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

SOILBUILD BUSINESS SPACE REIT UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE FOURTH QUARTER ("4Q FY2019") AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 31 DECEMBER 2019 ("YTD FY2019")

TABLE OF CONTENTS

Item No.	Description	Page No.
-	Summary Results of Soilbuild Business Space REIT	**2**
-	Introduction	**3**
1(a)	Statement of Total Return and Distribution Statement	**4**
1(b)(i)	Statement of Financial Position	**5**
1(b)(ii)	Aggregate Amount of Borrowings	**7**
1(c)	Statement of Cash Flows	**9**
1(d)(i)	Statement of Changes in Unitholders' Funds	**10**
1(d)(ii)	Details of Any Change in Units	**11**
1(d)(iii)	Total Number of Issued Units	**12**
1(d)(iv)	Treasury Shares	**12**
2 & 3	Audit Statement	**12**
4 & 5	Changes in Accounting Policies	**12**
6	Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")	**13**
7	Net Asset Value ("NAV") Per Unit	**13**
8	Review of the Performance	**13**
9	Variance from the Prospect Statement	**16**
10	Outlook and Prospects	**16**
11 & 12	Distributions	**17**
13	Segment Revenue and Results	**18**
14	Breakdown of Gross Revenue and Net Income	**19**
15	Breakdown of Total Distribution	**20**
16	Interested Person Transaction ("IPT") Mandate	**20**
17	Certificate Pursuant to Paragraph 7.3 of the Property Funds Guidelines	**20**
18	Confirmation Pursuant to Rule 704(13) of the Listing Manual	**20**
19	Confirmation Pursuant to Rule 720(1) of the Listing Manual	**20**

SOILBUILD BUSINESS SPACE REIT UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE FOURTH QUARTER ("4Q FY2019") AND FINANCIAL YEAR FROM 1 JANUARY 2019 TO 31 DECEMBER 2019 ("YTD FY2019")

Summary of Soilbuild Business Space REIT Group Results

	YTD FY2019[1]	YTD FY2018[2]	Variance (%)	4Q FY2019[3]	4Q FY2018[4]	Variance (%)
Gross revenue (S$'000)	89,069	83,765	6.3	22,827	25,783	(11.5)
Net property income (S$'000)	71,021	69,929	1.6	17,448	20,472	(14.8)
Income attributable to perpetual securities holders (S$'000)	3,900	1,026	280.1	983	983	-
Total amount available for distribution to Unitholders (S$'000)	48,553	55,896	(13.1)	11,680	15,392	(24.1)
- From operations	45,996	55,896	(17.7)	10,187	15,392	(33.8)
- From capital	2,557	-	n.m	1,493	-	n.m
DPU (cents)	**4.220**	**5.284**	**(20.1)**	**0.925**	**1.451**	**(36.3)**
- From operations	4.008	5.284	(24.1)	0.807	1.451	(44.4)
- From capital	0.212	-	n.m	0.118	-	n.m

Footnotes:

1 Financial period from 1 January 2019 to 31 December 2019, hereinafter referred to as YTD FY2019.

2 Financial period from 1 January 2018 to 31 December 2018, hereinafter referred to as YTD FY2018.

3 Financial period from 1 October 2019 to 31 December 2019, hereinafter referred to as 4Q FY2019.

4 Financial period from 1 October 2018 to 31 December 2018, hereinafter referred to as 4Q FY2018.

5 n.m denotes not meaningful.

SOILBUILD BUSINESS SPACE REIT UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE FOURTH QUARTER ("4Q FY2019") AND FINANCIAL YEAR FROM 1 JANUARY 2019 TO 31 DECEMBER 2019 ("YTD FY2019")

Introduction

Soilbuild Business Space REIT ("**Soilbuild REIT**") was constituted as a private trust on 13 December 2012 under a trust deed, which was entered into between SB REIT Management Pte. Ltd. ("**SBRM**" or the "**Manager**"), as manager of the private trust, and DBS Trustee Limited ("**Trustee**") as trustee of the trust.

Soilbuild REIT and its subsidiaries (the "**Group**") were established with the principal investment strategy of investing on a long-term basis, directly or indirectly, in a portfolio of income-producing real estate used primarily for business space purposes in Singapore and Australia as well as real estate-related assets.

In October 2018, the Group completed the acquisitions of two properties in Australia and in November 2019, the Group completed its third acquisition in Australia. The current portfolio of the Group comprises 11 properties located in Singapore and 3 properties located in Australia as follows:

Singapore
(1) Eightrium;
(2) Solaris;
(3) Tuas Connection;
(4) West Park BizCentral;
(5) 2 Pioneer Sector 1;
(6) COS Printers;
(7) Beng Kuang Marine;
(8) 39 Senoko Way;
(9) Speedy-Tech;
(10) 72 Loyang Way; and
(11) Bukit Batok Connection

Australia
(1) 14 Mort Street, Canberra ("**14 Mort Street**");
(2) Inghams Burton, Adelaide ("**Inghams Burton**"); and
(3) 25 Grenfell Street, Adelaide ("**25 Grenfell Street**")

Pursuant to a fully underwritten, pro-rata and non-renounceable preferential offering of new units in Soilbuild REIT (the "**New Units**") on the basis of 18 New Units for every 100 existing units in Soilbuild REIT (the "**Preferential Offering**"), 192,135,040 New Units have been issued at the issue price of S$0.53 per New Unit on 19 September 2019 to partially fund the acquisition of 25 Grenfell Street ("**Acquisition**").

The net proceeds of approximately S$99.9 million have been fully used to partially fund the Acquisition in accordance with the stated use of proceeds disclosed in the announcement "Launch of fully underwritten preferential offering to raise gross proceeds of approximately S$101.8 million" dated 21 August 2019.

The Group's distribution policy is to distribute at least 90.0% of its annual distributable income. Annual distributable income comprises income from the leasing of its properties and related property services income after deduction of allowable expenses.

The Group's results include the consolidation of subsidiaries. The commentaries provided are based on the consolidated Group results unless otherwise stated.

