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

ANNOUNCEMENT

FILING OF WRIT OF SUMMONS

SB REIT Management Pte. Ltd., as manager of Soilbuild Business Space REIT ("**Soilbuild REIT**", and the manager of Soilbuild REIT, the "**Manager**"), refers to the announcement dated 18 September 2017 titled "SOILBUILD REIT CALLED UPON INSURANCE GUARANTEE FROM NK INGREDIENTS PTE. LTD.", the announcement dated 10 October 2017 titled "RECEIPT OF CLAIM ON INSURANCE GUARANTEE AMOUNTING TO S$3,421,120.33" and the announcement dated 8 November 2017 titled "CALL ON INSURANCE GUARANTEE FROM NK INGREDIENTS PTE. LTD.".

DBS Trustee Limited (in its capacity as trustee of Soilbuild Business Space REIT) (the "**Trustee**") has applied the sum of S$3,421,120.33 received from its claim on the insurance guarantee towards the arrears. In accordance with Clause 3.6.4 of the lease agreement dated 15 February 2013 between the Trustee and NK Ingredients Pte. Ltd. (formerly known as NK Chemicals Pte Ltd) (the "**Tenant**"), the Tenant must pay to the Trustee an amount equal to the amount applied by the Trustee as replacement of the part or whole of the relevant security deposit amount applied ("**Replacement Amount**"), within seven days of demand.

On 16 October 2017, the Trustee demanded that the Tenant furnish the Replacement Amount.

On 30 October 2017, the Trustee informed the Tenant of its intention to enforce its rights under the lease agreement if the Tenant persisted in failing to remedy the breach. As of today, the Trustee has not received the Replacement Amount from the Tenant.

Consequently, the Trustee has on 8 November 2017 called on the balance of the insurance guarantee amounting to S$1,689,556.67 issued by AXA Insurance Pte Ltd.

The Manager wishes to announce that the Trustee has today filed a Writ of Summons and Statement of Claim against the Tenant in the High Court of Singapore.

The Trustee is claiming, *inter alia*, possession of the property bearing the address 2 Pioneer Sector 1 Singapore 628414, damages (including rental in arrears), interests and costs.

The Manager does not expect there to be an immediate financial impact on Soilbuild REIT's distribution per unit ("**DPU**") for the current financial year. The pro forma DPU assuming Soilbuild REIT had terminated the lease with the Tenant as at 1 January 2017 was included in Soilbuild REIT's announcement dated 18 September 2017 referred to above.

In the event there are any material developments, the Manager will release further announcements as necessary on this matter.

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
13 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.

For media queries, please contact:

Ms. Denise Ng
Investor Relations
DID: +65 6415 4560
Email: denise.ng@soilbuild.com
Website: www.soilbuildreit.com

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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.
