



## Prime retail exposure in key Asia Pacific cities (valued at S\$3.1 billion)

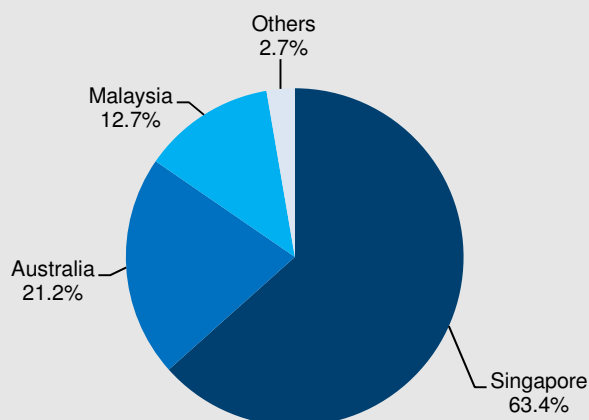


Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1.8 billion (as at 30 Sep 2016).

### Quality assets in prime locations

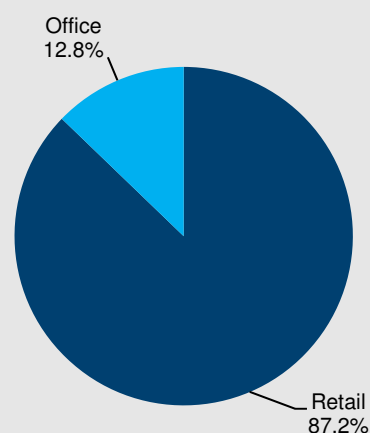
Starhill Global REIT's portfolio comprises mainly retail assets which include 12 mid-to high-end properties in six cities in Asia Pacific. Singapore makes up ~68% of total assets with Australia and Malaysia ~29% of total assets as core markets. These assets with strong fundamentals are strategically located in good to prime locations.

### 1Q FY16/17 Gross revenue by country



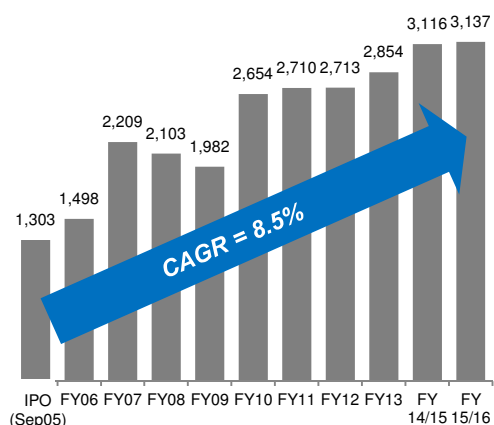
\*Others comprise Renhe Spring Zongbei Property in Chengdu, China, and four properties in Tokyo, Japan

### 1Q FY16/17 Gross revenue by retail/office

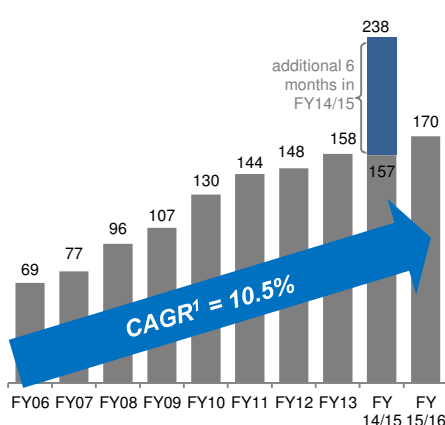


## Performance track record since 2005

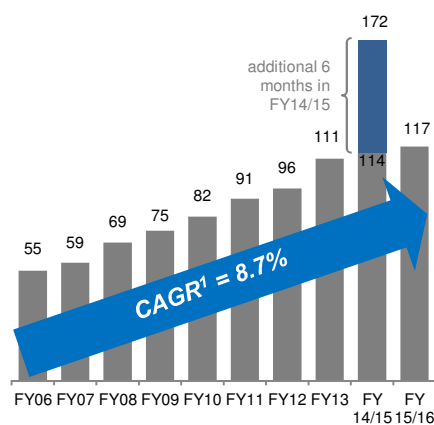
### Asset Value (\$m)



