



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 OF LITIGATION IN RELATION TO EXTRAORDINARY GENERAL MEETING REQUISITIONED BY UNITHOLDERS TO BE HELD ON 24 MAY 2024

Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”, and the manager of Sabana Industrial REIT, the “**Manager**”), refers to the Notice of Extraordinary General Meeting dated 9 May 2024, giving the holders of units of Sabana Industrial REIT (“**Unitholders**”) notice of the Extraordinary General Meeting to be held at 9 Straits View, Level 3 Auditorium, Marina One West Tower, Singapore 018937 on Friday, 24 May 2024 at 5.00 p.m. (“**EGM**”).

The Manager wishes to inform Unitholders that, on 13 May 2024, an application has been filed by ESR Group Limited, E-Shang Jupiter Cayman Limited and E-Shang Infinity Cayman Limited (collectively, the “**ESR Group**”) in the General Division of the High Court of the Republic of Singapore (the “**High Court**”), against the Manager, HSBC Institutional Trust Services (Singapore) Limited, the Trustee of Sabana Industrial REIT, and Quarz Capital Asia (Singapore) Pte Ltd, for the following orders:

- “1. *That the Extraordinary General Meeting (“EGM”) of Sabana Industrial Real Estate Investment Trust (“Sabana REIT”) that has been convened to be held on 24 May 2024 by the 1st Respondent, Sabana Real Estate Investment Management Pte Ltd (“External Manager”) for the purposes of considering the resolutions set out in a notice of requisition dated 25 March 2024 issued by the 3rd Respondent, Quarz Capital ASIA (Singapore) Pte Ltd and 4 other unitholders of Sabana REIT (“Requisitioners”) to the External Manager, as subsequently revised by a letter from the Requisitioners to the External Manager dated 18 April 2024, is to be held in abeyance until the final disposal of HC/OA 19/2024 and any appeals arising therefrom.*
2. *Liberty to apply to Court for further directions in respect of the EGM.*
3. *Costs of this application be provided for.*
4. *Such further or other relief as the Honourable Court sees fit.”*

(the “**EGM Abeyance Application**”).

ESR Group is seeking that the EGM Abeyance Application be heard and determined by the High Court ahead of 24 May 2024 (which is the date of the EGM).

The Manager will provide further updates on the EGM Abeyance Application in the event of material developments in respect of the same.



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 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

14 May 2024



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 the SGX-ST on 26 November 2010. As at 31 December 2023, 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\$1.0 billion as at 31 December 2023. 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.sg

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.