



## Prime retail exposure in key Asia Pacific cities (valued at S\$3.0 billion)\*



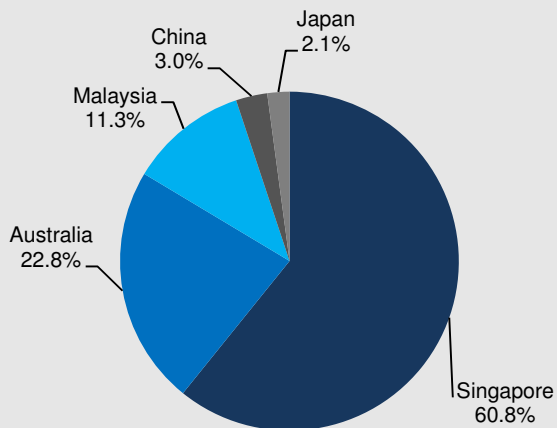
Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1.6 billion (as at 31 Dec 2015).

### Quality assets in prime locations

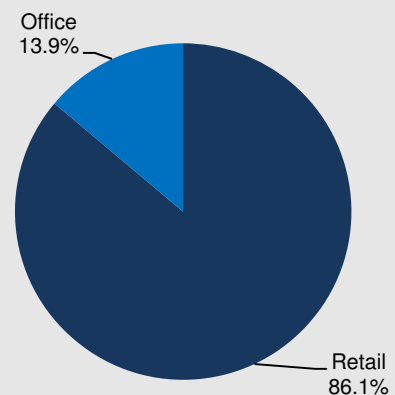
Starhill Global REIT's portfolio comprises mainly retail assets which include 12 mid-to high-end properties in five countries\*. Singapore makes up ~67% of total assets with Australia and Malaysia ~28% of total assets as core markets. These assets with strong fundamentals are strategically located in good to prime locations.

\*Excluding Roppongi Terzo which was divested on 7 January 2016

### 2Q FY15/16 Gross revenue by country

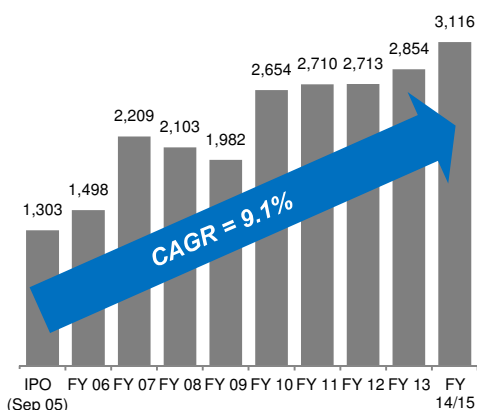


### 2Q FY15/16 Gross revenue by retail/office

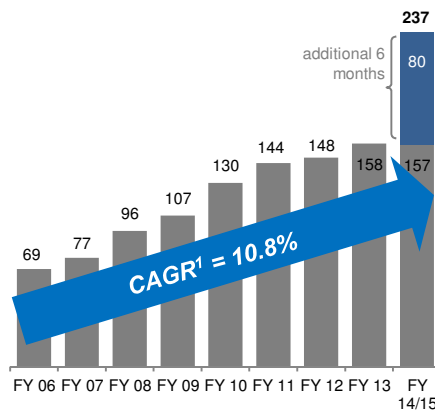


## Performance track record since 2005

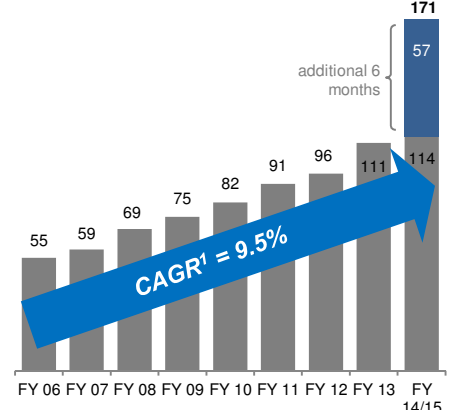
### Asset Value (\$m)



