



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

SABANA INDUSTRIAL REIT OBTAINS PROVISIONAL PERMISSION FOR 1 TUAS AVENUE 4 ASSET ENHANCEMENT INITIATIVE

Singapore, 4 April 2023 – Sabana Real Estate Investment Management Pte. Ltd., the Manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**” or the “**REIT**”), is pleased to announce that it has obtained provisional permission from the Urban Redevelopment Authority for additions and alterations works to 1 Tuas Avenue 4 (“**1TA4**”), a key milestone for the commencement of asset enhancement initiative (“**AEI**”) works at 1TA4.

The main contractor for the project has been appointed, and the ground-breaking ceremony to mark the start of the project took place today. The project is targeted to obtain its Temporary Occupation Permit (“**TOP**”) by 1H 2024 and the Manager is currently in discussions with prospective tenants including companies in the logistics and manufacturing trade sectors, among others.

The project is designed to comprise an approximate 156,000 square foot (“**sq ft**”) warehouse, production and ancillary office on an ambient basis. The development will comprise a verdant green drop-off canopy that will seamlessly integrate with the surrounding public greeneries. The property will include ample loading bays with dock levellers and a 25-metre voluminous ceiling height space ideal for an automated storage and retrieval system.

A testament to the REIT’s commitment to sustainability, 1TA4 will incorporate solar panels that will potentially generate more than 1,000 megawatt-hours of energy per year. It will target to attain a minimum Green Mark Super Low Energy certification post AEI-completion.

The development cost of approximately \$20.0 million¹ for 1TA4 will be internally funded. The REIT is committed to a prudent and proactive capital management strategy.

1TA4 is strategically located in the Tuas region and in close proximity to Tuas Mega Port and Tuas Medical Park. It is situated next to the nearest Tuas Crescent Mass Rapid Transit station.

This project is the Manager’s second AEI, following the successful completion of NTP+ mall at the REIT’s flagship property 151 Lorong Chuan (“**New Tech Park**”) in 1Q 2021. Post AEI-completion of New Tech Park, the REIT saw an uplift in its revenue contribution as well as portfolio valuation, reflective of the Manager’s ability to generate value from existing properties.

Mr Donald Han, Chief Executive Officer of the Manager of Sabana Industrial REIT, explained, “We are pleased to have obtained the provisional permission for the AEI at 1 Tuas Avenue 4, as we intensify Phase 2 of our GROW VALUE strategy. This represents our second major AEI project, after the success of the asset enhancement of New Tech Park in 2021.

“Demand for warehouses continues to be a bright spot based on our leasing enquiries and the positive response that we are seeing. Going the route of additions and alterations will enable us to achieve a relatively shorter project timeline and at the same time, maximise the use of the existing building structure. The strategic location of our building in Tuas, within established industry clusters and good connectivity represents an attractive and ideal space for prospective tenants.

¹ This translates into an estimated development cost of \$128.2 per sq ft, based on the current proposed design on an ambient basis and approximate gross floor area.

“Apart from integrating sustainability features at 1 Tuas Avenue 4, we have recently announced a partnership with Keppel Eas to include more green features across our portfolio assets, and will continue to explore further initiatives as we recognise the importance of environmental, social and governance performance on the operational resilience and long-term success of the REIT.

“We remain focused on delivering on the broader strategy of enhancing the attractiveness of our portfolio assets, for sustainable, long-term growth; and achieving a target portfolio valuation of more than \$1 billion between 2025 and 2027.”

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Appendix: Artist’s Impression of 1TA4



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Sabana Industrial REIT

Sabana Industrial REIT was listed on the SGX-ST on 26 November 2010. As at 31 December 2022, 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 2022. Sabana Industrial REIT is a constituent of the SGX S-REIT Index, MSCI Singapore Micro Cap Index, and FTSE ST Singapore Shariah Index.

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 REIT, please visit www.sabana-reit.com.

Important Notice

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