



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

NOTICE OF BOOKS CLOSURE DATE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of Sabana Industrial Real Estate Investment Trust ("**Sabana Industrial REIT**", and the unitholders of Sabana Industrial REIT, the "**Unitholders**") will be closed at 5.00 p.m. on 31 July 2025 (the "**Books Closure Date**" or "**Record Date**") to determine Unitholders' entitlements to Sabana Industrial REIT's distribution. Sabana Industrial REIT has announced a distribution of **1.70 cents per unit** in Sabana Industrial REIT ("**Unit**") for the period from **1 January 2025 to 30 June 2025** (the "**Distribution**"), comprising wholly taxable income distribution.

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with Units as at the Books Closure Date will be entitled to the Distribution to be paid on or around 29 August 2025.

DECLARATION FOR SINGAPORE TAX PURPOSES

1. HSBC Institutional Trust Services (Singapore) Limited, as trustee of Sabana Industrial REIT (the "**Trustee**") and Sabana Real Estate Investment Management Pte. Ltd., as manager of Sabana Industrial REIT (the "**Manager**"), will not deduct tax from distributions made out of Sabana Industrial REIT's taxable income that is not taxed at Sabana Industrial REIT's level to:
 - (a) Unitholders who are individuals and who hold the units either in their sole names or jointly with other individuals;
 - (b) Unitholders which are companies incorporated and tax resident in Singapore;
 - (c) Unitholders which are Singapore branches of foreign companies;
 - (d) Unitholders which are a body of persons (excluding companies or partnerships) constituted or registered in Singapore, such as:
 - (i) institutions, authorities, persons or funds specified in the First Schedule to the Income Tax Act 1947 of Singapore;
 - (ii) co-operative societies registered under the Co-operative Societies Act 1979 of Singapore;
 - (iii) trade unions registered under the Trade Unions Act 1940 of Singapore;
 - (iv) charities registered under the Charities Act 1994 of Singapore or established by an Act of Parliament;
 - (v) town councils; and
 - (vi) statutory boards.

- (e) Unitholders which are international organisations that are exempt from tax on distributions from the Trustee by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948 of Singapore; and
 - (f) Unitholders which are real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.
2. For distributions made to classes of Unitholders that do not fall within the categories stated under Note 1 above, the Trustee and the Manager will deduct tax at the rate of 10% if the Unitholders are:
- (a) foreign non-individual investors; or
 - (b) foreign funds.

A foreign non-individual investor is one who is not a resident of Singapore for income tax purposes and:

- (i) who does not have a permanent establishment in Singapore; or
- (ii) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the units in Sabana Industrial REIT are not obtained from that operation.

A foreign fund is one that qualifies for tax exemption under section 13CA, 13X or 13Y of the Income Tax Act 1947 of Singapore that is not a resident of Singapore for income tax purposes and:

- (i) does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or
- (ii) carries on any operation in Singapore through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire the units in Sabana Industrial REIT are not obtained from that operation.

3. Unitholders are required to complete the applicable Section A, B or C of the “*Declaration for Singapore Tax Purposes Form A*” (“**Form A**”) if they fall within the categories (b) to (f) stated under Note 1 above or Section D of Form A if they qualify as a foreign non-individual investor / foreign fund as described under Note 2 above. The Trustee and the Manager will rely on the declarations made in Form A to determine (i) if tax is to be deducted for the categories of Unitholders listed in Note 1(b) to Note 1(f) above; and (ii) if tax is to be deducted at the rate of 10% for distributions to qualifying foreign non-individual investors / foreign fund.
4. **Unitholders who fall within class (a) under Note 1 above are not required to submit Form A.**

5. Unitholders who do not fall within the classes of Unitholders listed in Note 1 and Note 2 above can choose not to return Form A as tax will be deducted from the distributions made to them at the prevailing corporate tax rate in any case.
6. The Trustee and the Manager will deduct tax at the prevailing corporate tax rate from distributions made out of Sabana Industrial REIT's taxable income that are not taxed at Sabana Industrial REIT's level, in respect of Units held by depository agents except where the beneficial owners of these Units are:
 - (a) individuals and the Units are not held through a partnership in Singapore;
 - (b) qualifying Unitholders (as listed in the categories in Note 1(b) to Note 1(f) above); or
 - (c) qualifying foreign non-individual investors / foreign funds (as defined under Note 2 above).

For Units held through the depository agents, the depository agents must complete the "*Declaration by Depository Agents for Singapore Tax Purposes Form*" ("**Form B**") and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for qualifying Unitholders and Annex 3 for foreign non-individuals / foreign funds).

7. Form A and Form B (and its annexes) will be sent to Unitholders and depository agents respectively, by Sabana Industrial REIT's unit registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (the "**Unit Registrar**") on or around 4 August 2025.
8. **Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send them to the Unit Registrar such that it is received by 5.00 p.m. on 11 August 2025. The Trustee and the Manager will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to comply with any of these requirements will render Form A and Form B invalid and the Trustee and the Manager will be obliged to deduct the appropriate amount of tax from the distribution in respect of which this announcement is made.**
9. Unitholders who hold units under the Central Provident Fund Investment Scheme ("**CPFIS**") and the Supplementary Retirement Scheme ("**SRS**") do not have to return any form as they will receive gross distributions as long as the distributions are paid to their respective CPFIS and SRS accounts.

DECLARATION IN INCOME TAX RETURN

The distribution is considered as income for the year 2025. Beneficial owners of the distribution, other than those who are exempt from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the taxable income component of the distribution as taxable income in their Singapore income tax return for the year of assessment 2026.

LAST DATE AND TIME FOR RETURN OF FORMS

Boardroom Corporate & Advisory Services Pte. Ltd. will despatch the relevant forms to Unitholders on or around 4 August 2025.

Unitholders and depository agents must complete and return the applicable form to Boardroom Corporate & Advisory Services Pte. Ltd. by 11 August 2025 at 5.00 p.m. in order to receive the taxable income component of the Distribution either at gross or at net (after deduction of tax at 10%) as described above.

IMPORTANT INDICATIVE DATES AND TIMES

Unitholders should note the following important indicative dates and events:

Date/Deadline	Event
Tuesday, 29 July 2025	Last date that the Units are quoted on a “cum”-distribution basis
Wednesday, 30 July 2025	Units will be traded ex-dividend
Thursday, 31 July 2025 at 5.00 p.m.	Closing of the Transfer Books and Register of Unitholders
Friday, 4 August 2025	Despatch of Tax Declaration Forms ¹
Monday, 11 August 2025 at 5.00 p.m.	Completed Tax Declaration Form must be received by the Unit Registrar
Friday, 29 August 2025	Payment of Distribution

By Order of the Board
Sabana Real Estate Investment Management Pte. Ltd.
(Company registration number 201005493K)
As Manager of Sabana Industrial Real Estate Investment Trust

Han Yong Lee (Donald)
Chief Executive Officer
23 July 2025

¹ “**Tax Declaration Forms**” means the “Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)” which are sent to all Unitholders except individual Unitholders.

Sabana Industrial REIT

Sabana Industrial REIT was listed on the SGX-ST on 26 November 2010. As at 31 December 2024, 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 2024. 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

This announcement is for information only and does not constitute an offer, invitation or solicitation of securities in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of 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.

This announcement is not an offer or sale of any Units in the United States. No Units have been or will be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, registration under the Securities Act.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.