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

PRESS RELEASE

Soilbuild REIT completes refinancing of S$185 million Club Loan

- No major refinancing requirements until FY2018
- Weighted average all-in cost of debt reduced to 3.20% p.a.
- Weighted average debt maturity lengthened to 3.5 years
- Unencumbered investment properties in excess of S$0.5 billion, representing approximately 43% of total investment properties by value

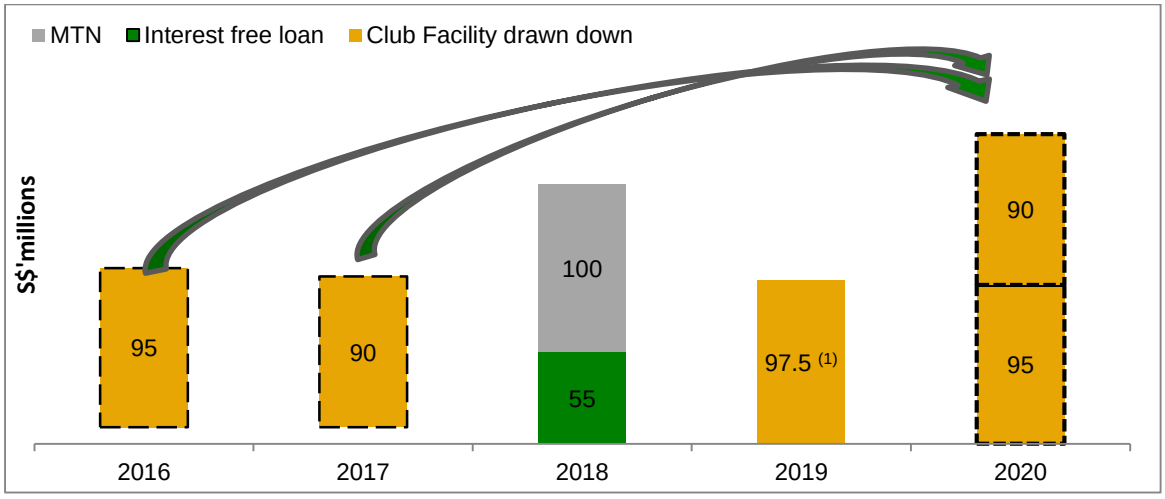
Singapore, 25 September 2015 – SB REIT Management Pte. Ltd. ("Manager"), the Manager of Soilbuild Business Space REIT ("Soilbuild REIT"), is pleased to announce the successful refinancing of its S$185 million Club Loan ("Refinancing").

The original S$185 million Club Loan, comprising S$95 million and S$90 million expiring in August 2016 and August 2017 respectively was part of the S$285 million facility drawn down on listing date.

As a result of the Refinancing, the expiry of the S$185 million loan has been extended to March 2020. Soilbuild REIT's weighted average debt expiry has lengthened to 3.5 years and the all-in cost of debt lowered from 3.49% p.a. to 3.20% p.a..

With the release of mortgages over 3 properties amounting to S$290 million, Soilbuild REIT's unencumbered investment properties are now in excess of S$0.5 billion, representing approximately 43% of its investment properties by value.

The debt maturity profile as at 30 June 2015, adjusted for Refinancing is as follows:



% of Debt Maturing	35.4%	22.3%	42.3%

Footnote:

(1) Loan expires in FY 2018. Management is in discussion with the bank group to extend the expiry date to FY 2019.

Mr Roy Teo, Acting CEO of the Manager, said: “This Refinancing is reflective of our prudent and pro-active capital management strategy of refinancing loans early, optimizing funding costs and reducing our portfolio’s encumbrance. Having 98% of borrowing cost fixed for the next two years also significantly reduces Soilbuild REIT’s exposure to adverse interest rate movements. We have been diligent in our fund management through the execution of a range of transactions from acquisition of four investment properties in the past two years since IPO, private placement, establishment of the MTN Programme, issuance of fixed-rate notes and refinancing of the term loan facility. We pledge to continue our prudent capital management strategy to maintain a strong balance sheet and deliver stable and sustainable growth to our Unitholders.”

- End –

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.

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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.