### Net property income (\$m)



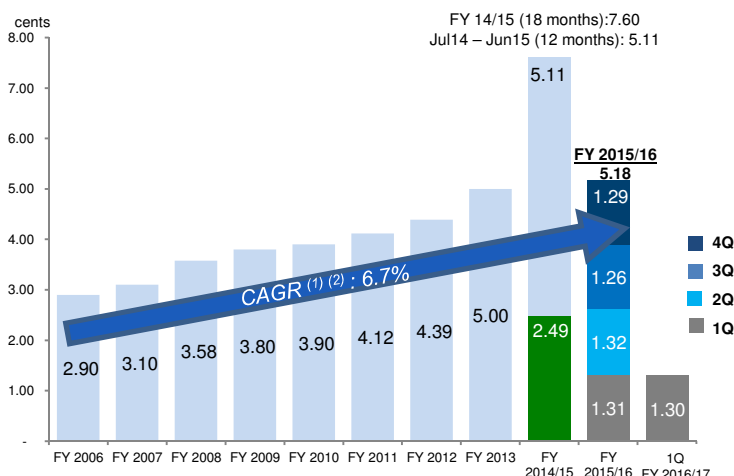
### Income available for distribution (\$m)



Note:

1. From FY 2006 to FY 2015/16. The numbers for FY 2014/15 (18 months ended 30 June 2015) have been annualised for the purpose of computing CAGR.

## 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 2015/16, DPU for FY 2014/15 (18 months ended 30 June 2015) has been annualised for the purpose of computing CAGR.

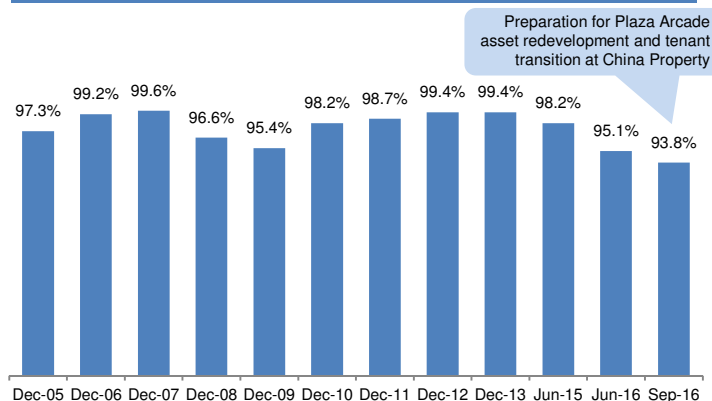
## Key financial ratios

	1Q FY16/17
Gearing	35.1%
Average interest rate p.a.	3.06% <sup>1</sup>
Unencumbered assets ratio	73%
Fixed/hedged debt ratio	96% <sup>2</sup>
Weighted average debt maturity	2.9 yrs <sup>3</sup>
Corporate rating (S&P)	BBB+ <sup>4</sup>
YTL Group Holdings	37.1% <sup>5</sup>
Free Float	54%
NAV per unit	S\$0.93

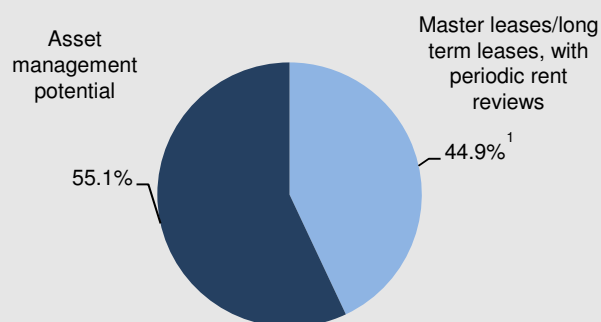
### Notes:

1. As at 30 September 2016. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate derivatives such as interest rate swaps and caps.
3. In October 2016, the Group issued a \$70 million 10-year unsecured MTN comprised in Series 004 under its S\$2 billion MTN Programme and net proceeds will be used to pay down \$50 million term loan (maturing in September 2018) and \$9 million RCF in 2Q FY16/17. The remaining \$11 million will be used to meet capital expenditure requirements and/or for working capital purposes. Post MTN issuance and repayment of borrowings, the average debt maturity profile will be extended to approximately 3.4 years and there is no refinancing requirement until May 2018.
4. Affirmed by S&P in March 2016, with a stable outlook.
5. 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 (as at 30 Sep 2016)



### Note:

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

## Strong sponsor



### 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



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## Important Notice

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