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

ANNOUNCEMENT

(1) LAUNCH OF THE PREFERENTIAL OFFERING

(2) DESPATCH OF INSTRUCTIONS BOOKLET

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Soilbuild Business Space REIT dated 19 August 2016 in relation to the launch of the preferential offering (the "**Launch Announcement**") and/or the instructions booklet of Soilbuild REIT in respect of the Preferential Offering dated 8 September 2016 (the "**Instructions Booklet**").*

Further to the Launch Announcement and the announcements dated 26 August 2016 in relation to the receipt of approval in-principle for the listing of New Units and the notice of Preferential Offering Books Closure Date, SB REIT Management Pte. Ltd., as manager of Soilbuild REIT (the "**Manager**"), wishes to announce that the pro-rata and non-renounceable preferential offering of up to 94,353,672 new units in Soilbuild REIT (the "**Preferential Offering**") will open today at 9.00 a.m. (for subscription via ARE[1] and automated teller machines ("**ATMs**") of the Participating Banks[2]).

The Instructions Booklet and the ARE will be despatched to Entitled Unitholders[3] today. The Instructions Booklet and the ARE require the immediate attention of Entitled Unitholders.

The Preferential Offering will close on:

(i) **19 September 2016** at **5.00 p.m.** for acceptances of provisional allotments of New Units and (if applicable) applications for Excess New Units effected via the ARE; or

1 "**ARE**" refers to the acceptance form for New Units provisionally allotted to Entitled Unitholders under the Preferential Offering and application form for Excess New Units.

2 The "**Participating Banks**" are Oversea-Chinese Banking Corporation Limited or United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited. For the avoidance of doubt, DBS Bank Ltd. (including POSB) will not be one of the Participating Banks.

3 "**Entitled Unitholders**" means Entitled Depositors (as defined herein).
"**Entitled Depositors**" refers to Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited ("**CDP**") as at the Preferential Offering Books Closure Date and:
(a) whose registered addresses with CDP are in Singapore as at the Preferential Offering Books Closure Date; or
(b) who have at least three Market Days prior to the Preferential Offering Books Closure Date provided CDP with addresses in Singapore for the service of notices and documents.

(ii) **19 September 2016** at **9.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) applications for Excess New Units effected through the ATMs of the Participating Banks.

NOTICE TO (A) SUPPLEMENTARY RETIREMENT SCHEME ("SRS") INVESTORS, (B) CPF INVESTMENT SCHEME ("CPFIS") INVESTORS AND (C) INVESTORS WHO HOLD UNITS THROUGH A FINANCE COMPANY AND/OR DEPOSITORY AGENT

For SRS Investors, CPFIS Investors and investors who hold Units through a finance company and/or depository agent, acceptances of their provisional allotments of New Units and (if applicable) applications for Excess New Units must be done through the relevant approved banks in which they hold their SRS Accounts and/or CPFIS Accounts and the relevant finance companies and/or depository agent respectively. Such investors are advised to provide their respective banks in which they hold their SRS Accounts and/or CPFIS Accounts, finance companies or depository agent, as the case may be, with the appropriate instructions no later than the deadlines set by them in order for such intermediaries to make the relevant acceptance and (if application) application on their behalf by the last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Units and Excess New Units.

Any acceptance and (if applicable) application made directly through CDP, Electronic Applications at ATMs of the Participating Banks, Boardroom Corporate & Advisory Services Pte. Ltd. and/or the Manager will be rejected.

BY ORDER OF THE BOARD

SB REIT Management Pte. Ltd.

(Company Registration No. 201224644N)

As Manager of Soilbuild Business Space REIT

Mr Roy Teo

Chief Executive Officer

8 September 2016

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 92.0% as at 30 June 2016.

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IMPORTANT NOTICE

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.