



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)

ANNOUNCEMENT

ANNUAL GENERAL MEETING TO BE HELD ON 27 APRIL 2021

1. **Background:** Sabana Real Estate Investment Management Pte. Ltd., the manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**"), and the manager of Sabana REIT, the "**Manager**", refers to:

- (i) the COVID-19 (Temporary Measures) Act 2020 passed by Parliament on 7 April 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means;
- (ii) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the "**Order**") which was gazetted on 13 April 2020, and which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts; and
- (iii) The Amendments to COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts and Debenture Holders) Order 2020 which was gazetted on 28 September 2020, which extended the Order to 30 June 2021 and refine the Order to facilitate greater convenience and engagement for virtual meetings.

2. **Date, time and conduct of AGM:** The Manager wishes to announce that pursuant to the Order, the AGM will be convened and held by way of electronic means, on **Tuesday, 27 April 2021 at 10.00 a.m. (Singapore time)**.

The Manager's Chairman, Mr. Tan Cheong Hin, and Chief Executive Officer, Mr. Han Yong Lee (Donald), will conduct the proceedings of the AGM and address substantial and relevant questions which holders of units in Sabana REIT ("**Units**" and the holders of Units, the "**Unitholders**") have submitted in advance by publishing the responses to the substantial and relevant questions on Sabana REIT's website and on SGXNET prior to the AGM.

3. **Notice of AGM, Proxy Form and Questions:** The Notice of AGM, Proxy Form and the link for the submission of questions will be sent to Unitholders solely 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>. Printed copies of these

documents will not be sent to Unitholders.

4. **No personal attendance at AGM:** Due to the current COVID-19 restriction orders in Singapore, Sabana REIT will hold its FY 2020 Annual AGM by electronic means. A Unitholder will not be able to attend the AGM in person.

5. **Alternative arrangements for participation at the AGM:** Unitholders may participate at the AGM by:
 - (i) observing and/or listening to the AGM proceedings via “live” audio-visual webcast or live audio-only stream;

 - (ii) submitting questions (if any) in advance of the AGM; and

 - (iii) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

Alternative arrangements relating to attendance at the AGM 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 (if any) to the Chairman of the AGM in advance of the AGM, addressing of substantial and relevant questions at the AGM and voting by appointing the Chairman of the AGM as proxy at the AGM, are set out in the Notice of AGM.

6. **Persons who hold Units through relevant intermediaries:** Persons who hold Units of Sabana REIT through relevant intermediaries (as defined in Section 181 of the Companies Act, Chapter 50 of Singapore), including Central Provident Fund Investment Scheme (“**CPFIS**”) or Supplementary Retirement Scheme (“**SRS**”) Unitholders who wish to participate in the AGM by (a) observing and/or listening to the AGM proceedings via live audio-visual webcast or live audio-only stream; (b) submitting questions (if any) in advance of the AGM; and/or (c) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM, should contact the relevant intermediary (which would include, in the case of CPFIS and SRS Unitholders, their respective CPFIS Agent Banks and SRS Operators) through which they hold such Units as soon as possible and in any case, by 5.00 p.m. on Thursday, 15 April 2021, being at least seven (7) working days before the date of the AGM in order for the necessary arrangements to be made for their participation in the AGM.

7. **Key dates/deadlines:** The table below sets out the key dates/deadlines for Unitholders to note:

