



SABANA INDUSTRIAL REAL ESTATE INVESTMENT TRUST

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

TENANCY OF 30 & 32 TUAS AVENUE 8 SINGAPORE 639246 & 639247 (“PREMISES”)

Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**” or the “**REIT**” and manager of Sabana Industrial REIT, the “**Manager**”) wishes to inform unitholders of Sabana Industrial REIT (“**Unitholders**”) that it had, on 10 June 2024 at 8.39 p.m., received a notice that the tenant of the Premises, GDMC Pte. Ltd. (“**Tenant**”), has been placed in provisional liquidation. Mr Luke Anthony Furler and Mr Tan Kim Han of Quantuma (Singapore) Pte. Limited have been appointed as joint and several provisional liquidators for the creditors’ voluntary winding up of the Tenant as of 10 June 2024 (“**Joint and Several Provisional Liquidators**”). In line with the creditor’s voluntary winding up, the Tenant has also commenced the processes necessary to enter into creditor’s voluntary liquidation.

The required notice has been issued by the Joint and Several Provisional Liquidators to the Tenant’s creditors for a creditors’ meeting to be convened at 11 a.m. on 24 June 2024 (“**Creditors’ Meeting**”). The appointment of the Joint and Several Provisional Liquidators will be subject to confirmation at this Creditors’ Meeting.

The premises comprise two original “E8” JTC standard factories with an adjoining four-storey factory with ancillary offices with a gross floor area of 158,846 square feet (“**Premises**”).

The Manager is presently taking legal advice and will take active steps to mitigate any losses arising from this development, including taking steps to re-enter the Premises, marketing the Premises to prospective replacement tenants once the Manager is in possession of the same and offsetting the outstanding rental payments with the Tenant’s security deposit at hand. Since the commencement of the lease, the Tenant has been prompt in its rental payments throughout 2023 and has met its full rental obligations up to the month of April 2024.

For the year ended 31 December 2023 (“**FY 2023**”), the Tenant accounted for about 2.4% of the REIT’s total Gross Rental Income. The Manager expects that the overall impact to the REIT will be about 2.3%¹ of its proforma FY 2023 distribution per unit or DPU.

The Manager will, in compliance with the Listing Rules of Singapore Exchange Securities Trading Limited (“**SGX-ST**”), make the relevant announcements on SGXNet as and when there are material developments in this matter.

¹ This figure is derived after the deduction of the Tenant’s security deposit at hand and includes the settlement of outstanding Land Rent for the period from June 2024 to December 2024 and Property Taxes payable to the relevant authorities and the loss of rental income for the period from July 2024 to December 2024.

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

11 June 2024

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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.

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.