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

ANNOUNCEMENT

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

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 **Friday, 29 January 2021** (the "**Books Closure Date**") for the purpose of determining Unitholders' entitlements to Soilbuild REIT's distribution. Soilbuild REIT has announced a distribution of 1.194 Singapore cents per Unit for the period from **1 October 2020 to 31 December 2020** (the **"Distribution"**).

The Distribution will comprise two components:

(a) The Distribution will comprise distribution out of taxable income (the "**Taxable Income Component**") of 0.921 cents per Unit.
(b) distribution out of capital (the "**Capital Component**") of 0.273 cents per Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units in Soilbuild REIT as at the Books Closure Date will be entitled to the distribution that will be paid on **Friday, 26 February 2021**.

Declaration for Singapore Tax Purposes

1 The Taxable Income Component is a distribution of income to Unitholders of Soilbuild REIT for Singapore income tax purposes. Tax will be deducted at source from the taxable income distribution in certain circumstances. The following paragraphs describe the circumstances in which tax will or will not be deducted from such distribution.

2 The following categories of Unitholders will receive a gross distribution (i.e. no tax will be deducted from the taxable income distribution):-

(a) Unitholders who are individuals and who hold the Units either in their sole names or jointly with other individuals;

(b) Unitholders which are companies incorporated and tax resident in Singapore;

(c) Unitholders which are Singapore branches of foreign companies incorporated outside Singapore;

(d) Unitholders which are body of persons (excluding companies or partnerships) incorporated or registered in Singapore, including a charity registered under the Charities Act, Chapter 37 of Singapore, or established by any written law, a town council, a statutory board, a co-operative society registered under the Co-operative Societies Act, Chapter 62 of Singapore, or a trade union registered under the Trade Unions Act, Chapter 333 of Singapore;

(e) Unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act (Cap. 145); and

(f) Unitholders which are real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.

3 To receive a gross distribution, Unitholders in category (b) to (f) above must complete a prescribed form – the "Declaration for Singapore Tax Purposes Form" ("**Form A**").

4 These categories of Unitholders, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently at their own applicable tax rates.

5 Unitholders in category (a) are not required to submit any form. The gross distribution received by these Unitholders (irrespective of their tax residence status) is exempt from tax. However, this tax exemption does not apply to such Unitholders in respect of distribution derived by them through a partnership in Singapore or from the carrying on of a trade, business or profession. Such Unitholders, i.e. to whom the exemption does not apply, must declare the distribution received as income in their income tax returns.

6 Tax at the reduced rate of 10% will be deducted from the distribution made to Unitholders which are:

(a) foreign non-individuals; or

(b) qualifying non-resident funds.

7 A foreign non-individual is one (other than an individual) who is not a resident of Singapore for income tax purposes and:-

(a) who does not have a permanent establishment in Singapore; or

(b) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units in Soilbuild REIT are not obtained from that operation.

8 A qualifying non-resident fund is one that qualifies for tax exemption under section 13CA, 13X or 13Y of the Income Tax Act that is not a resident of Singapore for income tax purposes and:-

(a) who does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or

(b) who carries on any operation in Singapore through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire the Units in Soilbuild REIT are not obtained from that operation.

For this purpose, a non-resident fund refers to a fund being a non-resident company, a partnership where all partners are non-residents, a trust administered by a non-resident trustee, or a non-resident entity.

9 To receive the distribution net of tax deducted at 10%, Unitholders in categories (a) and (b) under Paragraph 6 above are required to complete Form A.

10 Beneficial owners of Units in Soilbuild REIT who hold Units through depository agents will receive:-

(a) gross distribution if they are persons described in categories (a) to (f) under Paragraph 2 above; and

(b) distribution net of tax deducted at 10% if they are Unitholders in categories (a) and (b) under Paragraph 6 above.

11 To receive gross distribution and distribution net of tax deducted at 10%, depository agents are required to complete the "Declaration by Depository Agents for Singapore Tax Purposes Form" ("**Form B**") and its annexes.

12 Form A and Form B (and its annexes) will be sent to Unitholders and depository agents respectively, by Soilbuild REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., on or around Tuesday, 2 February 2021.

13 Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that they are received by 5.00 p.m. on Tuesday, 16 February 2021. Failure to comply with any of these requirements will render Form A and Form B invalid and the Trustee and the Manager of Soilbuild REIT will be obliged to deduct tax at the rate of 17% from the distribution.

14 Unitholders who hold Units under the Central Provident Fund Investment Scheme ("**CPFIS**") and the Supplementary Retirement Scheme ("**SRS**") do not have to return any form. They will receive gross distribution.

Declaration in Income Tax Return

This distribution is considered as income for the year 2020. Beneficial owners of the distribution, other than those who are exempt from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the taxable income distribution as taxable income in their Singapore income tax return for the year of assessment 2021.

Important Reminder

Unitholders and depository agents must complete and return the "Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)", respectively to the Unit Registrar's office by **5.00 p.m.** on Tuesday, **16 February 2021** in order to receive the distribution either at gross or at net (after deduction of tax at 10%) as described above.

Important Dates and Times

Date / Dateline	**Event**
5.00 p.m., Friday, 29 January 2021	Closure of Soilbuild REIT's Transfer Books and Register of Unitholders
5.00 p.m., Tuesday, 16 February 2021	Unitholders and depository agents must have completed and returned Form A or Form B, as applicable, to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
Friday, 26 February 2021	Payment of distribution

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

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Or visit Soilbuild REIT's website at www.soilbuildreit.com

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

21 January 2021

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 3.81 million square feet and an occupancy rate of 94.3% as at 31 December 2020. 2 Pioneer Sector 1 which is undergoing redevelopment will contribute NLA of 0.55 million square feet based on plot ratio of 1.0 with a further increase in NLA to 0.73 million square feet upon obtaining authorities' approval for the increase in plot ratio. 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 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.