



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

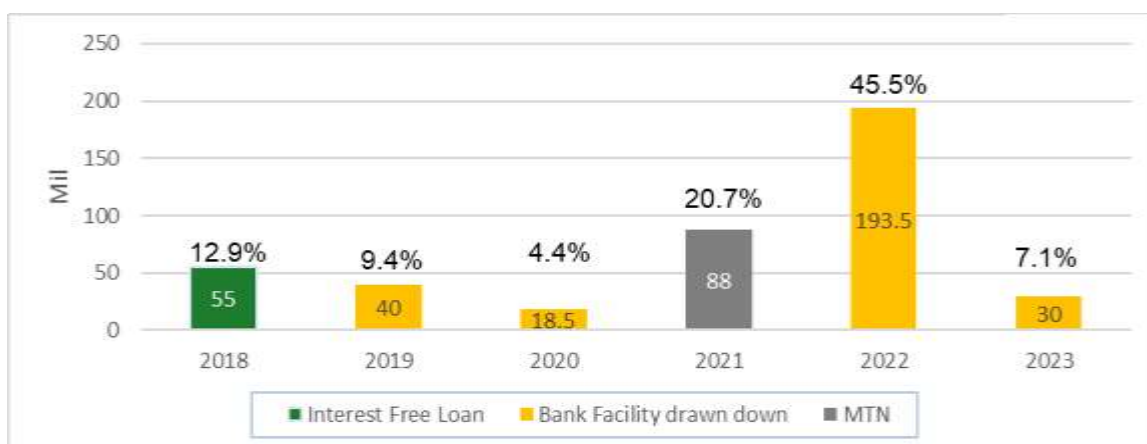
PRESS RELEASE

SOILBUILD REIT REDEEMED ON MATURITY S\$93.5 MILLION 3.45 PER CENT. FIXED RATE NOTES DUE 2018 COMPRISED IN SERIES 001 (the “Series 001 Notes”)

21 May 2018 - SB REIT Management Pte. Ltd., as Manager (the “**Manager**”) of Soilbuild Business Space REIT (“**Soilbuild REIT**”), announced today that it has redeemed the Series 001 Notes. The redemption of the Series 001 Notes was funded with the net proceeds from the divestment of a property commonly known as KTL Offshore amounting to S\$54.7 million, a S\$30 million 5-year unsecured bank loan, the drawdown of a S\$8.5 million committed bank facility and cash.

The redemption of the Series 001 Notes has lowered Soilbuild REIT’s aggregate leverage from 40.2% as at 31 March 2018 to 37.5% and lengthened Soilbuild REIT’s weighted average debt maturity from 2.4 years as at 31 March 2018 to 3.0 years as of today.

Soilbuild REIT’s debt maturity profile as at 21 May 2018 is as follows:



Mr Roy Teo, Chief Executive Officer of the Manager said, “We are pleased to be able to attain margin savings that has offset the impact of rising swap rates and improve our debt

maturity profile through the redemption of the Series 001 Notes. The resetting of our aggregate leverage to 37.5% has increased our debt headroom which will help support inorganic growth.”

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 May 2018

About Soilbuild Business Space REIT

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 3.69 million square feet and an occupancy rate of 87.5% as at 31 March 2018.

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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.
