(a real estate investment trust constituted on 13 December 2012
under the laws of the Republic of Singapore)

ANNOUNCEMENT

SOILBUILD REIT EXPANDS INVESTMENT MANDATE TO EXPLORE INVESTMENT OPPORTUNITIES

SB REIT Management Pte. Ltd., as manager of Soilbuild Business Space REIT ("**Soilbuild REIT**", and the manager of Soilbuild REIT, the "**Manager**"), wishes to inform its unitholders that it is actively exploring investment opportunities in Australia for Soilbuild REIT.

In line with the Manager's investment strategy of owning and operating a diversified portfolio in the business space and industrial property sector that will provide investors with a stable and predictable income stream and long-term growth prospects, it plans to expand its investment scope to cover Australia.

Venturing beyond Singapore will help increase Soilbuild REIT's pool of investment targets, provide access to assets with longer land tenures, allow diversification of tenant base, thereby strengthening Soilbuild REIT's portfolio for long-term growth.

Through disciplined evaluation of potential investments, the Manager strives to deliver long-term sustainable yield accretive returns for Unitholders and will continue to seek a balance between risk and growth. Soilbuild REIT's portfolio will continue to comprise largely Singapore based assets in the foreseeable future.

The Manager will provide updates through announcements posted on SGXNET and on Soilbuild REIT's website (http://soilbuildreit.listedcompany.com/) if Soilbuild REIT were to acquire any properties in Australia.

By Order of the Board
SB REIT Management Pte. Ltd.
(UEN/Company Registration No. 201224644N)
As Manager of Soilbuild Business Space REIT

Roy Teo
Chief Executive Officer
27 November 2017

About Soilbuild Business Space REIT

Soilbuild REIT is a Singapore-focused real estate investment trust ("**REIT**") with a portfolio of business parks and industrial properties used by industries engaging in manufacturing, engineering, logistic, warehousing, electronics, marine, oil & gas, research and development and value-added knowledge-based activities. Its portfolio of properties includes Solaris, a landmark development in one-north, Eightrium @ Changi Business Park, Tuas Connection, West Park BizCentral and Bukit Batok Connection. Soilbuild REIT's portfolio has a net lettable area of 3.90 million square feet and an occupancy rate of 94.1% as at 30 September 2017.

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This announcement is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, Units in any jurisdiction in which such an offer or solicitation is unlawful.

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 or any of its 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 the Manager to redeem 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. The past performance of Soilbuild REIT is not necessarily indicative of the future performance of Soilbuild REIT.
