(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 Soilbuild Group Holdings Ltd., 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 SGD 18,500,000 facility agreement dated 24 January 2019 with CTBC BANK CO., LTD., acting through its Singapore branch.

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

Name of unitholder	Mr Lim Han Feng
Class and number of units pledged	Ordinary; 11,000,000
Percentage of Soilbuild REIT's issued units	1.04%
The party in whose favour the pledge was created	Nomura Singapore Limited

Name of unitholder	Mr Lim Han Qin
Class and number of units pledged	Ordinary; 11,000,000
Percentage of Soilbuild REIT's issued units	1.04%
The party in whose favour the pledge was created	Citibank, N.A., Singapore

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

Mr. Roy Teo
Chief Executive Officer
24 January 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, John Wiley & Sons and Autodesk Asia. 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 89.5% as at 31 December 2018. 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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IMPORTANT NOTICE

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.