



ANNOUNCEMENT

S\$65,000,000 FIXED RATE PERPETUAL SECURITIES ISSUED IN 2018 PURSUANT TO THE S\$500,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME OF DBS TRUSTEE LIMITED (IN ITS CAPACITY AS TRUSTEE OF SOILBUILD BUSINESS SPACE REIT)

SB REIT Management Pte. Ltd., as manager of Soilbuild Business Space REIT ("**SB REIT**" and the manager of SB REIT, the "**SB Manager**") refers to the announcements dated 20 September 2018 and 27 September 2018 relating to the issue of S\$65,000,000 fixed rate perpetual securities (the "**Securities**") by DBS Trustee Limited (in its capacity as trustee of SB REIT) (the "**Issuer**"), the terms and conditions of the Securities (the "**Terms and Conditions**") as set out in the Information Memorandum dated 3 June 2016 (as supplemented by the Supplemental Information Memorandum dated 20 September 2018 in relation to the Securities) and the pricing supplement dated 20 September 2018 (the "**Pricing Supplement**") issued in connection with the Securities. Terms used and not defined in this Announcement are used with the same meanings ascribed thereto in the Terms and Conditions and the Pricing Supplement.

As the Securities are perpetual securities, they have no fixed final redemption date. The Issuer may, at its option, redeem the Securities in whole, but not in part, on 27 September 2021, being the "**First Reset Date**", or on any Distribution Payment Date thereafter. Distributions on the Securities are payable semi-annually in arrear on 27 March and 27 September of each year. Since the issuance of the Securities in 2018, distribution payments on the Securities have been made at each distribution payment date at a distribution rate of 6.00% p.a.. The next distribution payment will be made on 27 September 2021.

The distribution rate applicable to the Securities shall be reset on 27 September 2021 as the Securities would not be redeemed on 27 September 2021. The reset distribution rate in respect of the period from (and including) the First Reset Date, (being 27 September 2021) to (but excluding) the next Reset Date (being 27 September 2024) shall be determined based on the Swap Offer Rate (as defined in the Terms and Conditions plus the Initial Spread of 3.79%. The SB Manager and the Issuer will release another announcement when the reset distribution rate is determined and remain committed to paying distributions on the Securities.

In arriving at the decision to allow the distribution rate for the Securities to be reset and not redeem the Securities on 27 September 2021, the longer term interests of SB REIT and the current macroeconomic environment were taken into account. The following factors were also considered:

- Diversification of sources of funding;
- Given the uncertain economic environment, the SB Manager is adopting a prudent stance to preserve cashflow and liquidity; and

- Current market conditions are not favourable for SB REIT for the issuance of perpetual securities. The Issuer continues to maintain flexibility with the option to exercise its right to redeem the Securities on any distribution payment date when market conditions normalise.

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

23 August 2021

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