



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

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Sabana Real Estate Investment Management Pte. Ltd. (“**SREIM**”), as manager of Sabana Industrial Real Estate Investment Trust (“**Sabana Industrial REIT**”, and the manager of Sabana Industrial REIT, the “**Manager**”), wishes to announce that it has obtained new independent valuations for the 18 properties owned by Sabana Industrial REIT as at 30 June 2025.

The valuations were conducted by Jones Lang LaSalle Property Consultants Pte Ltd (“**JLL**”) and CBRE Pte Ltd (“**CBRE**”). The details are as follows:

No.	Property	Valuer	Valuation as at 30 June 2025 (S\$'000)
	<u>High-tech Industrial</u>		
1	151 Lorong Chuan	CBRE	\$364,200
2	8 Commonwealth Lane	CBRE	\$54,500
3	15 Jalan Kilang Barat	CBRE	\$22,200
4	1 Tuas Avenue 4	CBRE	\$23,800
5	23 Serangoon North Avenue 5	JLL	\$42,300
6	508 Chai Chee Lane	JLL	\$71,000
	<u>Chemical Warehouse & Logistics</u>		
7	33, 33A & 35 Penjuru Lane	JLL	\$40,000
8	18 Gul Drive	JLL	\$18,400
	<u>Warehouse & Logistics</u>		
9	34 Penjuru Lane	JLL	\$27,400
10	51 Penjuru Road	CBRE	\$31,500
11	26 Loyang Drive	JLL	\$27,500
12	3A Joo Koon Circle	JLL	\$38,000
13	2 Toh Tuck Link	JLL	\$30,200
14	10 Changi South Street 2	CBRE	\$45,600
	<u>General Industrial</u>		
15	123 Genting Lane	JLL	\$17,400
16	30 & 32 Tuas Avenue 8 ⁽¹⁾	CBRE	\$23,100
17	39 Ubi Road 1	JLL	\$19,000
18	21 Joo Koon Crescent	CBRE	\$17,000
	Total		\$913,100

1. The property was undergoing reconfiguration initiatives as at 30 June 2025 following its repossession on 14 June 2024.

Copies of the valuation reports are available for inspection, with prior appointment, during normal business hours at the registered office of the Manager at 151 Lorong Chuan #02-03 New Tech Park, Singapore 556741, for a period of three months commencing from the date of this Announcement.

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
23 July 2025

For enquiries, please contact:

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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

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.