SOILBUILD BUSINESS SPACE REIT UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE FOURTH QUARTER ("4Q FY2019") AND FINANCIAL YEAR FROM 1 JANUARY 2019 TO 31 DECEMBER 2019 ("YTD FY2019")

1(a) Statement of Total Return and Distribution Statement for 4Q FY2019 & 4Q FY2018 and YTD FY2019 & YTD FY2018

	YTD FY2019	YTD FY2018	Variance	4Q FY2019	4Q FY2018	Variance
	S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	89,069	83,765	6.3	22,827	25,783	(11.5)
Property operating expenses	(18,048)	(13,836)	(30.4)	(5,379)	(5,311)	(1.3)
Net property income	**71,021**	**69,929**	**1.6**	**17,448**	**20,472**	**(14.8)**
Interest Income	363	1,353	(73.2)	178	52	242.3
Foreign exchange gain/(loss)	345	(772)	n.m	688	(772)	n.m
(Loss)/gain on derivative financial instruments	(37)	40	n.m	180	40	350.0
Gain on divestment of a property held for sale	-	1,740	(100.0)	-	-	n.m
Expenses:						
Finance expenses	(17,385)	(15,359)	(13.2)	(4,537)	(4,180)	(8.5)
Finance expenses on leases	(1,941)	-	n.m	(482)	-	n.m
Manager's management fees	(4,855)	(5,590)	13.1	(1,168)	(1,535)	23.9
Trustee's fees	(260)	(212)	(22.6)	(70)	(66)	(6.1)
Other trust expenses	(924)	(998)	7.4	(257)	(601)	57.2
Net income before tax	**46,327**	**50,131**	**(7.6)**	**11,980**	**13,410**	**(10.7)**
Net change in fair value of investment properties and a property held for sale	(10,920)	1,410	n.m	(10,920)	1,410	n.m
Total return before tax	**35,407**	**51,541**	**(31.3)**	**1,060**	**14,820**	**(92.8)**
Less: Tax expense	(1,583)	(75)	(2,010.7)	(1,357)	(75)	(1,709.3)
Total return before distribution	**33,824**	**51,466**	**(34.3)**	**(297)**	**14,745**	**(102.0)**
Distribution Statement						
Total return before distribution	**33,824**	**51,466**	**(34.3)**	**(297)**	**14,745**	**(102.0)**
Less: Amount reserved for distribution to perpetual securities holders	(3,900)	(1,026)	(280.1)	(983)	(983)	-
Net effect of non-tax deductible items[1]	16,072	5,456	194.6	11,467	1,630	603.5
Income available for distribution	**45,996**	**55,896**	**(17.7)**	**10,187**	**15,392**	**(33.8)**
Total amount available for distribution comprising:						
- Taxable income	45,996	55,896	(17.7)	10,187	15,392	(33.8)
- Distribution from capital[2]	2,557	-	n.m	1,493	-	n.m
Total amount available for distribution	**48,553**	**55,896**	**(13.1)**	**11,680**	**15,392**	**(24.1)**

Footnotes:

1 Includes manager's fees in units, unrealised/capital foreign exchange gains/losses, unrealised gains/losses on derivative financial instruments, amortised debt arrangement, prepayment and structuring fees, non-tax deductible financing expenses, trustee fees, non-tax deductible funding cost for the Australia acquisitions, foreign subsidiaries' income not yet remitted to Singapore, etc.

2 This relates to the distribution of (i) income repatriated from Australia by way of tax deferred distributions, (ii) reimbursement received from vendors in relation to outstanding incentives that were subsisting at the point of the completion of the acquisition of properties in Australia. Such distributions are deemed to be capital distribution from a tax perspective and are not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

1(b)(i) Statement of Financial Position

	Notes	Group		Trust	
		31/12/19 (S$'000)	31/12/18 (S$'000)	31/12/19 (S$'000)	31/12/18 (S$'000)
Current assets					
Cash and bank balances	a	16,244	15,132	8,986	11,691
Trade and other receivables	b	4,191	2,584	4,638	3,287
Other current assets	c	1,143	421	186	381
Property held for sale	d	34,531	-	34,531	-
Derivative financial instruments	e	3	151	3	151
Total current assets		56,112	18,288	48,344	15,510
Non-current assets					
Investment properties	f	1,350,360	1,229,671	1,111,370	1,121,750
Derivative financial instruments	e	668	-	668	-
Interest in subsidiaries	g	-	-	99,862	46,671
Loans to a subsidiary	h	-	-	146,272	67,300
Deferred tax assets	i	237	-	-	-
Total non-current assets		1,351,265	1,229,671	1,358,172	1,235,721
Total Assets		1,407,377	1,247,959	1,406,516	1,251,231
Current liabilities					
Derivative financial instruments	e	312	-	312	-
Trade and other payables	j	16,172	13,996	14,419	12,005
Rental deposits	k	6,429	22,158	6,429	22,158
Borrowings	l	-	39,912	-	39,912
Lease liabilities (FRS 116)	m	751	-	751	-
Total current liabilities		23,664	76,066	21,911	74,075
Non-current liabilities					
Derivative financial instruments	e	3,690	543	3,690	543
Rental deposits	k	9,452	13,886	9,452	13,886
Borrowings	l	521,364	425,224	521,364	425,224
Lease liabilities (FRS 116)	m	35,250	-	35,250	-
Deferred tax liabilities	n	1,460	-	-	-
Total non-current liabilities		571,216	439,653	569,756	439,653
Total Liabilities		594,880	515,719	591,667	513,728
Net assets		812,497	732,240	814,849	737,503
Represented by:					
Unitholders' funds		746,836	666,575	749,188	671,838
Perpetual securities holders		65,661	65,665	65,661	65,665
		812,497	732,240	814,849	737,503
NAV per Unit (S$)		0.59	0.63	0.59	0.63

Notes:

(a) Cash and bank balances as at 31 December 2019 were S$1.1 million higher than the balance as at 31 December 2018 mainly due to a loan drawn down for placement in a trust account relating to rental incentives for a tenant at 25 Grenfell Street.

(b) The increase in trade and other receivables of S$1.6 million was mainly due to higher trade receivables due from the previous master lessee of 2 Pioneer Sector 1, NK Ingredients Pte. Ltd. ("**NKI**"). The Manager has credited the deferred income account instead of revenue due to the uncertainty of recoverability of arrears.

