



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

APPLICATION TO COURT IN RELATION TO THE FILING OF ORIGINATING CLAIM AGAINST KLEIO ONE-SOLUTION PTE. LTD. (“DEFENDANT”) IN HC/OC 788/2023 (“OC 788”)

We refer to the announcements dated 17 November 2023 and 19 December 2023 (the “**Previous Announcements**”).

Further to the Previous Announcements, Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”, and manager of Sabana Industrial REIT, the “**Manager**”) wishes to update unitholders of Sabana Industrial REIT (“**Unitholders**”) that HSBC Institutional Trust Services (Singapore) Limited, as trustee for Sabana Industrial REIT (the “**Claimant**”) has filed its Defence to the Defendant’s Counterclaim on 28 December 2023 (“**DC**”).

In the DC, the Claimant has sought to clarify the Defendant’s mischaracterisations of the Claimant’s obligations under lease, which form the basis of the Defendant’s Counterclaim. The Claimant has denied the Defendant’s Counterclaim in its entirety. The matter is presently before the Singapore High Court for determination.

The Manager will, in compliance with the Listing Rules of Singapore Exchange Securities Trading Limited, make the relevant announcements on SGXNet as and when there are material developments in this matter.

Cautionary Statement

The Manager will make further announcements on the SGXNet in the event there are any material developments which warrant disclosure, in compliance with its obligations under the Listing Manual. Unitholders and investors are advised to refrain from taking any action in respect of their units in Sabana Industrial REIT (“**Units**”) which may be prejudicial to their interests, and to exercise caution when dealing in the Units. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.

BY ORDER OF THE BOARD

Sabana Industrial 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

28 December 2023

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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 and MSCI Singapore Micro Cap 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 Industrial 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 SGXST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.