



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

**PROPOSED ACQUISITION BY CLAY HOLDINGS III LIMITED
OF ALL THE ISSUED UNITS IN SOILBUILD BUSINESS SPACE REIT
BY WAY OF A TRUST SCHEME OF ARRANGEMENT**

UPDATE ON COURT HEARING TO SANCTION THE TRUST SCHEME

1. INTRODUCTION

1.1. SB REIT Management Pte. Ltd., as manager of Soilbuild Business Space REIT ("**SB REIT**", and the manager of SB REIT, the "**SB Manager**"), refers to:

- (a) the scheme document (the "**Scheme Document**") despatched by electronic means to the holders of the issued units in SB REIT (the "**SB Units**" and the holders of SB Units, the "**SB Unitholders**") on 17 February 2021 in relation to (i) the proposed amendments to the SB Trust Deed to facilitate a trust scheme of arrangement; (ii) the proposed disposal of all the issued and paid-up units in Soilbuild Australia Trust to Clay SG Holdings II Pte. Ltd. and Clay SG Holdings III Pte. Ltd.; and (iii) the proposed acquisition of all the SB Units by Clay Holdings III Limited (the "**Offeror**") to be effected by way of a trust scheme of arrangement (the "**Trust Scheme**") in accordance with the Singapore Code on Take-overs and Mergers;
- (b) the announcement dated 15 March 2021 released by the SB Manager in relation to the update on the hearing of the application for an order of the Court to sanction the Trust Scheme (the "**Trust Scheme Court Order**"); and
- (c) the announcement dated 22 March 2021 (the "**Conditional Record Date Announcement**") released by the SB Manager in relation to, *inter alia*, the notice of conditional Record Date in order to determine the entitlements of SB Unitholders in respect of the Trust Scheme.

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the Scheme Document.

1.2. At the Trust Scheme Meeting convened and held by way of electronic means on 11 March 2021, the SB Unitholders have, by a majority in number of SB Unitholders present and voting by proxy at the Trust Scheme Meeting, such majority representing at least three-fourths (75.0%) in value of the SB Units voted at the Trust Scheme Meeting, approved the Trust Scheme Resolution. Save for the Scheme Conditions which can only be satisfied or determined on the Effective Date or the CP Satisfaction Date (as the case may be), the only remaining Scheme Condition to be fulfilled in order for the Trust Scheme to become effective is the grant of the Trust Scheme Court Order sanctioning the Trust Scheme.

2. UPDATE ON COURT HEARING TO SANCTION THE TRUST SCHEME

The hearing of the application in HC/SUM 1196/2021 in HC/OS 60/2021 (the "**Trust Scheme Sanction Application**") to apply for the Trust Scheme Court Order was fixed for hearing at 10.00 a.m. on Thursday 25 March 2021 (the "**Court Hearing**").

The SB Manager received notice from a solitary SB Unitholder that it would attend the Court Hearing and that, notwithstanding the approval of the Trust Scheme by the SB Unitholders, such solitary SB Unitholder opposed the Trust Scheme Sanction Application on the ground that the "one-proxy rule", which allows for the appointment of only one proxy per SB Unitholder, should not have been used in respect of the Trust Scheme Meeting.

At the Court Hearing, the Court directed that the hearing of the Trust Scheme Sanction Application be adjourned in order for further information to be compiled by the SB Manager and provided to the Court.

3. CONDITIONAL TRUST SCHEME RECORD DATE AND UPDATED TIMETABLE

The adjourned hearing of the Trust Scheme Sanction Application will be held at 9.00 a.m. on 30 March 2021. As stated in the Conditional Record Date Announcement, the Transfer Books and the Register of SB Unitholders will, subject to the grant of the Trust Scheme Court Order and the satisfaction or waiver, as the case may be, of the Scheme Conditions in accordance with the terms of the Implementation Agreement, be closed at 5.00 p.m. on 30 March 2021 in order to determine the entitlements of SB Unitholders in respect of the Trust Scheme.

The SB Manager will provide further updates to SB Unitholders on the outcome of the hearing of the Trust Scheme Sanction Application, as well as an updated indicative timetable in relation to the Trust Scheme, following the Court hearing on 30 March 2021.

4. COURT APPLICATION DOCUMENTS

A copy of the Trust Scheme Sanction Application may be obtained¹ during normal business hours at the registered office of the SB Manager at 23 Defu South Street 1, Soilbuild Prefab Innovation Hub, Singapore 533847 from the date of this Announcement up to (and including) 30 March 2021.

5. RESPONSIBILITY STATEMENT

The directors of the SB Manager (including any director who may have delegated detailed supervision of the preparation of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement which relate to SB REIT and/or the SB Manager (excluding information relating to the Offeror) are fair and accurate and that, where appropriate, no material facts which relate to SB REIT or the SB Manager have been omitted from this Announcement, and the directors of the SB Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source (including the Offeror), the sole responsibility of the directors of the SB Manager has been to ensure that, through reasonable

¹ Prior appointment is required in light of the COVID-19 situation. Please contact the SB Manager's Investor Relations, Mr. Lawrence Ang at +65 6415 7351 (during office hours) or by email to lawrence.ang@soilbuild.com.

enquiries, such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement. The directors of the SB Manager do not accept any responsibility for any information relating to the Offeror or any opinion or rationale expressed by the Offeror.

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

26 March 2021

Any queries relating to this Announcement, the Acquisition or the Trust Scheme should be directed to:

SB REIT Management Pte. Ltd.

Mr Lawrence Ang, Investor Relations

Email: lawrence.ang@soilbuild.com

Tel: +65 6415 7351

DBS Bank Ltd.

as Financial Adviser to the SB Manager

Tel: +65 6878 6347

IMPORTANT NOTICE

The value of the SB Units and the income derived from them may fall as well as rise. The SB Units are not obligations of, deposits in, or guaranteed by, the SB Manager, the SB Trustee or any of its affiliates.

An investment in the SB Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the SB Manager redeems or purchases its SB Units while the SB Units are listed. It is intended that SB Unitholders may only deal in their SB Units through trading on the SGX-ST. Listing of the SB Units on the SGX-ST does not guarantee a liquid market for the SB Units.

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for SB Units.

The past performances of SB REIT and the SB Manager are not necessarily indicative of their respective future performances.

This Announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs),

governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. None of SB REIT, the SB Manager, their respective affiliates or any of their respective directors, officers, partners, employees, agents, representatives, advisers or legal advisers assumes any responsibility to amend, modify, revise or update publicly any forward-looking statements.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the view of the SB Manager of future events.