Notes:**

- (1) All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries may submit questions related to the resolutions to be tabled for approval at the Extraordinary General Meeting to the Chairman of the Extraordinary General Meeting, in advance of the Extraordinary General Meeting. In order to do so, their questions must be submitted in the following manner by **2.30 p.m. on 1 December 2020**:

- (a) if submitted electronically, be submitted via Sabana REIT's pre-registration website at <http://smartagm.sg/sreitegmsm>; or
- (b) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623.

All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries who submit questions via Sabana REIT's pre-registration website at <http://smartagm.sg/sreitegmsm> or by post to the Unit Registrar must provide the following information:

- (i) the full name;
- (ii) the NRIC/FIN/Passport/Company's Registration number;
- (iii) the address; and
- (iv) the manner in which he/she/it holds the Sabana Units (e.g., via CDP, CPF or SRS).

The Sabana Manager will respond to all substantial and relevant questions submitted in advance of the Extraordinary General Meeting in the manner as set out in this Notice by publishing the responses to the substantial and relevant questions on Sabana REIT's website and on SGXNET prior to the Extraordinary General Meeting or by addressing such substantial and relevant questions during the Extraordinary General Meeting. The Sabana Manager will publish the minutes of the Extraordinary General Meeting on Sabana REIT's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions which are addressed during the Extraordinary General Meeting.

**All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries will not be able to raise questions during the Extraordinary General Meeting.** All Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries are strongly encouraged to submit any relevant questions they have in respect of the Extraordinary General Meeting via Sabana REIT's pre-registration website at <http://smartagm.sg/sreitegmsm> or by post to the Unit Registrar as early as possible from **12 November 2020** to no later than **2.30 p.m. on 1 December 2020**.

- (2) If a Sabana Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the Extraordinary General Meeting, he/she/it must appoint the Chairman of the Extraordinary General Meeting as his/her/its proxy to attend, speak and vote on his/her/its behalf at the Extraordinary General Meeting. The Proxy Form A (EGM) is available on Sabana REIT's website at <http://sabana.listedcompany.com/agm-egm.html> and on the SGX website at <https://www.sgx.com/securities/company-announcements>. Printed copies of the Proxy Form A (EGM) will also be sent to Sabana Unitholders.

In appointing the Chairman of the Extraordinary General Meeting as proxy, a Sabana Unitholder must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the Extraordinary General Meeting as proxy for that resolution will be treated as invalid.

- (3) The Proxy Form A (EGM) must be submitted to the Sabana Manager c/o the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
- (a) if submitted electronically, be submitted via email to [sabana-meetings@boardroomlimited.com](mailto:sabana-meetings@boardroomlimited.com); or
- (b) if submitted by post, be lodged at the office of the Unit Registrar at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623,

in either case, by **2.00 p.m. on 1 December 2020**, being 72 hours before the time fixed for the Extraordinary General Meeting.

A Sabana Unitholder who wishes to submit a Proxy Form A (EGM) must first download, complete and sign the Proxy Form A (EGM), before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

**In view of the COVID-19 situation which may make it difficult for Sabana Unitholders to submit the completed Proxy Form A (EGM) by post, Sabana Unitholders are strongly encouraged to submit the completed Proxy Form A (EGM) electronically via email.**

- (4) The Sabana Manager's Chairman, Mr Tan Cheong Hin, or failing him, any director of the Sabana Manager, shall act as Chairman of the Extraordinary General Meeting.

- (5) Persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through relevant intermediaries who wish to vote at the Extraordinary General Meeting should not use the Proxy Form A (EGM) and should instead approach their respective relevant intermediary as soon as possible to specify voting instructions.

CPFIS Investors and SRS Investors who wish to vote at the Extraordinary General Meeting should approach their respective CPF Agent Banks or SRS Agent Banks as soon as possible by **5.00 p.m.** on **24 November 2020**, being at least seven (7) Business Days before the date of the Extraordinary General Meeting (**4 December 2020**).

“**relevant intermediary**” means:

- (a) a banking corporation licensed under the Banking Act (Chapter 19 of Singapore) or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Sabana Units in that capacity;
  - (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act (Chapter 289 of Singapore) who holds Sabana Units in that capacity; or
  - (c) the Central Provident Fund Board (“**CPF Board**”) established by the Central Provident Fund Act (Chapter 36 of Singapore), in respect of Sabana Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Sabana Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
- (6) The Chairman of the Extraordinary General Meeting, as proxy, need not be a Sabana Unitholder.

**Due to the evolving COVID-19 situation in Singapore, the Sabana Manager may be required to change the arrangements for the Extraordinary General Meeting at short notice. Sabana Unitholders and persons (including CPFIS Investors and SRS Investors) who hold Sabana Units through a relevant intermediary should check Sabana REIT’s website at <http://sabana.listedcompany.com/agm-egm.html> for the latest updates on the status of the Extraordinary General Meeting.**

### **Personal Data Privacy:**

By submitting an instrument appointing the Chairman of the Extraordinary General Meeting as proxy to attend, speak and vote at the Extraordinary General Meeting and/or any adjournment thereof, a Sabana Unitholder consents to the collection, use and disclosure of his/her personal data by the Sabana Manager and the Sabana Trustee (or their agents) for the purpose of the processing and administration by the Sabana Manager and the Sabana Trustee (or their agents) of proxies and representatives appointed for the Extraordinary General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Extraordinary General Meeting (including any adjournment thereof), and in order for the Sabana Manager and the Sabana Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.