



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

ISSUE AND DESPATCH OF CIRCULAR

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement dated 14 June 2016 and titled "PROPOSED ACQUISITION OF BUKIT BATOK CONNECTION AND THE ENTRY INTO OF THE MASTER LEASE AGREEMENT IN RELATION TO BUKIT BATOK CONNECTION" (the "**Acquisition Announcement**").*

Further to the Acquisition Announcement, 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 that Soilbuild REIT has today issued a circular to Unitholders dated 3 August 2016 (the "**Circular**") which contains, among others, a notice of the extraordinary general meeting of Unitholders ("**EGM**") for the purpose of seeking Unitholders' approval in connection with the Proposed Transaction. The EGM will be held on 18 August 2016 at 2.30 pm. at Raffles City Convention Centre, Olivia Ballroom, 80 Bras Basah Road, Singapore 189560.

Unitholders who have not received the Circular within a week from the date hereof should contact the Unit Registrar of Soilbuild REIT at the following address:

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

An electronic copy of the Circular is also available on the website of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at www.sgx.com.

Unitholders are advised to read the Circular carefully in order to decide whether they should vote in favour of or against the resolutions in relation to the Proposed Transaction.

Pursuant to Rule 917(4)(a)(ii) of the Listing Manual of the SGX-ST ("**Listing Manual**") and based on the opinion of the Independent Financial Adviser, CIMB Bank Berhad, Singapore Branch; and the rationale for the Proposed Transaction as set out in the Circular, the Independent Directors and the Audit & Risk Committee is of the view that the Proposed Transaction is on normal commercial terms and would not be prejudicial to the interests of Soilbuild and its minority Unitholders.

Under Rule 919 of the Listing Manual, where a meeting is held to obtain Unitholders' approval, the interested person and any associate of the interested person must not vote on the resolution, nor accept appointments as proxies unless specific instructions as to voting are given.

Given that the Property will be acquired from an associate of Mr Lim Chap Huat, Mr Lim Chap Huat and his associates (which include Soilbuild Group Holdings Ltd. (which holds 1 Unit)) and his immediate

family members (which together hold 22,690,000 Units) will abstain from voting on the Proposed Transaction resolution.

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

Roy Teo
Chief Executive Officer
3 August 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, Eigthrium @ 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:

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This announcement is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, Units in any jurisdiction in which such an offer or solicitation is unlawful.

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.
