



4 October 2023

Sabana Real Estate Investment Management Pte. Ltd.
(in its capacity as manager of Sabana Industrial Real Estate Investment Trust (“Sabana Industrial REIT”)) (the “Manager”)

151 Lorong Chuan, #02-03
New Tech Park
Singapore 556741

Attention: Mr Donald Han, Chief Executive Officer

Dear Sirs

UPDATE TO UNITHOLDERS OF SABANA INDUSTRIAL REIT – 4 OCTOBER 2023

1. We refer to the Trustee’s Statement dated 8 August 2023 in relation to the Resolutions (the “**Trustee’s Announcement**”) and to the Trustee’s Statements dated 21 July 2023 and 29 August 2023 (collectively, the “**Trustee’s Statement**”), all of which were published via SGXNet.
2. In this regard, the Trustee wishes to provide the following update to all Unitholders as set out in the Appendix to this letter.
3. Terms defined in the Trustee’s Announcement and the Trustee’s Statement shall, unless the context otherwise requires, have the same meaning when used in this letter.
4. Please publish this letter as an announcement via SGXNet.

Yours faithfully

For and on behalf of
HSBC Institutional Trust Services (Singapore) Limited
(in its capacity as trustee of Sabana Industrial Real Estate Investment Trust)

A handwritten signature in blue ink, appearing to read "Rahul Desousa", with a long horizontal stroke extending to the right.

RAHUL DESOUSA
Authorised Signatory

APPENDIX

Trustee's Update to Unitholders of Sabana Industrial REIT

- Reference is made to the Trustee's Statement dated 8 August 2023 in relation to the Resolutions (the "**Trustee's Announcement**") and to the Trustee's Statements dated 21 July 2023 and 29 August 2023 (collectively, the "**Trustee's Statement**"). Terms defined in the Trustee's Announcement and the Trustee's Statement shall, unless the context otherwise requires, have the same meaning when used in this Statement.
- Further to the Trustee's Announcement and the Trustee's Statement, the Trustee would like to reiterate its key priority is to act in the best interests of all Unitholders in the implementation of the Resolutions passed on 7 August 2023.
- The Trustee wishes to provide this update to Unitholders on steps that have been taken for the implementation of the Resolutions¹.
- After an extensive search, the Trustee has appointed, in its capacity as trustee of Sabana Industrial REIT and for the purposes of the implementation of the Resolutions, (i) FTI Consulting (Singapore) Limited ("**FTI**") as financial advisers and (ii) Messrs Rajah & Tann Singapore LLP ("**Rajah & Tann**") as legal advisers. The Trustee may appoint additional or other advisers, if it is advised such appointment(s) would be necessary or desirable in the best interests of all Unitholders.
- FTI's review is underway. It includes an analysis of Sabana Industrial REIT and its existing management structure, the current state and cost of operations and responsibilities, with a view to establishing the requirements for the new manager in an internalised management structure (the "**Internal Manager**").
- Rajah & Tann will consider and advise the Trustee on all legal and regulatory matters for the purposes of the implementation of the Resolutions (including but not limited to applications, approvals and documentation related to or flowing from an internalisation (including any required trust deed amendments), licensing for the Internal Manager and compliance with the regulatory framework).
- In accordance with Resolution 2(I) passed at the EGM of 7 August 2023, the Trustee is preparing for the establishment of the Internal Manager. These steps include:
 - (i) the incorporation of a corporate entity to be the Internal Manager;
 - (ii) initial preparations for the capitalisation of the Internal Manager in order to meet regulatory requirements;
 - (iii) consideration of staffing and resourcing requirements of the Internal Manager;
 - (iv) consideration of the tax and financial implications for Sabana Industrial REIT under an internalised management structure; and
 - (v) preparing, with assistance from the legal advisers, for applications for the relevant licences required for the Internal Manager as well as for engagement with regulators in relation to applicable regulatory requirements².
- The Trustee is engaging with the Manager on a weekly basis to ensure the ongoing and stable operations of Sabana Industrial REIT. The Manager has confirmed to the Trustee that there is no material change in or to the Deposited Property or the operations and/or "management of

¹ By the Resolutions passed on 7 August 2023, the Trustee is directed by Unitholders to: "Effect the internalisation of the REIT management function by incorporating a subsidiary wholly owned by the Trustee and appointing such a subsidiary to act as the (Internal Manager)".

² These include requirements prescribed by the Securities and Futures Act 2001 of Singapore, the Code on Collective Investment Schemes and other applicable laws or regulations.

the Trust and its business” since the Resolutions were passed on 7 August 2023. The Trustee is informed the Manager expects to provide an interim business update on 18 October 2023, via SGXNet.

- The Trustee will provide further updates and engage with Unitholders as and when there are material developments including, when appropriate, an indicative timeline for the implementation of all the Resolutions. Given the nature of this implementation process, the establishment of an internalised management structure and associated transactions to be completed are unprecedented and complex. Notwithstanding, the Trustee is committed to providing updates to Unitholders in a structured and constructive manner.
- All updates from the Trustee will be in the form of announcements via SGXNet.
- In addition to the communication channels established by the Manager for Sabana Industrial REIT, Unitholders may direct their enquiries to sabana.trustee@hsbc.com.sg