(c) Other current assets as at 31 December 2019 comprised largely deposits paid to utilities service providers and prepayments. The increase in other current assets of S$0.7 million is mainly due to higher prepayment of property expenses in Australia.

(d) The property held for sale relates to the proposed divestment of 72 Loyang Way including its right-of-use assets relating to future waterfrontage fees payable to JTC.

(e) Derivative financial instruments as at 31 December 2019 represented the fair value of interest rate and cross-currency swaps entered into to hedge interest rate risks on floating rate loans and a United States Dollar denominated loan as well as currency forward contracts to hedge Australian dollar denominated distributions and unitholder loan interest income from Soilbuild Australia Trust. The increase in net derivative financial liabilities is due to the decline in Singapore swap offer rate and Australia bank bill swap rate receivable.

(f) Investment properties as at 31 December 2019 were accounted for at fair value based on the valuations undertaken by independent valuers, Savills Valuation and Professional Services (S) Pte Ltd ("**Savills**") and Colliers International Consultancy & Valuation (S) Pte Ltd ("**Colliers**") for the Singapore portfolio as at 31 December 2019 and valuations undertaken by independent valuers, CIVAS (ACT) Pty Limited and CIVAS (SA) Pty Limited, both in the Colliers International Group for 14 Mort Street and Inghams Burton on 31 December 2019 and 25 Grenfell Street as at 1 November 2019[1].

The increase in investment properties of S$120.7 million was mainly due to the acquisition of 25 Grenfell Street, inclusion of right-of-use assets relating to future land rent payable to JTC in investment properties, capital expenditure and partially offset by the transfer of 72 Loyang Way to property held for sale.

(g) Interest in subsidiaries comprises investment in Soilbuild Australia Trust and Soilbuild Business Space Holdings Ltd. The increase in interest in subsidiaries is due to additional funding required by the subsidiary for the acquisition of 25 Grenfell Street.

(h) Loans to a subsidiary relates to interest-bearing loans to Soilbuild Australia Trust. The increase in loans to a subsidiary is due to additional funding required by the subsidiary for the acquisition of 25 Grenfell Street.

(i) Deferred tax assets relate to 25 Grenfell Street.

(j) Trade and other payables as at 31 December 2019 comprised GST payable, trade creditors, interest payable, advance rental received, fees payable to Manager/Trustee, deferred income and accrual of professional fees. Trade and other payables were S$2.2 million higher mainly due to higher deferred income mentioned in note (b) above.

(k) Rental deposits as at 31 December 2019 decreased by S$20.2 million mainly due to repayment of S$19.1 million security deposit to SB (Solaris) Investment Pte. Ltd.

(l) Borrowings comprise a S$200 million secured bank loan, S$236.5 million unsecured bank loans and S$88 million medium term notes ("**MTN**") issued under Soilbuild REIT's S$500 million multicurrency debt issuance programme. Borrowings are net of unamortised debt arrangement fees.

(m) Lease liabilities arose from the adoption of FRS 116 Leases with effect from 1 January 2019. The lease liabilities relate to the present value of future lease payments due to JTC.

(n) Deferred tax liabilities relate to deferred tax provision for 14 Mort Street and Inghams Burton.

Footnotes:

[1] Singapore portfolio: The business park properties were valued by Savills whereas the industrial properties were valued by Colliers. Australia portfolio: 14 Mort Street was valued by CIVAS (ACT) Pty Limited. Inghams Burton and 25 Grenfell Street were valued by CIVAS (SA) Pty Limited.

1(b)(ii) Aggregate Amount of Borrowings

	Group and Trust	
	31/12/19 (S$'000)	**31/12/18 (S$'000)**
Interest-bearing borrowings		
Amount repayable within one year	-	40,000
Less: Debt arrangement fees[1]	-	(88)
Total borrowings repayable within one year	-	39,912
Interest-bearing borrowings		
Amount repayable after one year[2]	524,497	429,480
Less: Debt arrangement fees[1]	(3,009)	(4,045)
Less: Prepayment fees[1]	(124)	(211)
Total borrowings repayable after one year	521,364	425,224
Total borrowings	**521,364**	**465,136**

Footnotes:

1. Debt arrangement and prepayment fees are amortised over the life of the loan facilities.
2. Includes the effect of unrealised exchange gain upon revaluation of Australian denominated borrowing and partially offset by unrealised exchange loss upon revaluation of a United States Dollar denominated borrowing. Soilbuild REIT has entered into a cross currency swap to hedge the United States Dollar currency exposure and is not exposed to fluctuation in the United States Dollar.

Details of borrowings

- **Senior Term Loan Facility of S$200.0 Million**

On 19 October 2017, Soilbuild REIT entered into a senior term loan facility amounting to S$200.0 million ("**TLF 1**") obtained from Oversea-Chinese Banking Corporation Limited and RHB Bank Berhad, Singapore Branch. The facility is secured against Solaris and is repayable in April 2022.

On 25 October 2017, S$185.0 million was drawn down for the repayment of a secured loan. On 18 May 2018, S$8.5 million was drawn down for the redemption of medium term notes due in May 2018. On 15 August 2018, S$6.5 million was drawn down for the repayment of interest-free loan from the Sponsor.

- **Term Loan Facility of S$40.0 million**

On 21 September 2016, Soilbuild REIT entered into an unsecured term loan facility amounting to S$40.0 million ("**TLF 2**") obtained from The Bank of East Asia, Limited, Singapore Branch ("**BEA**"). On 27 September 2016 and 18 November 2016, S$29 million and S$11 million respectively were drawn down from TLF 2 mainly for the payment of the acquisition of Bukit Batok Connection. On 6 March 2019, Soilbuild REIT entered into an amendment and restatement agreement with BEA. TLF 2 is repayable on 5 March 2021.

- **MTN of S$100.0 Million issued in 2016 (S$88.0 million as at 31 December 2019)**

On 8 April 2016, Soilbuild REIT issued S$100.0 million of unsecured MTN which bears interest at 3.60% p.a. and matures on 8 April 2021 ("the **Notes**") for the purpose of refinancing a S$100 million bank loan. On 12 September 2017, Soilbuild REIT redeemed the Notes amounting to S$12.0 million pursuant to the exercise of a put option by noteholders upon the occurrence of a change of control event.

