

**IMPORTANT NOTICE:**

The value of Units and the income derived from them, if any, may fall or 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.

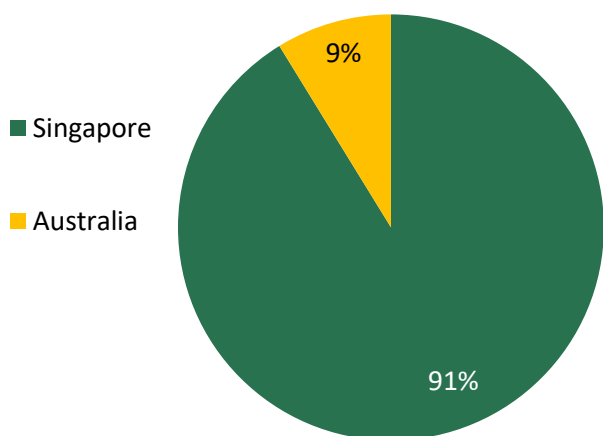
The past performance of Soilbuild REIT is not indicative of the future performance of Soilbuild REIT. Similarly, the past performance of SB REIT Management Pte. Ltd. ("Manager") is not indicative of the future performance of the Manager.

**Soilbuild REIT's principal investment strategy is investing on a long-term basis, directly or indirectly, in a portfolio of income-producing real estate used primarily for business space purposes in Singapore and Australia as well as real estate-related assets.**

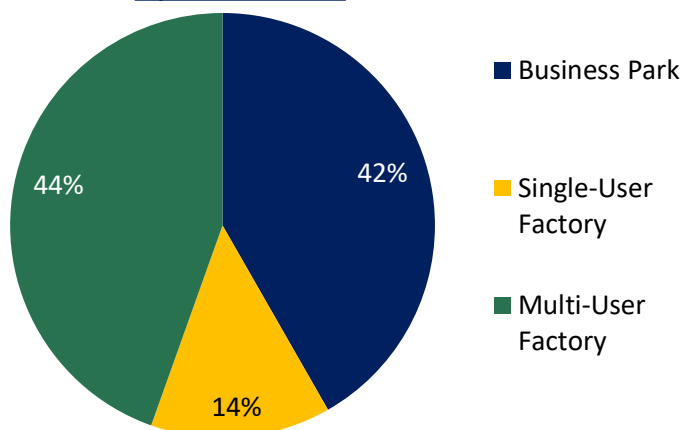
Investment Mandate	Primarily in business space assets located in Singapore and Australia
Portfolio	13 properties valued at S\$ 1.27 billion <sup>(1)</sup> (11 in Singapore, 2 in Australia) NLA of 4.03 million sqft
Sponsor	Soilbuild Group Holdings Ltd.
Sponsor Stake	29.3%
Ticker	Bloomberg: SBREIT SP Reuters: SBSR.SI SGX: SV3U
Market Capitalisation	S\$654.0 million <sup>(2)</sup>
Manager	SB REIT Management Pte. Ltd

**Portfolio Asset Value Composition**

By Geography



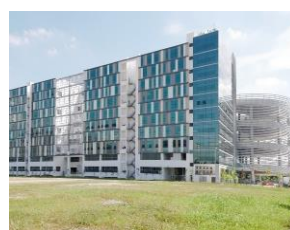
By Asset Class



*Solaris*



*Eightrium*



*West Park BizCentral*



*Tuas Connection*



*NK Ingredients*



*Bukit Batok Connection*



*14 Mort Street, Canberra*



*Inghams Burton, Adelaide*

**Note:**

- (1) Based on CBRE & Colliers' valuations dated 31 December 2018 for the Singapore business park properties and industrial properties respectively and Colliers' valuations for the Australia properties dated 31 August 2018 and on the exchange rate of A\$1:00:S\$0.96. Includes right-of-use assets arising from the adoption of FRS 116 leases.
- (2) Based on closing price on 29 March 2019 of S\$0.615.

## Key Investment Merits



Quality Portfolio With Unique Competitive Strengths

Portfolio  
Occupancy  
89.0%



Attractive Returns With Potential For Upside Growth

WALE  
(by GRI)  
3.7 years



Sponsorship By Leading Integrated Property Group



Diversity By Asset Class, Geography And Tenant Mix

Average  
Balance  
Land Lease  
46.7 years

## Key Financial Highlights for 1Q FY2019

**S\$22.7m**

Gross  
Revenue

**S\$18.3m**

Net Property  
Income

**S\$12.7m**

Income  
attributable to  
Unitholders

**7.8%<sup>(1)</sup>**

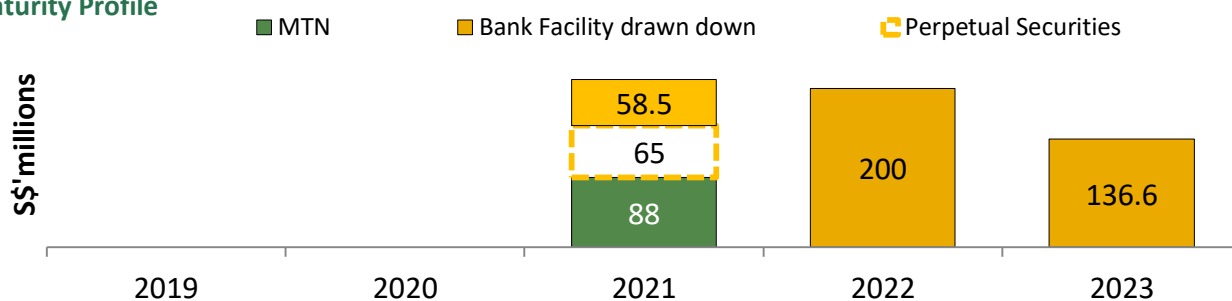
Dividend  
Yield

**S\$0.62**

Net Asset  
Value per Unit

## Prudent Capital Management

### Debt Maturity Profile



% of Debt &  
Perpetual  
Securities  
Maturing

Year	2019	2020	2021	2022	2023
% of Debt & Perpetual Securities Maturing	-	-	38.6%	36.5%	24.9%

### Financial Matrix

31 March 2019

Interest Coverage Ratio <sup>(3)</sup>	3.9x
Average All-in Interest Cost	3.53% p.a.
Weighted Average Debt Maturity	3.1 years

- Aggregate leverage of 39.3%<sup>(2)</sup>
- Fixed interest rate for 77.6% of borrowings
- S\$884.6 million of unencumbered investment properties

Note:

(1) Based on annualized FY2019 DPU of 4.792 cents and unit price of \$0.615 as at 29 March 2019.

(2) Post-acquisition gearing including deferred payment of S\$9.3 million due to SB (Solaris) Investment Pte. Ltd and insurance guarantees of S\$0.8 million issued to utility supply providers. Lease liabilities and right-of-use assets (included in investment properties) are excluded from the computation of aggregate leverage.

(3) Computed based on 1Q FY2019 net income before tax/Net interest expense (Finance expense – Interest income). Net finance expenses exclude finance expenses on leases (FRS 116).