Soilbuild Business Space REIT ("**Soilbuild REIT**"), through DBS Trustee Limited (the "**Trustee**"), has signed a sale and purchase agreement with Provident Properties (I) Pte. Ltd. (the "**Vendor**") on 21 October 2014 to acquire:



PROPERTY DESCRIPTION

- Two adjacent detached purpose-built factories located along Tuas Bay Drive, off Tuas South Avenue 1
- No. 61 Tuas Bay Drive is a 3-storey industrial building with ancillary office while No. 71 Tuas Bay Drive is a part 2 / part 3-storey building development with ancillary office
- Located close to the Pan Island Expressway and Ayer Rajah Expressway

SUMMARY OF ACQUISITION AND LEASE DETAILS

Location:	61 & 71 Tuas Bay Drive, Singapore 637428 & 637430 (the "**Property**")
Land area:	25,999.4 sqm or 279,854.9 sqft
Gross floor area:	19,329.2 sqm or 208,057.3 sqft
Land use zoning:	Business 2
Land tenure:	60 years from 19 July 2006
Total acquisition cost:	$55.7 million (includes purchase consideration of $55.0 million and $0.7 million of acquisition-related costs)
Lease arrangement:	Novation Agreement to be entered into between the Trustee, Vendor and the existing tenant, KTL Offshore Pte. Ltd. (the "**Master Tenant**" or "**KTL Offshore**"), to transfer the existing lease from the Vendor to the Trustee. KTL Offshore will continue to lease the Property for the remaining 6.8 years, subject to a rental escalation of 2.5% once every two years.
Expected completion:	Q4 2014
The Master Tenant:	KTL Offshore, is a subsidiary of KTL Global Ltd., listed on the Singapore Stock Exchange since 14 December 2007. KTL Offshore is one of Asia's major suppliers of rigging equipment and related services to the offshore oil and gas, marine and construction industries. The company supplies premium steel wire ropes and fittings for lifting and mooring as well as providing testing, certification and maintenance services.

KEY TRANSACTION RATIONALE

1. Aligned with Soilbuild REIT's growth strategy to provide Unitholders with stable and growing returns
2. Long underlying land lease remainder of 51.7 years with land premium fully paid up for the balance of the land lease tenure
3. Located in the Tuas South area which is expected to benefit from a new MRT line and the relocation of the new container port
4. Accretive to Soilbuild REIT's distribution per unit and further diversifies the asset portfolio and tenant base

For media queries, please contact:
T: +65 6542 2882 E: shane.hagan@soilbuild.com W: www.soilbuildreit.com