The change of control event occurred when the sponsor of Soilbuild REIT, Mr Lim Chap Huat transferred part of his interests in Soilbuild REIT to Mr Lim Han Feng, Mr Lim Han Qin and Mr Lim Han Ren for estate planning purposes. The conditions of the Notes provide that a "change of control event" will occur when Mr Lim Chap Huat and Soilbuild Group Holdings Ltd. cease to own, directly or indirectly, in aggregate at least 20% of the units in Soilbuild REIT.

As at 31 December 2019, the principal amount of the Notes in issuance amounted to S$88.0 million.

- **Term Loan Facility of S$30.0 million**

On 15 May 2018, Soilbuild REIT entered into a S$30 million equivalent, 5-year unsecured term loan facility agreement with The Hongkong and Shanghai Banking Corporation Limited ("**HSBC**") ("**TLF 3**") for the redemption of notes due in May 2018. TLF 3 is denominated in United States Dollar and was fully drawn down on 18 May 2018. Soilbuild REIT has entered into a cross currency swap to hedge the currency exposure and is not exposed to fluctuation in the United States Dollar arising from the United States Dollar denominated loan. TLF 3 is repayable on 18 May 2023.

- **Term Loan Facility of S$70.0 million**

On 18 July 2018, Soilbuild REIT entered into a S$70 million, 5-year unsecured term loan facility agreement with United Overseas Bank Limited ("**TLF 4**") mainly for the repayment of interest-free loan from Sponsor and the refund of the Sponsor Security Deposit. On 15 August 2018, S$48.5 million was drawn down for the repayment of interest-free loan from the Sponsor. On 12 February 2019 and 17 May 2019, S$10 million and S$1.5 million respectively were drawn down for the partial refund of security deposit to the Sponsor. On 15 July 2019, S$10 million was drawn down for the payment of deposit for the proposed acquisition of 25 Grenfell Street, Adelaide and for the partial refund of security deposit to the Sponsor. TLF 4 is repayable on 15 August 2023.

- **Term Loan Facility of A$50.0 million**

On 1 October 2018, Soilbuild REIT entered into a A$50 million, 5-year unsecured term loan facility agreement with HSBC ("**TLF 5**") for the acquisition of two properties in Australia. On 3 October 2018, A$45 million was drawn down for the completion of the acquisitions. On 29 March 2019, A$5 million was drawn down. TLF 5 is repayable on 2 October 2023.

- **Term Loan Facility of S$18.5 million**

On 24 January 2019, Soilbuild REIT entered into a S$18.5 million unsecured 2-year term loan facility agreement with CTBC Bank Co., Ltd., acting through its Singapore Branch ("**CTBC**") ("**TLF 6**"). On 28 January 2019, the facility was fully drawn down for the repayment of existing borrowings. TLF 6 is repayable on 23 January 2021.

- **Term Loan Facility of S$45.0 million**

On 16 October 2019, Soilbuild REIT entered into a S$45.0 million unsecured 4-year term loan facility agreement with CIMB Bank Berhad, Singapore Branch ("**CIMB**") ("**TLF 7**"). On 29 October 2019, S$30.0 million was drawn down to partly fund the acquisition of 25 Grenfell Street. TLF 7 is repayable on 31 December 2023.

1(c) Statement of Cash Flows

	YTD FY2019 (S$'000)	YTD FY2018 (S$'000)	4Q FY2019 (S$'000)	4Q FY2018 (S$'000)
Operating activities:				
Net income before tax	46,327	50,131	11,980	13,410
Adjustments for				
- Amortised debt arrangement, structuring and prepayment fees	1,427	1,378	363	372
- Finance expenses	17,879	13,961	4,636	3,788
- Unrealised foreign exchange (gain)/loss	(362)	763	(709)	763
- Gain on divestment of a property held for sale	-	(1,740)	-	-
- Net change in fair value of derivative financial instruments	37	(40)	(180)	(40)
- Management fees paid/payable in Units	4,785	5,566	1,149	1,511
- Security trustee and agency fees	20	20	20	20
Changes in working capital				
- Trade and other receivables	(1,479)	1,412	1,503	504
- Other current assets	(727)	(133)	(906)	(24)
- Deferred expenditure	-	2,035	-	3,688
- Trade and other payables	382	829	1,035	(400)
- Rental deposits	(20,163)	8,168	(2,411)	(280)
Cash flows from operations	48,126	82,350	16,480	23,312
Finance expense paid	(17,713)	(13,629)	(5,414)	(3,933)
Tax expense paid	(360)	(75)	(134)	(75)
Net cash generated from operating activities	30,053	68,646	10,932	19,304
Investing activities:				
Capital expenditure on investment properties	(1,829)	(2,090)	(846)	(90)
Purchase of investment properties	(127,816)	(115,991)	(127,816)	(110,411)
Increase in restricted cash	(3,344)	(1,442)	(4,786)	(1,442)
Refund of deposit for acquisition of investment properties	-	-	6,690	-
Deposit from the proposed divestment of a property held for sale	1,704	-	-	-
Proceeds from divestment of a property held for sale	-	55,000	-	-
Payment of property divestment related costs	-	(260)	-	-
Net cash used in investing activities	(131,285)	(64,783)	(126,758)	(111,943)
Financing activities:				
Proceeds from borrowings	74,816	138,185	30,000	44,685
Repayment of borrowings	(18,500)	(148,500)	-	-
Payment of debt arrangement and structuring fees	(237)	(1,121)	(180)	(371)
Distributions to Unitholders	(52,255)	(55,043)	(11,563)	(13,179)
Proceeds from issuance of perpetual securities	-	65,000	-	-
Distributions to perpetual securities holders	(3,900)	-	-	-
Payment of perpetual securities issuance cost	(4)	(361)	(1)	(8)
Issuance of new Units under a Preferential Offering	101,832	-	-	-
Issuance cost	(1,897)	-	(31)	-
Repayment of lease liabilities	(708)	-	(176)	-
Net cash generated from/(used in) financing activities	99,147	(1,840)	18,049	31,127
Net (decrease)/increase in cash and cash equivalents	(2,085)	2,023	(97,777)	(61,512)
Cash and cash equivalents at beginning of the financial year/period (excluding restricted cash) (Note 1)	13,690	11,740	109,314	75,275
Effect of exchange rate changes on cash balances	(147)	(73)	(79)	(73)

