

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.

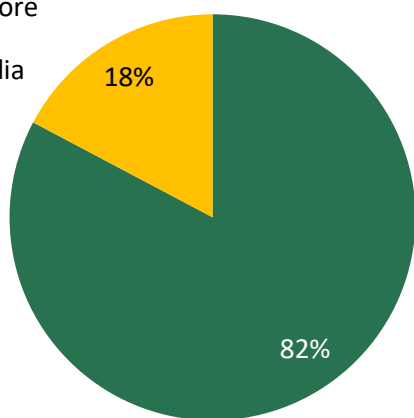
Soilbuild REIT's principal investment strategy is investing on a long-term basis, directly or indirectly, in a portfolio of income-producing real estate used primarily for business space purposes in Singapore and Australia as well as real estate-related assets.

Investment Mandate	Primarily in business space assets located in Singapore and Australia
Portfolio	13 properties valued at S\$1.37 billion ⁽¹⁾ (10 in Singapore, 3 in Australia) NLA of 4.13 million sqft
Sponsor	Soilbuild Group Holdings Ltd.
Sponsor Stake	30.1%
Ticker	Bloomberg: SBREIT SP Reuters: SBSR.SI SGX: SV3U
Market Capitalisation	S\$635.2 million ⁽²⁾
Manager	SB REIT Management Pte. Ltd

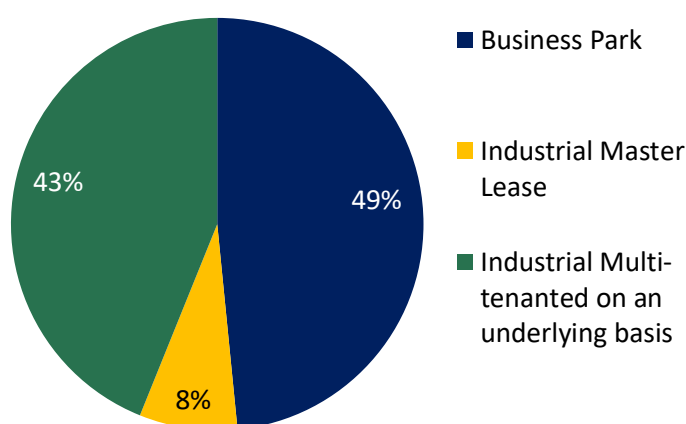
Portfolio Asset Value Composition

- Singapore
- Australia

By Geography



By Asset Class



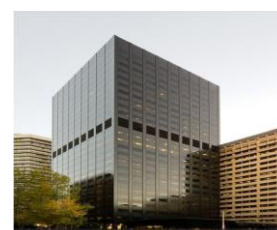
Solaris



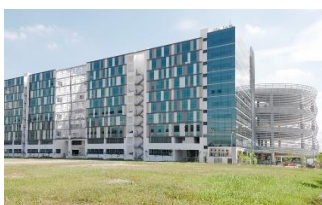
Eightrium



Tuas Connection



25 Grenfell Street, Adelaide



West Park BizCentral



Bukit Batok Connection



14 Mort Street, Canberra



Inghams Burton, Adelaide

Note:

(1) Based on Savills & Colliers' valuations dated 31 December 2019 for business park properties and industrial properties respectively. Includes right-of-use assets arising from the adoption of FRS 116 Leases and capital expenditure incurred in YTD 2020.

(2) Based on closing price on 30 September 2020 of S\$0.500.

Key Investment Merits



Quality Portfolio With Unique Competitive Strengths

Portfolio
Occupancy
92.9%



Attractive Returns With Potential For Upside Growth

WALE
(by GRI)
3.2 years



Sponsorship By Leading Integrated Property Group

Average
Balance
Land Lease
51.9 years



Diversity By Asset Class, Geography And Tenant Mix

Key Financial Highlights for 3Q FY2020

S\$22.9m

Gross
Revenue

S\$19.7m

Net Property
Income

S\$14.0m

Income
attributable to
Unitholders

7.3%⁽¹⁾

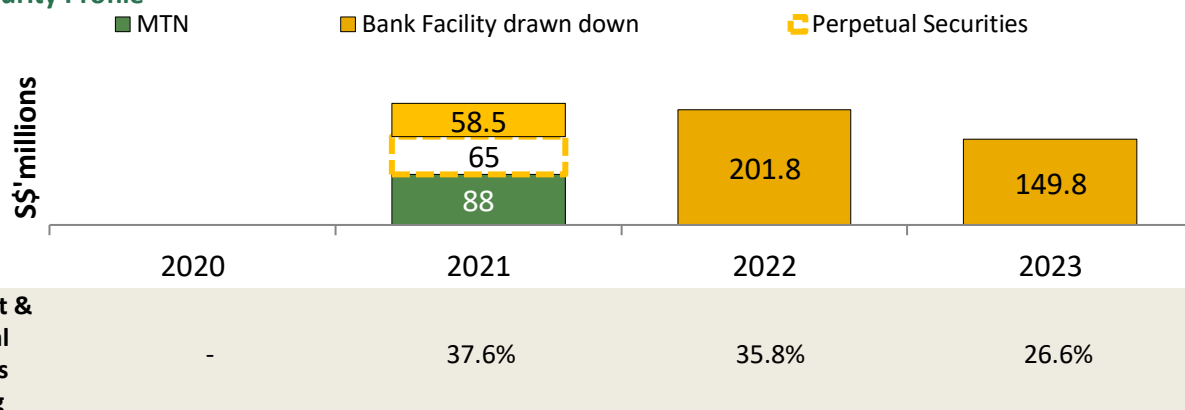
Dividend
Yield

S\$0.59

Net Asset
Value per Unit

Prudent Capital Management

Debt Maturity Profile



Financial Matrix

30 September 2020

Interest Coverage Ratio ⁽³⁾	4.4x
Average All-in Interest Cost	3.19% p.a.
Weighted Average Debt Maturity	1.6 years

- Aggregate leverage of 36.8%⁽²⁾
- Fixed interest rate for 80.1% of borrowings
- S\$987.0 million of unencumbered investment properties

Note:

(1) Based on annualized FY2020 DPU of 3.637 cents and Unit price of \$0.500 as at 30 September 2020.

(2) Includes insurance guarantees of S\$0.6 million issued to utility supply providers. Lease liabilities and right-of-use assets (included in investment properties and a property held for sale) are excluded from the computation of aggregate leverage.

(3) Computed based on 3Q FY2020 earnings before net interest expense, tax and unrealised foreign exchange losses/Net interest expense (Finance expense – Interest income). Net finance expenses exclude finance expenses on leases (FRS 116).