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

# ANNOUNCEMENT

## Disclosures Pursuant to Rule 728 of the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST")

SB REIT Management Pte. Ltd., as Manager of Soilbuild Business Space REIT ("**Soilbuild REIT**"), wishes to announce that in compliance with Rule 728 of the SGX Listing Manual, Soilbuild REIT has obtained an undertaking from Mr Lim Chap Huat, Mr Lim Han Feng, Mr Lim Han Qin and Mr Lim Han Ren, for them to notify the Manager, as soon as they become aware, of any share pledging arrangements relating to their shares in Soilbuild REIT and of any event which may result in a breach of any relevant condition and/or restriction in the loan facility agreements as follows:

(i) S$45,000,000 facility agreement dated 21 September 2016 with The Bank of East Asia, Limited, Singapore Branch.

(ii) S$200,000,000 facility agreement dated 30 June 2017 with The Hongkong and Shanghai Banking Corporation Limited ("**HSBC**").

(iii) S$200,000,000 facility agreement dated 19 October 2017. The lead arrangers and lenders of the loan are Oversea-Chinese Banking Corporation Limited and RHB Bank Bhd, Singapore Branch.

(iv) the S$30,000,000 facility agreement dated 15 May 2018 with HSBC.

As of the date of this announcement, Soilbuild REIT has received a notification from Mr Lim Han Feng and Mr Lim Han Qin that they have entered into share pledge arrangements in respect of their shares in Soilbuild REIT, as follows:

| | |
|---|---|
| Name of unitholder | Mr Lim Han Feng |
| Class and number of units pledged | Ordinary; 11,000,000 |
| Percentage of Soilbuild REIT's issued units | 1.04% |
| The party in whose favour the pledge was created | Nomura Singapore Limited |

| | |
|---|---|
| Name of unitholder | Mr Lim Han Qin |
| Class and number of units pledged | Ordinary; 11,000,000 |
| Percentage of Soilbuild REIT's issued units | 1.04% |
| The party in whose favour the pledge was created | Citibank, N.A., Singapore |

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

Mr. Roy Teo
Chief Executive Officer
15 May 2018

**About Soilbuild Business Space REIT**

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 3.69 million square feet and an occupancy rate of 87.5% as at 31 March 2018.

**For media queries, please contact:**

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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.