	YTD FY2019 (S$'000)	YTD FY2018 (S$'000)	4Q FY2019 (S$'000)	4Q FY2018 (S$'000)
Cash and cash equivalents at end of the financial year/period	**11,458**	**13,690**	**11,458**	**13,690**
Cash and cash equivalents comprise:				
Cash and bank balances	16,244	15,132	16,244	15,132
Restricted cash (Note 1)	(4,786)	(1,442)	(4,786)	(1,442)
	11,458	**13,690**	**11,458**	**13,690**

Note 1: As at 31 December 2019, the restricted cash of S$4,786k relates to incentives for a tenant placed in a trust account. As at 31 December 2018, the restricted cash of S$1,442k pertains to retention sum held in trust accounts in relation to the acquisition of 14 Mort Street and Inghams Burton.

1(d)(i) Statement of Changes in Unitholders' Funds

		Group		Trust	
		4Q FY2019	4Q FY2018	4Q FY2019	4Q FY2018
	Note	S$'000	S$'000	S$'000	S$'000
Unitholders' Funds					
Balance at beginning of the financial period		**757,319**	**667,723**	**763,640**	**667,723**
Operations					
Total return for the financial period attributable to Unitholders		(297)	14,745	(2,852)	18,582
Less: Amount reserved for distribution to perpetual securities holders		(983)	(983)	(983)	(983)
Net (decrease)/increase in net assets from operations		(1,280)	13,762	(3,835)	17,599
Movement in foreign currency translation reserve		1,414	(1,426)	-	-
Movement in hedging reserve		(166)	(1,628)	(166)	(1,628)
Unitholders' transactions					
Manager's management fees paid/payable in Units		1,143	1,323	1,143	1,323
Distributions to Unitholders		(11,563)	(13,179)	(11,563)	(13,179)
Issuance cost		(31)	-	(31)	-
Net decrease in net assets from Unitholders' transactions		(10,451)	(11,856)	(10,451)	(11,856)
Balance at end of the financial period		**746,836**	**666,575**	**749,188**	**671,838**
Perpetual Securities Holders' Funds					
Balance at beginning of the financial period		**64,679**	**64,690**	**64,679**	**64,690**
Perpetual securities issuance cost		(1)	(8)	(1)	(8)
Amount reserved for distribution to perpetual securities holders		983	983	983	983
Balance as at end of the financial period		**65,661**	**65,665**	**65,661**	**65,665**
Total		**812,497**	**732,240**	**814,849**	**737,503**

	Note	Group		Trust	
		YTD FY2019 S$'000	YTD FY2018 S$'000	YTD FY2019 S$'000	YTD FY2018 S$'000
Unitholders' Funds					
Balance at beginning of the financial year		**666,575**	**668,638**	**671,838**	**668,638**
Operations					
Total return for the financial year attributable to Unitholders		33,824	51,466	30,923	55,303
Less: Amount reserved for distribution to perpetual securities holders		(3,900)	(1,026)	(3,900)	(1,026)
Net increase in net assets from operations		29,924	50,440	27,023	54,277
Movement in foreign currency translation reserve		10	(1,426)	-	-
Movement in hedging reserve		(2,501)	(1,545)	(2,501)	(1,545)
Unitholders' transactions					
Manager's management fees paid/payable in Units		5,148	5,511	5,148	5,511
Distributions to Unitholders		(52,255)	(55,043)	(52,255)	(55,043)
Issue of Units under Preferential Offering		101,832	-	101,832	-
Issuance cost		(1,897)	-	(1,897)	-
Net increase/(decrease) in net assets from Unitholders' transactions		52,828	(49,532)	52,828	(49,532)
Balance at end of the financial year		**746,836**	**666,575**	**749,188**	**671,838**
Perpetual Securities Holders' Funds					
Balance at beginning of the financial year		**65,665**	**-**	**65,665**	**-**
Issuance of perpetual securities		-	65,000	-	65,000
Distributions to perpetual securities holders		(3,900)	-	(3,900)	-
Perpetual securities issuance cost		(4)	(361)	(4)	(361)
Amount reserved for distribution to perpetual securities holders		3,900	1,026	3,900	1,026
Balance as at end of the financial year		**65,661**	**65,665**	**65,661**	**65,665**
Total		**812,497**	**732,240**	**814,849**	**737,503**

1(d)(ii) Details of Any Change in Units

Group and Trust	**YTD FY2019 ('000)**	**4Q FY2019 ('000)**
Balance as at beginning of financial year/period	**1,060,763**	**1,259,552**
Movements during the financial year/period		
- Units issued in lieu of Manager's management fees	8,813	2,159

- Units issued pursuant to the Preferential Offering[1]	192,135	-
Total issued Units as at end of financial year/period	**1,261,711**	**1,261,711**

Footnote:
[1] 192,135,040 new Units were issued on 19 September 2019 at an issue price of S$0.53 per new Unit pursuant to the Preferential Offering.

Group and Trust	**YTD FY2018 ('000)**	**4Q FY2018 ('000)**
Balance as at beginning of financial year/period	1,052,111	1,058,516
Movements during the financial year/period		
- Units issued in lieu of Manager's management fees	8,652	2,247
Total issued Units as at end of financial year/period	**1,060,763**	**1,060,763**

1(d)(iii) To show the total number of issued units excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

As at 31 December 2019, Soilbuild REIT had 1,261,711,055 Units (31 December 2018: 1,060,763,142 units).

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

2. Whether the figures have been audited, or reviewed and in accordance with which standard, (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited nor reviewed by the auditors.

3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied

The accounting policies and methods of computation applied in the financial statements for the current reporting period are consistent with those stated in the audited financial statements for the financial year ended 31 December 2018 except in the current financial year, the Trust has adopted all the new and revised standards which are effective for annual periods beginning on or after 1 January 2019. The adoption of these new and revised standards did not have any effect on the financial performance or position of Soilbuild REIT save for the adoption of FRS 116 Leases which resulted in the recognition of right-of-use assets included in investment properties and lease liabilities, as well as interest expense in relation to the lease liabilities in place of land rent expenses.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of the change

Please refer to paragraph 4 above.

6. Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")

	YTD FY2019	YTD FY2018	4Q FY2019	4Q FY2018
Weighted average number of Units[1]	1,121,749,788	1,058,352,988	1,261,732,970	1,061,543,641
EPU – Basic and Diluted [2] Based on the weighted average number of Units in issue (cents)	3.989	4.730	0.842	1.389
- Basic and diluted Number of Units in issue at end of the financial period	1,261,711,055	1,060,763,142	1,261,711,055	1,060,763,142
DPU Based on the number of Units in issue at end of each distribution period (cents)	4.220	5.284	0.925	1.451

Footnotes:

[1] The YTD FY2018 and 4Q FY2018 weighted average number of Units have been retrospectively adjusted for the proportionate change in the number of Units outstanding arising from the Preferential Offering. ("**Adjusted Weighted Average Number of Units**").

[2] The EPU has been calculated using total return before distribution for the financial period and the weighted average number of Units at the end of the financial period. The calculation excludes net change in fair value of investment properties for the relevant financial period. YTD FY2018 and 4Q FY2018 EPU have been restated based on the Adjusted Weighted Average Number of Units.

7. Net Asset Value ("NAV") Per Unit

	Group		Trust	
	31/12/19	31/12/18	31/12/19	31/12/18
NAV per Unit[1] (S$)	0.59	0.63	0.59	0.63

Footnote:

1. The NAV per unit was computed based on the number of Units in issue at the end of the financial period.

8. Review of the Performance

Review of the Performance on YTD FY2019 compared to YTD FY2018

Gross revenue was S$89.1 million in YTD FY2019 which was S$5.3 million or 6.3% higher year-on-

year ("**y-o-y**"). The increase in revenue was largely attributed to higher contribution from Solaris, Inghams Burton, 14 Mort Street and 25 Grenfell Street amounting to S$5.4 million, S$2.9 million, S$2.8 million and S$1.6 million respectively.

Higher revenue was partially offset by lower contribution from 72 Loyang Way, 2 Pioneer Sector 1, 39 Senoko Way, Eightrium amounting to S$3.7 million, S$1.2 million, S$0.9 million, S$0.8 million respectively and KTL Offshore of S$0.7 million following the divestment of the property in February 2018. In 4QFY2018, we had recognised revenue of S$3.25 million for 72 Loyang Way relating to liquidation proceeds from Technics Offshore Engineering ("**TOE**"). NKI which is currently under judicial management defaulted on the lease at 2 Pioneer Sector 1. Management re-entered and took repossession of the premises in December 2019.

Property operating expenses were S$18.0 million in YTD FY2019, S$4.2 million higher y-o-y mainly due to higher property expenses incurred for Solaris.

Net property income was 1.6% higher at S$71.0 million in YTD FY2019 from S$69.9 million in YTD FY2018 mainly due to higher revenue and partially offset by higher property operating expenses. Net property income margin was 79.7%. The reduction in net property income margin by 3.8 percentage points was mainly due to the conversion of Solaris into a multi-tenanted property.

The decrease in interest income of S$1.0 million was largely related to the repayment of the S$55 million interest-free loan from the Sponsor. Notional interest income and interest expenses were recognised for the interest-free loan.

Foreign exchange gain of S$0.3 million comprises largely unrealised foreign exchange gains relating to the revaluation of Australian dollar denominated monetary assets and liabilities. Unrealised foreign exchange gains arose mainly from a stronger Australian dollar at 31 December 2019 as compared to the original exchange rate for a unitholder loan extended to Soilbuild Australia Trust in October 2019.

Loss on derivative financial instruments relates mainly to reversal of FY2018 unrealised gain on currency forward contracts entered into to hedge distributions from an Australian subsidiary.

In FY2018, we had recorded a gain on divestment of a property known as KTL Offshore amounting to S$1.7 million.

The increase in finance expenses (excluding finance expenses on leases) of S$2.0 million was mainly attributed to higher loan principal and higher weighted average borrowing costs in YTD FY2019. Finance expenses on leases (FRS 116) are in relation to the land rent expenses.

The decrease in Manager's management fees of S$0.7 million was due to lower distributable income which resulted in lower base fee.

Other trust expenses comprised largely professional fees and on-going listing expenses. Lower legal fees were incurred in FY2019.

Net change in fair value of investment properties and a property held for sale of S$10.9 million relates mainly to revaluation losses for Tuas Connection, Solaris and 2 Pioneer Sector 1 and partially offset by revaluation gains for West Park, Eightrium and Inghams Burton.

Tax expense relates mainly to deferred tax expenses relating to the Australian subsidiaries and withholding tax on unitholder loan interest income. The increase in tax expense was primarily due to provision of deferred tax liabilities for 14 Mort Street and Inghams Burton and higher weighted average loan principal.

Non-tax deductible items were S$10.6 million higher largely due to the non-tax deductible net change in fair value of investment properties and a property held for sale.

Total amount available for distribution to Unitholders was S$48.6 million in YTD FY2019, 13.1% lower than YTD FY2018 as explained above.

Review of the Performance on 4Q FY2019 compared to 4Q FY2018

Gross revenue was S$22.8 million in 4Q FY2019 which was S$3.0 million or 11.5% lower y-o-y. The reduction of revenue was largely attributed to lower contribution from 72 Loyang Way, 2 Pioneer Sector 1 and Solaris amounting to S$3.4 million, S$0.9 million and S$0.4 million respectively. Lower revenue from 72 Loyang Way was due to the absence of non-recurring liquidation proceeds from TOE of $3.25 million. Lower revenue was partially offset by the maiden revenue contribution from 25 Grenfell Street of S$1.6 million.

Property operating expenses were S$5.4 million in 4Q FY2019, in-line with 4QFY2018.

Net property income was 14.8% lower at S$17.4 million in 4Q FY2019 from S$20.5 million in 4Q FY2018 mainly due to lower revenue. Net property income margin was 76.4%. The reduction in net property income margin by 3.0 percentage points was mainly due the absence of the non-recurring liquidation proceeds from TOE, lower net property income margin for 2 Pioneer Sector 1 and the acquisition of multi-tenanted 25 Grenfell Street.

