



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

ANNOUNCEMENT

VOLUNTARY CONDITIONAL CASH PARTIAL OFFER BY RHT CAPITAL PTE. LTD. FOR AND ON BEHALF OF VOLARE GROUP AG

1. INTRODUCTION

- 1.1 The Board of Directors (the “**Board**”) of Sabana Real Estate Investment Management Pte. Ltd. (the “**Manager**”), as manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”), refers unitholders of Sabana Industrial REIT (“**Unitholders**”) to the announcement (the “**Offer Announcement**”) made by RHT Capital Pte. Ltd. (“**RHTC**”), for and on behalf of Volare Group AG (the “**Offeror**”), on 20 January 2023 in relation to the voluntary conditional cash partial offer for 10.0% of the issued units in Sabana Industrial REIT (“**Units**”), other than those already owned, controlled or agreed to be acquired by the Offeror or any party acting in concert with it (the “**Partial Offer**”).
- 1.2 **Unitholders are advised to read the Offer Announcement in its entirety for details on the Partial Offer, a copy of which has been posted by RHTC, for and on behalf of the Offeror, on the SGXNet.**

2. OFFER DOCUMENT

According to the Offer Announcement, a formal document, setting out the terms and conditions of the Partial Offer and enclosing the appropriate form(s) of acceptance of the Partial Offer (the “**Offer Document**”), will be despatched to Unitholders (other than the Offeror and parties acting in concert with it) not earlier than 14 days and not later than 21 days from the date of the Offer Announcement.

3. OFFEREE CIRCULAR

- 3.1 A circular containing, *inter alia*, the recommendation of the directors of the Manager who are considered independent for the purposes of the Partial Offer will be issued to Unitholders within 14 days from the date of issue of the Offer Document.
- 3.2 **In the meantime, Unitholders are advised to exercise caution when dealing in their Units or otherwise refrain from taking any action in relation to their Units, which may be prejudicial to their interests. Unitholders should consult their stockbroker, bank manager, solicitor or other professional advisers if they have any doubt about the actions they should take.**

The Manager will make further announcements relating to the Partial Offer at the appropriate junctures, in compliance with applicable laws, regulations and listing rules.

4. DIRECTORS' RESPONSIBILITY STATEMENT

The directors of the Manager (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement are fair and accurate and that there are no other material facts not contained in this Announcement, the omission of which would make any statement in this announcement misleading. The directors of the Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including, without limitation, the Offer Announcement), the sole responsibility of the directors of the Manager has been to ensure, through reasonable enquiries, that such information is accurately extracted from such sources or, as the case may be, accurately reflected or reproduced in 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 Industrial Real Estate Investment Trust

Han Yong Lee (Donald)
Chief Executive Officer
21 January 2023

For enquiries, please contact:

Low Hooi Hoon
Investor Relations and Corporate Communications
Sabana Real Estate Investment Management Pte. Ltd.
DID: +65 6580 7857
Email: hooihoon.low@sabana.com.sg

Sabana Industrial REIT

Sabana Industrial REIT was listed on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 26 November 2010. As at 31 December 2021, Sabana Industrial REIT has a diversified portfolio of 18 quality 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 S\$0.9 billion as at 31 December 2021.

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

For further information on Sabana Industrial REIT, please visit www.sabana-reit.com.

Important Notice

The value of Units in Sabana Industrial REIT 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 Industrial 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 SGXST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.