



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

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Sabana Real Estate Investment Management Pte. Ltd., the Manager of Sabana Shari'ah Compliant Industrial Real Estate Investment Trust ("**Sabana REIT**") wishes to announce that it has obtained new independent valuations for the 18 properties owned by Sabana REIT as at 30 June 2021.

The valuations were conducted by CBRE Pte. Ltd. ("**CBRE**") and Jones Lang LaSalle Property Consultants Pte Ltd ("**JLL**"). The details are as follows:

No.	Property	Valuer	Valuation as at 30 June 2021 (S\$'000)
	<u>High-tech Industrial</u>		
1	151 Lorong Chuan	CBRE	350,000
2	8 Commonwealth Lane	JLL	55,000
3	15 Jalan Kilang Barat	CBRE	21,300
4	1 Tuas Avenue 4 ⁽¹⁾	CBRE	9,000
5	23 Serangoon North Avenue 5	JLL	40,100
6	508 Chai Chee Lane	JLL	65,800
	<u>Chemical Warehouse & Logistics</u>		
7	33 & 35 Penjuru Lane	CBRE	40,800
8	18 Gul Drive	CBRE	19,200
	<u>Warehouse & Logistics</u>		
9	34 Penjuru Lane	JLL	31,000
10	51 Penjuru Road	JLL	30,100
11	26 Loyang Drive	CBRE	24,700
12	3A Joo Koon Circle	JLL	33,500
13	2 Toh Tuck Link	JLL	29,600
14	10 Changi South Street 2	JLL	36,400
	<u>General Industrial</u>		
15	123 Genting Lane	JLL	16,400
16	30 & 32 Tuas Avenue 8	JLL	26,600
17	39 Ubi Road 1	JLL	17,700
18	21 Joo Koon Crescent	CBRE	15,000
	Total		862,200

(1) The property has been reclassified to investment property held for divestment, in accordance with FRS 105.

Copies of the valuation reports are available for inspection, with prior appointment, during normal business hours at the registered office of the Manager at 151 Lorong Chuan #02-03 New Tech Park, Singapore 556741, for a period of three months commencing from the date of this Announcement.

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
22 July 2021

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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 December 2020, 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 more than \$0.9 billion as at 30 June 2021.

Sabana REIT is a constituent of the SGX S-REIT Index, MSCI Singapore Micro Cap Index, and 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. 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.