The increase in interest income of S$0.1 million was due to the placement of preferential offering proceeds into fixed deposit accounts prior to the completion of the acquisition of 25 Grenfell Street.

Foreign exchange gain of S$0.7 million comprises largely unrealised foreign exchange gains relating to the revaluation of Australian dollar denominated monetary assets and liabilities. The Australian dollar appreciated against the Singapore dollar at 31 December 2019 versus 30 September 2019.

Gain on derivative financial instruments relates mainly to reversal of 3QFY2019 unrealised loss on currency forward contracts entered into to fix the exchange rate for the settlement of the acquisition of 25 Grenfell Street.

The increase in finance expenses (excluding finance expenses on leases) of S$0.4 million was mainly attributed to higher loan principal in 4QFY2019. Finance expenses on leases (FRS 116) are in relation to the land rent expenses.

The decrease in Manager's management fees of S$0.4 million was due to lower distributable income which resulted in lower base fee.

Other trust expenses comprised largely professional fees and on-going listing expenses. The decrease in other trust expenses of S$0.3 million was largely attributed to lower professional fees.

Net change in fair value of investment properties and a property held for sale of S$10.9 million relates mainly to revaluation losses for Tuas Connection, Solaris and 2 Pioneer Sector 1 and partially offset by revaluation gains for West Park, Eightrium and Inghams Burton.

Tax expense relates mainly to deferred tax expenses for the Australian subsidiaries and withholding tax on unitholder loan interest income. The increase in tax expense was due to the provision of deferred tax liabilities for 14 Mort Street and Inghams Burton and higher weighted average loan principal.

Non-tax deductible items were S$9.8 million higher largely due to the non-tax deductible net change in fair value of investment properties and a property held for sale.

Total amount available for distribution to Unitholders was S$11.7 million in 4Q FY2019, 24.1% lower y-o-y as explained above.

9. Variance from Prospect Statement

No financial forecast has been disclosed to the market.

10. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting and the next 12 months

Singapore

Based on advance estimates, the Singapore economy grew by 0.8% on a year-on-year ("**y-o-y**") basis in the fourth quarter of 2019, extending the 0.7% growth in the previous quarter. On a quarter-on-quarter ("**q-o-q**") seasonally-adjusted basis, the economy expanded at a slower pace of 0.1% compared to the 2.4% growth in the third quarter. For the whole of 2019, the Singapore economy grew by 0.7%.

The manufacturing sector contracted by 2.1% y-o-y in the fourth quarter, extending the 0.9% decline in the previous quarter. The contraction was due to output declines in the electronics, chemicals and transport engineering clusters, which more than offset output expansions in the precision engineering, biomedical manufacturing and general manufacturing clusters. On a q-o-q seasonally-adjusted annualised basis, the manufacturing sector shrank by 7.3%, a reversal from the 8.9% growth in the third quarter[1].

The December 2019 reading of the Singapore Purchasing Managers' Index posted a further increase of 0.3 point from the previous month to record a marginal expansion at 50.1. This is the first expansion after 7 months of consecutive contractions for the overall manufacturing sector.

Rentals of all industrial space rose 0.1% y-o-y in 3Q 2019 and was flat q-o-q. In 3Q 2019, the multi-user factories and warehouse rental indices have receded 0.1% and 0.5% y-o-y respectively, whilst business park rentals expanded 1.1% y-o-y. In 3Q 2019, the all-industrial occupancy rate grew 0.2% y-o-y with multiple-user factory and business park recording 1.6% and 0.2% growth y-o-y respectively[2].

Australia

Australia's economy and key indicators remain positive. However, GDP growth of 1.7% and inflation of 1.7% have been slightly below trend recently and were part of the catalyst for the Reserve Bank of Australia's decision to lower cash rate to 0.75%. The recent loosening of monetary policy is expected to stimulate the economy. The recent tax cuts passed by the Federal Government will also provide an additional stimulus over the medium term and will complement the significant amount of infrastructure spending occurring across the country. Unemployment remains low at 5.2% with employment and wages growth delivering a positive 2.0% and 2.2% annual growth rate respectively[3].

Canberra

Canberra's positive economic fundamentals continue to support the office market. The Canberra office market's vacancy rate remains stable at 11% as at July 2019. Prime vacancy has declined to 5.0% with the withdrawal of stock for refurbishment. Over the next 18 months, 60,000 square metres of new supply will come to market, all of which is fully pre-committed. Transactional investment volumes for YTD July 2019 are almost on par with 2018 full year volumes. The strong appetite for assets has continued to place downward pressure on yields.[4]

[1] Source: MTI's press release dated 2 January 2020.
[2] Source: JTC quarterly rental index of industrial space.
[3] Source: https://www.rba.gov.au/snapshots/economy-indicators-snapshot/ dated 10 January 2020.
[4] Source: Knight Frank Canberra Office Market Brief September 2019
[5] Source: Colliers CBD Office Second Half 2019

Adelaide

The South Australian Government recently abolished stamp duty on commercial transactions, demonstrating strong support for future investment in real estate. Adelaide and more broadly South Australia are benefitting from an unprecedented infrastructure and defence spending programme which will continue to drive economic growth in the medium to longer term. Office vacancy has declined to 12.8%. Minimal net new supply is forecast to come on-line over the next three years and strong positive absorption, particularly within the prime grade space will support better quality buildings in the CBD.[5]

11. Distributions

(a) Current financial period
Any distributions declared for the current financial period? Yes
Name of distribution: 27th distribution for the financial period from 1 October 2019 to 31 December 2019

Distribution Type	Taxable	Capital	Total
Distribution rate (cents per unit)	0.807	0.118	0.925

Tax rate:

Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual Unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Capital distribution

Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Books closure date: The Transfer Books and Register of Unitholders of Soilbuild REIT will be closed at 5.00 p.m. Friday, 31 January 2020 for the purposes of determining each Unitholder's entitlement to Soilbuild REIT's distribution. The ex-dividend date will be on Thursday, 30 January 2020.

