



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

## ANNOUNCEMENT

### **Amendment to Facility Agreement and Disclosures Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST")**

Pursuant to Rule 704(31) of the Listing Manual of the SGX-ST, SB REIT Management Pte. Ltd., as manager of Soilbuild Business Space REIT ("**Soilbuild REIT**", and the manager of Soilbuild REIT, the "**Manager**"), wishes to announce that DBS Trustee Limited, in its capacity as trustee of Soilbuild REIT (the "**Trustee**"), has today entered into an amendment letter (the "**Amendment Letter**") to the S\$185,000,000 facility agreement (the "**Facility Agreement**") dated 25 September 2015. The lead arrangers and lenders of the loan are DBS Bank Ltd., Oversea-Chinese Banking Corporation Limited, United Overseas Bank Limited, RHB Bank Bhd, Singapore Branch, The Bank of East Asia, Limited, Singapore Branch and The Hongkong and Shanghai Banking Corporation Limited.

Reference is made to the announcement dated 25 September 2015 which provided that one of the change of control provisions ("the **Relevant Provision**") contained in the Facility Agreement required Soilbuild Group Holdings Ltd. and Mr Lim Chap Huat to together maintain at least 20.0% unitholding, directly or indirectly, in Soilbuild REIT unless prior written consent is provided by the Lenders.

The Amendment Letter amends the Relevant Provision to require that Soilbuild Group Holdings Ltd., the sponsor of Soilbuild REIT, Mr Lim Chap Huat, Mr Lim Han Feng, Mr Lim Han Qin and Mr Lim Han Ren shall together maintain at least 20.0% unitholding, directly or indirectly, in Soilbuild REIT unless prior written consent is provided by the Lenders (the "**Change of Control Condition**").

Any breach or non-compliance of the Change of Control Condition will be an event of default. If such an event of default occurs and Soilbuild REIT fails to pay the outstanding amounts due and payable under the Facility Agreement in accordance therewith, it may trigger cross default provisions under other facilities and borrowings of Soilbuild REIT and/or its subsidiaries. The aggregate level of facilities and borrowings that may be affected is, as at the date of this announcement, approximately S\$245 million (excluding any interest and fees and the facility which is the subject of this announcement). As at the date of this announcement, the Change of Control Condition has not been breached.

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  
6 June 2017

### **About Soilbuild Business Space REIT**

Soilbuild REIT is a Singapore-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. Its portfolio of properties includes Solaris, a landmark development in one-north, Eightrium @ Changi Business Park, Tuas Connection, West Park BizCentral and Bukit Batok Connection. Soilbuild REIT’s portfolio has a net lettable area of 3.93 million square feet and an occupancy rate of 91.8% as at 31 March 2017.

### **For media queries, please contact:**

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### **IMPORTANT NOTICE**

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, 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 the 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.

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