



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

SOILBUILD REIT COMPLETES ACQUISITION OF 20 KIAN TECK LANE SINGAPORE 627854

Further to the announcement dated 27 August 2014 in connection with the proposed acquisition of the property located at 20 Kian Teck Lane, Singapore 627854 (the “**Property**”), SB REIT Management Pte Ltd, as manager of Soilbuild Business Space REIT (“**Soilbuild REIT**”, and the manager of Soilbuild REIT, the “**Manager**”), is pleased to announce the completion of the acquisition of the Property (the “**Acquisition**”) today.

The total acquisition cost of the Property is S\$24.3 million, which comprises (i) the purchase consideration of S\$22.4 million, (ii) JTC Upfront Land Premium of S\$1.6 million and (iii) the estimated transaction costs of S\$0.3 million. The total acquisition cost of the Property will be fully debt funded by drawing down on part of the S\$100 million term loan facility that was entered into in May 2014. After the drawdown, the Aggregate Leverage (calculated as gross borrowings divided by total deposited property value) of Soilbuild REIT is 36.5%.

In connection with the Acquisition, a Lease Agreement between DBS Trustee Limited, in its capacity as trustee of Soilbuild REIT (the “**Trustee**”) and Speedy-Tech Electronics Ltd. (the “**Master Tenant**”) has been entered into. In addition, the Trustee will take assignment of the existing tenancies.

With the completion of the Acquisition, Soilbuild REIT’s portfolio now comprises ten properties located across Singapore with an asset value of S\$1.05 billion.

BY ORDER OF THE BOARD

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

Shane Hagan
Chief Executive Officer
23 December 2014

Citigroup Global Markets Singapore Pte. Ltd., DBS Bank Ltd. and Oversea-Chinese Banking Corporation Limited were the joint global coordinators, issue managers, bookrunners & underwriters of the initial public offering of Soilbuild Business Space REIT.

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 and West Park BizCentral. Soilbuild REIT's portfolio has a net lettable area of 3,050,588 square feet and an occupancy rate of 99.9% as at 30 September 2014.

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.

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