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

ANNOUNCEMENT

Entry into Facility Agreement and Disclosures Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST")

Pursuant to Rule 704(31) of the Listing Manual of the SGX-ST, SB REIT Management Pte. Ltd., as manager of Soilbuild Business Space REIT ("**Soilbuild REIT**", and the manager of Soilbuild REIT, the ("**Manager**"), wishes to announce that DBS Trustee Limited, in its capacity as trustee of Soilbuild REIT (the "**Trustee**"), has today entered into a S$185,000,000 facility agreement (the "**Facility Agreement**"). The lead arrangers and lenders of the loan are DBS Bank Ltd., Oversea-Chinese Banking Corporation Limited, United Overseas Bank Limited, RHB Bank Bhd, Singapore Branch, The Bank of East Asia, Limited, Singapore Branch and The Hongkong and Shanghai Banking Corporation Limited. The Facility Agreement will be secured by a mortgage over Solaris which will be released from the security created under the S$285 million facility agreement dated 13 August 2013 as amended and restated by an amendment and restatement agreement dated 22 April 2014.

The Facility Agreement contains two change of control provisions where it is required that:

(i) there is no change in the manager, SB REIT Management Pte. Ltd., or the trustee, DBS Trustee Limited, of Soilbuild REIT;

(ii) Soilbuild Group Holdings Ltd., the sponsor of the Offering, and Mr Lim Chap Huat shall together maintain at least 20.0% unitholding, directly or indirectly, in Soilbuild REIT; and

(iii) Soilbuild Group Holdings Ltd., the sponsor of the Offering, shall maintain at least 51.0% of the share capital or voting rights in the Manager and SB Property Services Pte. Ltd., as property manager of Soilbuild REIT,

unless prior written consent is provided by the Lenders (the "**Change of Control Conditions**").

Any breach or non-compliance of the Change of Control Conditions will be an event of default.

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

Roy Teo
Acting Chief Executive Officer
25 September 2015

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 and West Park BizCentral. Soilbuild REIT's portfolio has a net lettable area of 3.53 million square feet and an occupancy rate of 99.8% as at 30 June 2015.

For media queries, please contact:

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IMPORTANT NOTICE

The value of the 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, 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 the 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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.