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

ANNOUNCEMENT

SOILBUILD REIT ESTABLISHES THREE WHOLLY-OWNED TRUSTS

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 the establishment of the following wholly-owned trusts of Soilbuild REIT.

Soilbuild Australia Trust (the "SB AU Head Trust")

Country of constitution	:	Australia
Principal Activity	:	Investment holding
Unit Capital	:	A$2 comprising 2 ordinary units
Unitholders	:	(1) DBS Trustee Limited, in its capacity as trustee of Soilbuild REIT holding 1 unit; and (2) Soilbuild Business Space Holdings Pte. Ltd. holding 1 unit

Soilbuild Australia Sub-Trust No. 1 (the "SB AU Sub Trust 1")

Country of constitution	:	Australia
Principal Activity	:	Investment in real estate
Unit Capital	:	A$1 comprising 1 ordinary unit
Unitholder	:	Soilbuild Australia Trust

Soilbuild Australia Sub-Trust No. 2 (the "SB AU Sub Trust 2")

Country of constitution	:	Australia
Principal Activity	:	Investment in real estate
Unit Capital	:	A$1 comprising 1 ordinary unit
Unitholder	:	Soilbuild Australia Trust

Perpetual Corporate Trust Ltd, as trustee of SB AU Head Trust, is entitled to receive a fee of A$25,000 per annum. The Trust Company (Australia) Limited, as trustee of SB AU Sub Trust 1 and SB AU Sub Trust 2, is entitled to receive a fee of A$10,000 per annum for each sub trust.

SB REIT Management (Australia) Pty Ltd, as the investment manager of SB AU Head Trust, is entitled to receive a management fee of A$1.00 per annum and (i) a management fee of (a) A$25,000 per annum for each sub trust held by Soilbuild Australia Trust and (b) A$10,000 per annum for each property

directly or indirectly held by SB AU Sub Trust 1 and SB AU Sub Trust 2, (ii) an acquisition fee of A$5,000 per property and (iii) a disposal fee of A$5,000 per property. SB REIT Management (Australia) Pty Ltd is a wholly-owned subsidiary of the Manager, and any fees paid to SB REIT Management (Australia) Pty Ltd by Soilbuild Australia Trust will correspondingly reduce the amount of management fees, acquisition fees and disposal fees charge by the Manager at the Soilbuild REIT level. Accordingly, there will be no double counting of fees paid to the Manager and SB REIT Management (Australia) Pty Ltd.

The above transactions are not expected to have any material impact on the financial position of Soilbuild REIT for the current financial year.

Based on the information available to the Manager as at the date of this announcement, none of the directors of the Manager or Controlling Unitholders have an interest, direct or indirect, in the above transactions.

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

Roy Teo
Chief Executive Officer
14 August 2018

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, West Park BizCentral and Bukit Batok Connection. Soilbuild REIT's portfolio has a net lettable area of 3.69 million square feet and an occupancy rate of 87.6% as at 30 June 2018.

For media queries, please contact:

Mr Lawrence Ang
Senior Executive, Investor Relations
DID: +65 6415 7351
Email: lawrence.ang@soilbuild.com
Website: www.soilbuildreit.com

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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.