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

PRESS RELEASE

SOILBUILD REIT OBTAINED UNSECURED LOAN FACILITY FROM BEA

- *S$40 million term loan facility will be used for the acquisition of Bukit Batok Connection*
- *S$5 million uncommitted revolving credit facility will be used for general corporate funding*
- *No major refinancing requirements until 2018*

21 September 2016 – SB REIT Management Pte. Ltd., as manager (the "**Manager**") of Soilbuild Business Space REIT ("**Soilbuild REIT**"), announced today that it has entered into a loan agreement with The Bank of East Asia, Limited, Singapore Branch ("**BEA**") comprising a S$40 million term loan facility ("**Facility**") and a S$5 million revolving credit facility.

The Facility has a term of 3 years and bears an interest rate equal to a margin over the 3-month SGD Swap Offer Rate ("**SGD SOR**") which at the SGD SOR as of today, is lower than Soilbuild REIT's existing weighted average borrowing costs.

Soilbuild REIT's secured leverage will reduce upon the completion of the acquisition of Bukit Batok Connection, partially financed by the S$40 million unsecured term loan.

Mr Roy Teo, Chief Executive Officer of Soilbuild REIT said, "We are glad to have BEA's support in providing us a competitive unsecured facility which has enabled Soilbuild REIT to progress towards its goal of achieving financial flexibility while keeping its borrowing cost low."

- 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 92.0% as at 30 June 2016.

For media queries, please contact:

Ms Denise Ng
Investor Relations
DID: +65 6415 4560
Email: denise.ng@soilbuild.com
Website: www.soilbuildreit.com

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, DBS Trustee Limited (as trustee of Soilbuild REIT) or any of their respective 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 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 Soilbuild REIT is not necessarily indicative of the future performance of Soilbuild REIT.