Date Payable: Friday, 28 February 2020

(b) Corresponding period of the preceding financial period

Name of distribution: 23rd distribution for the financial period from 1 October 2018 to 31 December 2018

Distribution Type	Taxable
Distribution rate (cents per unit)	1.451

Tax rate: Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual Unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Books closure date: Tuesday, 29 January 2019

Date Payable: Thursday, 28 February 2019

12. If no distribution has been declared/(recommended), a statement to that effect.

Not applicable.

13. Segmented Revenue and Results

By Business Segment

	YTD FY2019		YTD FY2018		4Q FY2019		4Q FY2018	
	S$'000	**%**	**S$'000**	**%**	**S$'000**	**%**	**S$'000**	**%**
Gross Revenue								
Business Park	40,281	45%	31,286	37%	11,280	49%	9,931	39%
Industrial	48,788	55%	52,479	63%	11,547	51%	15,852	61%
	89,069	**100%**	**83,765**	**100%**	**22,827**	**100%**	**25,783**	**100%**

	YTD FY2019		YTD FY2018		4Q FY2019		4Q FY2018	
	S$'000	**%**	**S$'000**	**%**	**S$'000**	**%**	**S$'000**	**%**
Net Property Income								
Business Park	29,371	41%	25,225	36%	7,836	45%	6,828	33%
Industrial	41,650	59%	44,704	64%	9,612	55%	13,644	67%
	71,021	**100%**	**69,929**	**100%**	**17,448**	**100%**	**20,472**	**100%**

By Geographical Segment

	YTD FY2019		YTD FY2018		4Q FY2019		4Q FY2018	
	S$'000	%	S$'000	%	S$'000	%	S$'000	%
Gross Revenue								
Singapore	79,968	90%	81,968	98%	19,353	85%	23,986	93%
Australia	9,101	10%	1,797	2%	3,474	15%	1,797	7%
	89,069	**100%**	**83,765**	**100%**	**22,827**	**100%**	**25,783**	**100%**

	YTD FY2019		YTD FY2018		4Q FY2019		4Q FY2018	
	S$'000	%	S$'000	%	S$'000	%	S$'000	%
Net Property Income								
Singapore	63,514	89%	68,314	98%	14,963	86%	18,857	92%
Australia	7,507	11%	1,615	2%	2,485	14%	1,615	8%
	71,021	**100%**	**69,929**	**100%**	**17,448**	**100%**	**20,472**	**100%**

In the review of performance, the factors leading to any material changes in contributions to revenue and net income by the business segments

The increase in revenue and net property income contribution from the Business Park segment is mainly due to the conversion of Solaris into a multi-tenanted property in August 2018, coupled with the acquisition of 14 Mort Street and 25 Grenfell Street in October 2018 and November 2019 respectively.

The reduction in revenue and net property income contribution from the Industrial segment is largely attributed to 72 Loyang Way and 2 Pioneer Sector 1. In 4QFY2018, we had recognised revenue of S$3.25 million for 72 Loyang Way relating to liquidation proceeds from Technics Offshore Engineering. NKI defaulted on the lease at 2 Pioneer Sector 1.

The increase in revenue and net property income contribution from Australia is due to the acquisition of 14 Mort Street and Inghams Burton in October 2018 and 25 Grenfell Street in November 2019.

14. Breakdown of Gross Revenue and Net Income

	YTD FY2019 (S$'000)	YTD FY2018 (S$'000)	Variance %
Revenue reported for the first half year	45,048	38,182	18.0
Net income for the first half year	23,800	25,385	(6.2)
Revenue reported for second half year	44,021	45,583	(3.4)
Net income for second half year[1]	20,944	24,671	(15.1)

Footnote 1: Comprises net income before tax less tax expense (excluding net change in fair value of investment properties and a property held for sale).

15. Breakdown of Total Distributions

	YTD FY2019 (S$'000)	YTD FY2018 (S$'000)
From 1 January to 31 March	12,739	13,959
From 1 April to 30 June	12,561	13,354
From 1 July to 30 September	11,563	13,179
From 1 October to 31 December	11,680	15,392
Total	**48,543**	**55,884**

16. If Soilbuild REIT has obtained a general mandate from shareholders for IPTs, the aggregate value of each transaction as required under Rule 920(i)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

Soilbuild REIT has not obtained a general mandate from Unitholders for IPTs.

17. Certificate pursuant to Paragraph 7.3 of the Property Funds Guidelines

The Manager hereby certifies that, in relation to the distribution to the Unitholders of Soilbuild Reit for the period from 1 January 2019 to 31 December 2019, the Manager is satisfied on reasonable grounds that, immediately after making the distribution, Soilbuild Reit will be able to fulfil, from its deposited property, its liabilities as and when they fall due.

Soilbuild Reit currently distributes 100% of its distributable income to Unitholders, other than gains on the sale of properties and unrealised surplus on revaluation of investment properties on a quarterly basis at the discretion of the Manager. In the case of its overseas subsidiaries, income from these subsidiaries will be distributed, after relevant adjustments (if any) such as withholding tax, quarterly at the discretion of the Manager.

18. Confirmation pursuant to Rule 704(13) of the Listing Manual

Pursuant to Rule 704(13) of the Listing Manual of Singapore Exchange Securities Trading Limited, the Manager confirms that there is no person occupying a managerial position in the Manager who is a relative of a director, chief executive officer, substantial shareholder of the Manager or substantial Unitholder of Soilbuild REIT.

19. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Board of Directors of the Manager hereby confirms that it has procured undertakings from all its Directors and Executive Officers in accordance with Rule 720(1) of the Listing Manual.

For and on behalf of the Board of Directors of SB REIT Management Pte. Ltd.

Mr Ng Fook Ai Victor
Director

Mr Chong Kie Cheong
Director

SOILBUILD BUSINESS SPACE REIT UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE FOURTH QUARTER ("4Q FY2019") AND FINANCIAL YEAR FROM 1 JANUARY 2019 TO 31 DECEMBER 2019 ("YTD FY2019")

This release may contain forward-looking statements that involve risks and uncertainties. Future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/ distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management of future events.

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

Mr. Roy Teo
Chief Executive Officer

22 January 2020