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

ANNOUNCEMENT

Disclosures Pursuant to Rule 728 of the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST")

SB REIT Management Pte. Ltd., as Manager of Soilbuild Business Space REIT ("**Soilbuild REIT**"), wishes to announce that in compliance with Rule 728 of the SGX Listing Manual, Soilbuild REIT has obtained an undertaking from Mr Lim Chap Huat, Mr Lim Han Feng, Mr Lim Han Qin and Mr Lim Han Ren, for them to notify the Manager, as soon as they become aware, of any share/unit pledging arrangements relating to their shares/units in Soilbuild REIT and of any event which may result in a breach of any relevant condition and/or restriction in the loan facility agreements and loan facility letter as follows:

(i) S$200,000,000 and the AUD equivalent of S$80,000,000 amendment and restatement agreement dated 19 June 2020, in respect of the facility agreement originally dated 19 October 2017. The lead arrangers and lenders of the loan are Oversea-Chinese Banking Corporation Limited ("**OCBC**") and RHB Bank Berhad ("**RHB**").

(ii) S$10,000,000 facility letter dated 29 April 2020 from RHB and accepted by Soilbuild REIT on 6 May 2020.

(iii) S$45,000,000 facility agreement dated 16 October 2019 with CIMB Bank Berhad, Singapore Branch.

(iv) S$18,500,000 facility agreement dated 24 January 2019 with CTBC Bank Co., Ltd., acting through its Singapore Branch.

(v) S$40,000,000 amendment and restatement agreement dated 6 March 2019, in respect of the facility agreement originally dated 21 September 2016 with The Bank of East Asia, Limited, Singapore Branch.

(vi) S$30,000,000 facility agreement dated 15 May 2018 with The Hongkong and Shanghai Banking Corporation Limited ("**HSBC**").

(vii) S$70,000,000 facility agreement dated 18 July 2018 with United Overseas Bank Limited.

(viii) A$50,000,000 facility agreement dated 1 October 2018 with HSBC.

As of the date of this announcement, Soilbuild REIT has received a notification from Mr Lim Chap Huat, Mr Lim Han Feng, Mr Lim Han Qin and Mr Lim Han Ren that they have entered into share pledge arrangements in respect of their shares/units in Soilbuild REIT, as follows:

Name of unitholder	Mr Lim Chap Huat
Class and number of units pledged	Ordinary; 18,933,928
Percentage of Soilbuild REIT's issued units	1.498%
The party in whose favour the pledge was created	Credit Suisse AG, Singapore Branch

Name of unitholder	Mr Lim Han Feng
Class and number of units pledged	Ordinary; 11,000,000
Percentage of Soilbuild REIT's issued units	0.870%
The party in whose favour the pledge was created	United Overseas Bank Nominees (Private) Limited
Class and number of units pledged	Ordinary; 12,600,000
Percentage of Soilbuild REIT's issued units	0.997%
The party in whose favour the pledge was created	Credit Suisse AG, Singapore Branch

Name of unitholder	Mr Lim Han Qin
Class and number of units pledged	Ordinary; 11,000,000
Percentage of Soilbuild REIT's issued units	0.870%
The party in whose favour the pledge was created	Citibank, N.A., Singapore
Class and number of units pledged	Ordinary; 12,600,000
Percentage of Soilbuild REIT's issued units	0.997%
The party in whose favour the pledge was created	Credit Suisse AG, Singapore Branch

Name of unitholder	Mr Lim Han Ren
Class and number of units pledged	Ordinary; 12,600,000
Percentage of Soilbuild REIT's issued units	0.997%
The party in whose favour the pledge was created	Credit Suisse AG, Singapore Branch

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
19 June 2020

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, a poultry production and processing facility known as Inghams Burton in Adelaide and a Grade A freehold office building at 25 Grenfell Street in Adelaide. Soilbuild REIT's portfolio comprises 10 properties in Singapore and 3 properties in Australia with a total net lettable area of 4.12 million square feet and an occupancy rate of 84.7% as at 31 March 2020. Soilbuild REIT was listed on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") on 16 August 2013 ("**Listing Date**").

For media queries, please contact:

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The value of the 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, the Trustee 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 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 indicative of the future performance of Soilbuild REIT.

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