Key dates	Actions
<p>10.00 a.m. on 12 April 2021 (Monday)</p>	<p>Unitholders may begin to pre-register at https://smartagm.sg/sreitagm2021 to watch the “live” audio-visual webcast and live audio-only stream of the AGM proceedings; and submit questions (if any) in advance:</p> <p>(a) by post, to be lodged at the office of the Unit Registrar at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or</p> <p>(b) electronically, to be submitted via the Sabana REIT’s pre-registration website at https://smartagm.sg/sreitagm2021</p>
<p>5.00 p.m. on 15 April 2021 (Thursday)</p>	<p>Deadline for CPFIS or SRS Unitholders who wish to appoint the Chairman of the AGM as proxy should approach their respective CPFIS Agent Banks or SRS Operators to submit their votes.</p>
<p>10.00 a.m. on 24 April 2021 (Saturday)</p>	<p>Deadline for Unitholders to:</p> <ul style="list-style-type: none"> • Pre-register for “live” audio-visual webcast/ live audio-only stream of the AGM proceedings; • submit questions (if any) in advance; and • submit Proxy Form
<p>26 April 2021 (Monday)</p>	<p>Authenticated Unitholders 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 a toll-free telephone number to access the audio-only stream of the AGM proceedings (the “Confirmation Email”).</p> <p>Unitholders who do not receive the Confirmation Email by 26 April 2021, but have registered by 10.00 a.m. on 24 April 2021 deadline should contact Sabana REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at (65) 6536 5355 from Monday to Friday between 9.00 a.m. to 5.30 p.m. or by email at sabana-AGM2021@boardroomlimited.com.</p>
<p>10.00 a.m. on 27 April 2021 (Tuesday)</p>	<ul style="list-style-type: none"> • Click on the link in the Confirmation Email and enter the user ID and password to access the “live” audio-visual webcast of the AGM proceedings; or • Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the AGM proceedings.

In view of the current COVID-19 situation and the related safe-distancing measures which may make it difficult for Unitholders to pre-register for the AGM, submit questions (if any) in advance, and/or submit the completed Proxy Form by post, Unitholders are strongly encouraged to submit it/them electronically via the smartagm.sg/sreitagm2021 or sabana-AGM2021@boardroomlimited.com.

Annual Report 2020: The Annual Report 2020 has been published on Sabana REIT's website, and may be accessed at <http://sabana.listedcompany.com/ar.html> by clicking on the link for "Annual Report 2020".

8. **Further information:** For more information, Unitholders can refer to Sabana REIT's website at <http://www.sabana-reit.com/> or email sabana-AGM2021@boardroomlimited.com

Unitholders who observe the AGM proceedings are reminded that the AGM is private. Invitation to Unitholder to attend the AGM via "live" audio-visual webcast and live audio-only stream, shall not be forwarded to anyone who is not a Unitholder of Sabana REIT or who is not authorised to attend the AGM.

RECORDING OF THE AGM PROCEEDINGS in whatever form is also **STRICTLY PROHIBITED**. Sabana REIT seeks Unitholders' patience and understanding during the AGM proceedings in the event of any technical disruptions.

9. **Important reminder:** Due to the constantly evolving COVID-19 situation in Singapore, we may be required to change our arrangements for the AGM at short notice. Unitholders should check Sabana REIT's website at <http://www.sabana-reit.com/> for the latest updates on the status of the AGM.

The Manager would like to thank all Unitholders for their patience and co-operation in enabling us to hold our AGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

By Order of the Board
Sabana Real Estate Investment Management Pte. Ltd.
(Company Registration No. 201005493K, Capital markets services licence No:CMS100169)
As Manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust

Han Yong Lee (Donald)
Chief Executive Officer
12 April 2021

Sabana REIT

Sabana REIT was listed on the SGX-ST 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. As at 31 March 2021, Sabana REIT has a diversified portfolio of 18 properties in Singapore, in the high-tech industrial, warehouse and logistics, chemical warehouse and logistics, as well as general industrial sectors. The total assets of the Group amount to approximately S\$0.9 billion as at 31 March 2021.

Sabana REIT is listed in several indices within the SGX S-REIT Index, Morgan Stanley Capital International, Inc (MSCI) Index and FTSE index. Sabana REIT is one of the constituents of the FTSE ST Singapore Shariah 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 www.sabana-reit.com.

Important Notice

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. Unitholders have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that unitholders of Sabana REIT 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.