



## Prime retail exposure in key Asia Pacific cities valued at S\$2.8 billion

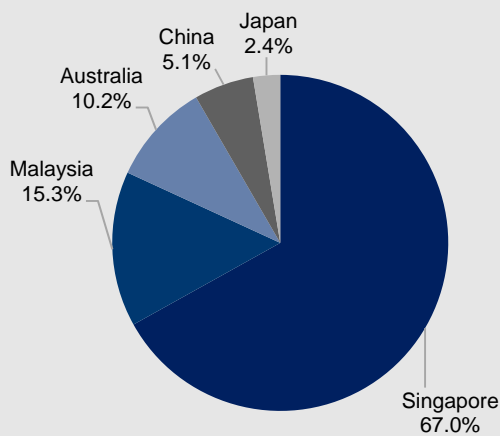


Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1.8 billion (as at 30 June 2014).

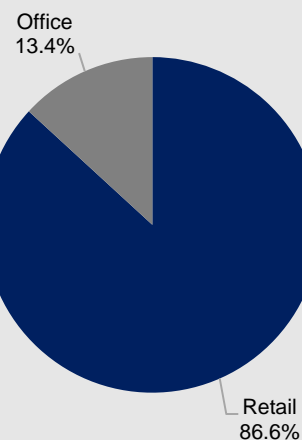
### Quality assets in prime locations

Starhill Global REIT's portfolio comprises mainly retail assets which include 12 mid-to high-end properties in five countries. Singapore and Malaysia make up approximately 86% of the total assets. These assets with strong fundamentals are strategically located in good to prime locations.

### 2Q 2014 Gross revenue by country

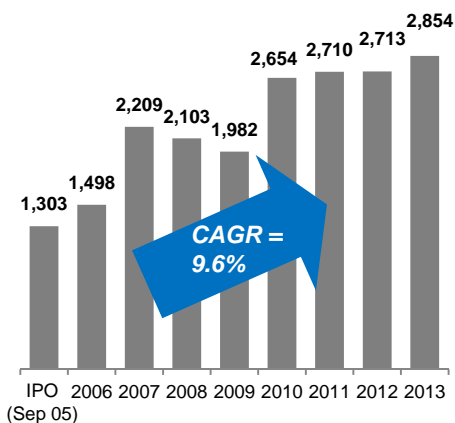


### 2Q 2014 Gross revenue by retail/office

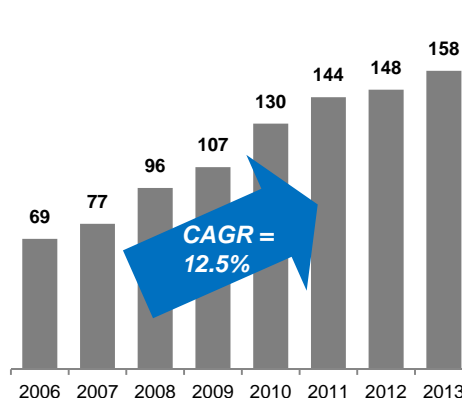


## Performance track record since 2005

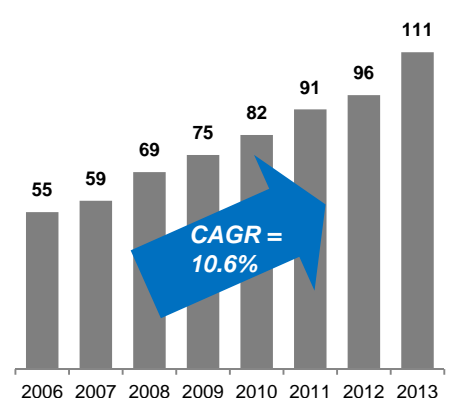
### Asset Value (S\$m)



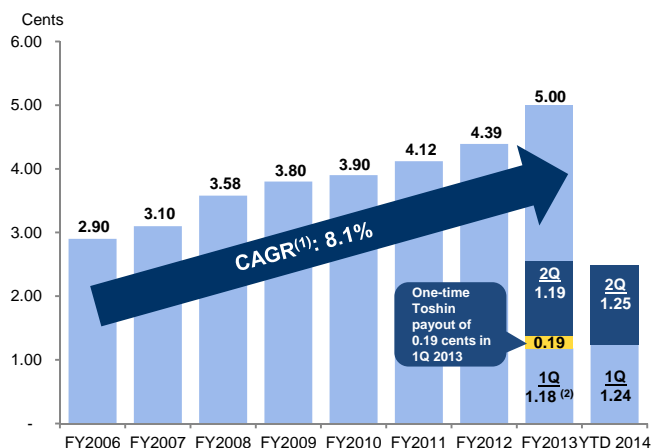
### Net property income (S\$m)



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



## 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. Excluding one-time DPU payout of 0.19 cents per unit for receipt of accumulated rental arrears net of expenses from Toshin master lease between June 2011 to December 2012 in 1Q 2013.

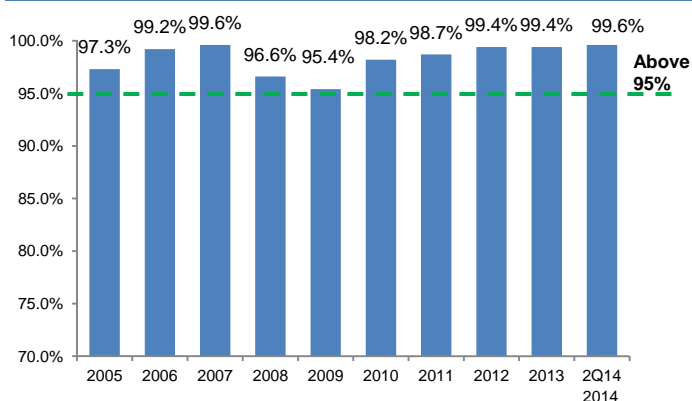
## Key financial ratios

	2Q 2014
Gearing	29.4%
Average interest rate p.a.	3.22% <sup>1</sup>
Unencumbered assets ratio	79%
Fixed/hedged debt ratio	100% <sup>2</sup>
Weighted average debt maturity	3.2 yrs
Corporate rating (S&P)	BBB+
YTL Group Holdings	36.3%
Free Float	55%
NAV per unit	S\$0.93

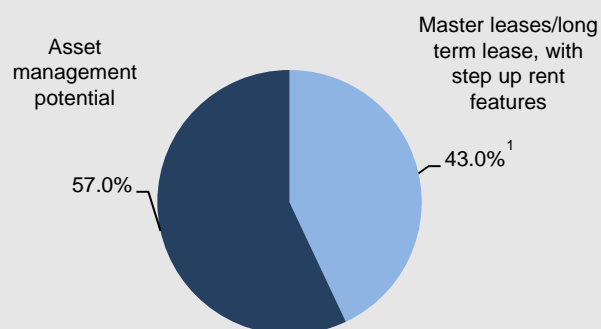
Notes:

1. As at 30 June 2014. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate derivatives such as interest rate swaps and caps.

## Resilient portfolio occupancy



## Balanced lease portfolio (for the month of Jun 2014)



Note:

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

## Strong sponsor



**YTL CORPORATION**  
Dual-listed (Malaysia and Tokyo)  
Market Cap: US\$5.7bn

- **YTL Group combined market cap of ~US\$12bn**
- **Principle 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 36.3% 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

The value of units in Starhill Global REIT (“Units”) and the income derived from them may fall or rise. The 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. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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This document may contain forward-looking statements that involve 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.