

**NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, EU MEMBER STATES, CANADA OR JAPAN**

This announcement is not for distribution in or into the United States, EU Member States, Canada or Japan, and nothing in this announcement constitutes an offer to buy, or a solicitation of an offer to sell, securities in the United States or any other jurisdiction in which such offer or solicitation would be unlawful. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and the securities laws of each state and other jurisdiction of the United States. Accordingly, the securities referred to herein are being offered and sold only (i) outside the United States in an offshore transaction in compliance with Regulation S under the Securities Act, and (ii) in the United States only to certain “qualified institutional buyers” as defined in Rule 144A under the Securities Act (a) whose identities have been agreed upon by the Manager (as defined below) and the Joint Underwriters, and (b) who have each provided the Manager with a signed investor representation letter (in the form to be attached to the Instructions Booklet) not later than the Closing Date (or such other date as may be agreed by the Manager and the Joint Underwriters) and (c) who are Eligible Depositors (as defined in the Instructions Booklet).



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

**ANNOUNCEMENT**

---

**NOTICE OF PREFERENTIAL OFFERING BOOKS CLOSURE DATE**

---

*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.*

**NOTICE IS HEREBY GIVEN** that the transfer books and register of unitholders of Soilbuild Business Space REIT (“**Soilbuild REIT**”) will be closed at 5.00 p.m. on Thursday, 29 August 2019 (the “**Preferential Offering Books Closure Date**”) for the purpose of determining the provisional allotment of new units in Soilbuild REIT to Eligible Unitholders under the Preferential Offering.

**ELIGIBLE UNITHOLDERS**

**Eligible Unitholders.** Only Eligible Depositors (as defined below) and Eligible QIBs (as defined below) are eligible to participate in the Preferential Offering.

**Eligible Depositors.** Eligible Depositors are Unitholders with Units standing to the credit of their securities accounts with CDP (but do not include securities sub-accounts) and whose registered addresses with CDP are in Singapore as at the Preferential Offering Books Closure Date or 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, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore.

**Eligible QIBs.** Eligible QIBs are qualified institutional buyers (as defined in Rule 144A) under the Securities Act that meet certain requirements which will be specified in the Instructions Booklet.

### **STATUS OF THE NEW UNITS**

The New Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the existing Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Preferential Offering, including the right to Soilbuild REIT's distributable income from 1 July 2019 up to 30 September 2019, as well as all distributions thereafter.

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  
21 August 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 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.