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

ANNOUNCEMENT

ISSUE AND LISTING OF 192,135,040 NEW UNITS PURSUANT TO THE PREFERENTIAL OFFERING

*Unless otherwise defined, capitalised terms used herein shall have the meanings ascribed to them in the announcement of Soilbuild Business Space REIT dated 21 August 2019 in relation to the launch of the Preferential Offering (the "**Launch Announcement**") and/or the announcement of Soilbuild Business Space REIT dated 13 September 2019 in relation to the results of the Preferential Offering (the "**Results Announcement**").*

Further to the Launch Announcement and the Results Announcement in relation to the fully underwritten, pro-rata and non-renounceable preferential offering of new units in Soilbuild REIT (the "**New Units**") on the basis of 18 New Units for every 100 existing units in Soilbuild REIT ("**Units**") held as at the Preferential Offering Books Closure Date (the "**Preferential**

Offering”), SB REIT Management Pte. Ltd., in its capacity as manager of Soilbuild REIT (the “**Manager**”), wishes to announce that it has issued 192,135,040 New Units at an issue price of S\$0.53 per New Unit pursuant to the Preferential Offering.

The New Units issued pursuant to the Preferential Offering will be listed and quoted on the Main Board of SGX-ST with effect from 9.00 a.m. on 19 September 2019.

The New Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the existing Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Preferential Offering, including the right to Soilbuild REIT’s distributable income from 1 July 2019 up to 30 September 2019, as well as all distributions thereafter.

With the issuance of 192,135,040 New Units pursuant to the Preferential Offering, the total number of Units in issue is 1,259,551,932 Units as at the date of this announcement.

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

Mr Roy Teo
Chief Executive Officer
19 September 2019

About Soilbuild Business Space REIT

Soilbuild Business Space REIT (“**Soilbuild REIT**”) is a Singapore and Australia-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. Major tenants of the REIT include Dyson Operations, Ubisoft Singapore, Nestle Singapore and John Wiley & Sons. Its Singapore portfolio of properties include Solaris, a landmark development in one-north, Eightrium @ Changi Business Park, Tuas Connection, West Park BizCentral and Bukit Batok Connection. Its Australia portfolio includes an office building at 14 Mort Street in Canberra and a poultry production and processing facility known as Inghams Burton in Adelaide. Soilbuild REIT’s portfolio comprises 11 properties in Singapore and 2 properties in Australia with a total net lettable area of 4.03 million square feet and an occupancy rate of 88.6% as at 30 June 2019. Soilbuild REIT was listed on the SGX-ST on 16 August 2013.

IMPORTANT NOTICE

The value of the units in Soilbuild REIT (“**Units**”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by SB REIT Management Pte. Ltd. (as manager of Soilbuild REIT) (the “**Manager**”), DBS Trustee Limited (as trustee of Soilbuild REIT) or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of the Manager is not indicative of the future performance of the Manager.