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(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

*Unless otherwise defined, capitalised terms used herein shall have the meanings ascribed to them in the announcement of Soilbuild Business Space REIT dated 21 August 2019 in relation to the launch of the Preferential Offering (the “**Launch Announcement**”).*

Further to the Launch Announcement and the announcement dated 21 August 2019 in relation to the notice of the Preferential Offering Books Closure Date, SB REIT Management Pte. Ltd., in its capacity as manager of Soilbuild REIT (the “**Manager**”), wishes to announce that the fully underwritten, pro-rata and non-renounceable preferential offering of 192,135,040 New Units in Soilbuild REIT (the “**Preferential Offering**”) will open today at 9.00 a.m. (for subscription via the ARE and the automated teller machines (the “**ATMs**”) of

the Participating Banks¹).

The Instructions Booklet and the ARE will be despatched to Eligible Unitholders today. The Instructions Booklet and the ARE require the immediate attention of Eligible Unitholders.

The Preferential Offering will close on:

- (i) **11 September 2019 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
- (ii) **11 September 2019 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.

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

Mr Roy Teo
Chief Executive Officer
3 September 2019

About Soilbuild Business Space REIT

Soilbuild Business Space REIT ("**Soilbuild REIT**") is a Singapore and Australia-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. Major tenants of the REIT include Dyson Operations, Ubisoft Singapore, Nestle Singapore and John Wiley & Sons. Its Singapore portfolio of properties include Solaris, a landmark development in one-north, Eightrium @ Changi Business Park, Tuas Connection, West Park BizCentral and Bukit Batok Connection. Its Australia portfolio includes an office building at 14 Mort Street in Canberra and a poultry production and processing facility known as Inghams Burton in Adelaide. Soilbuild REIT's portfolio comprises 11 properties in Singapore and 2 properties in Australia with a total net lettable area of 4.03 million square feet and an occupancy rate of 88.6% as at 30 June 2019. Soilbuild REIT was listed on the SGX-ST on 16 August 2013.

IMPORTANT NOTICE

The value of the units in Soilbuild REIT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by SB REIT Management Pte. Ltd. (as manager of Soilbuild REIT) (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

1 "**Participating Banks**" refers to DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

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 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.

Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore:

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).