### Net property income (\$m)

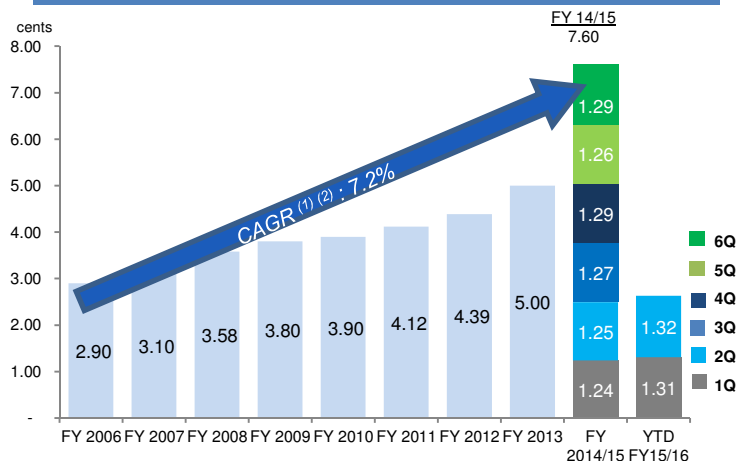


### Income available for distribution (\$m)



Note:  
1. From 2006 to YTD Dec FY14/15. Excludes 5Q FY14/15 and 6Q FY14/15.

## DPU growth



Notes:

1. DPU from 1Q 2006 to 2Q 2009 have been restated to include the 963,724,106 rights units issued in August 2009.
2. For the period from FY 2006 to FY 2014/15, DPU for FY 2014/15 (18 months ended 30 June 2015) has been annualised for the purpose of computing CAGR.

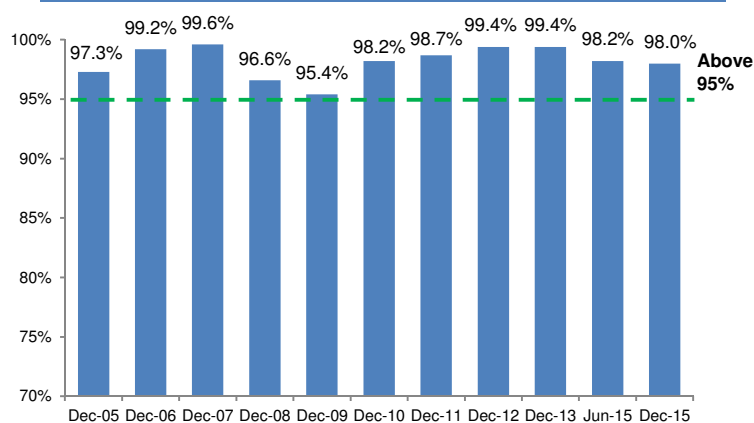
## Key financial ratios

	2Q FY15/16
Gearing	35.7%
Average interest rate p.a.	3.15% <sup>1</sup>
Unencumbered assets ratio	74%
Fixed/hedged debt ratio	100% <sup>2</sup>
Weighted average debt maturity	3.6 yrs
Corporate rating (S&P)	BBB+ <sup>3</sup>
YTL Group Holdings	37.1% <sup>4</sup>
Free Float	54%
NAV per unit	S\$0.90

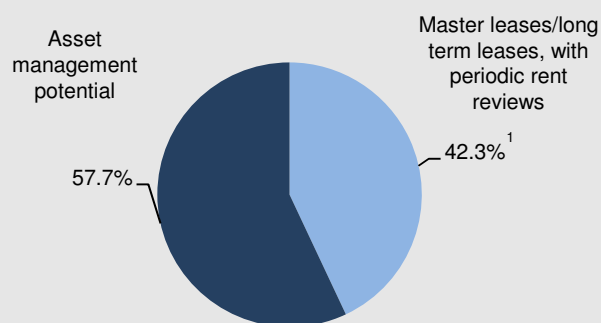
Notes:

1. As at 31 December 2015. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate derivatives such as interest rate swaps and caps.
3. Affirmed by S&P in April 2015, with a stable outlook.
4. Following the conversion of the remaining 20,334,750 CPU into 27,986,168 new ordinary units by YTL Group on 25 June 2015.

## Resilient portfolio occupancy



## Balanced lease portfolio (for the month of Dec 2015)



Note:

1. Consists of Toshin Development Singapore, YTL Group, Myer and David Jones.

## Strong sponsor



**YTL CORPORATION**  
Dual-listed (Malaysia and Tokyo)  
Market Cap: US\$7.05bn

### Principal business activities include:

- Property development / real estate
- Infrastructure / utilities
- Industrial manufacturing

### 2 listed REITs



Listed on the mainboard of Singapore Stock Exchange. Focused on prime retail and office properties. YTL Group holds 37.1% unitholdings.

### YTL HOSPITALITY REIT

Listed on the Main Market of Bursa Malaysia Securities Berhad. Focused on prime hotel and hospitality-related properties. Portfolio includes the JW Marriott Hotel & The Ritz-Carlton, in Kuala Lumpur, as well as hotels in other parts of Malaysia, Australia and Japan. YTL Group holds 61.1% unitholdings.

## International tenants



## Contact us:

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## Important Notice

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