(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 as follows:

(i) S$45,000,000 facility agreement dated 21 September 2016 with The Bank of East Asia, Limited, Singapore Branch.

(ii) S$200,000,000 facility agreement dated 30 June 2017 with The Hongkong and Shanghai Banking Corporation Limited ("**HSBC**").

(iii) S$200,000,000 facility agreement dated 19 October 2017. The lead arrangers and lenders of the loan are Oversea-Chinese Banking Corporation Limited and RHB Bank Bhd, Singapore Branch.

(iv) S$30,000,000 facility agreement dated 15 May 2018 with HSBC.

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

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

Roy Teo
Chief Executive Officer
18 July 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 87.6% as at 30 June 2018.

For media queries, please contact:

Mr. Lawrence Ang
Senior Executive, Investor Relations
DID: +65 6415 7351
Email: lawrence.ang@soilbuild.com
Website: www.soilbuildreit.com

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 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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.