Soilbuild Business Space REIT ("**Soilbuild REIT**"), through DBS Trustee Limited (the "**Trustee**"), has signed a conditional sale and purchase agreement with Technics Offshore Engineering Pte Ltd (the "**Vendor**") on 12 March 2015 to acquire 72 Loyang Way, Singapore 508762.



PROPERTY DESCRIPTION

- An integrated facility comprising two blocks of 3-storey and 4-storey ancillary office, two high ceiling single-storey production facilities, a blasting and spray painting chamber, a 200 worker dormitory and a jetty with 142 metres of sea frontage which serves as a fully-integrated offshore supply base approved by Maritime and Port Authority; and
- Located within the Loyang Industrial Estate close to the Tampines Expressway and Pan Island Expressway.

SUMMARY OF ACQUISITION AND LEASE DETAILS

Location:	72 Loyang Way, Singapore 508762
Land area:	27,090.4 sqm or 291,598.4 sqft
Gross floor area:	18,902.8 sqm or 203,467.8 sqft
Land use zoning:	Business 2
Land tenure:	Situated on a number of JTC leasehold estate land titles which collectively expire on 20th March 2038
Total acquisition cost:	$98.12 million (includes purchase consideration of $97.0 million[1] and $1.12 million of acquisition-related costs)
Lease arrangement:	Technics Offshore Engineering Pte Ltd will leaseback 100% of the property on a 15 year triple-net lease arrangement
Expected completion:	Q2 2015
The Master Tenant:	Technics Offshore Engineering Pte Ltd, is a subsidiary of Technics Oil & Gas Limited, listed on SGX-ST in 2008. Technics Oil & Gas Limited is a full service integrator of compression systems and process modules for the global offshore oil and gas sector. The company designs, concept engineers and fabricates process modules, which are integrated to form the operating system for production operations in offshore and onshore oil and gas exploration and production activities

KEY TRANSACTION RATIONALE

1. Aligned with Soilbuild REIT's growth strategy to provide Unitholders with stable and growing returns
2. Rare and unique seafront property with large heavy loading open yard and jetty facility
3. Type and location of the Property provides further diversification to Soilbuild REIT's portfolio
4. Accretive to Soilbuild REIT's distribution per unit based on an optimal capital structure

[1] Inclusive of JTC upfront land premium

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