



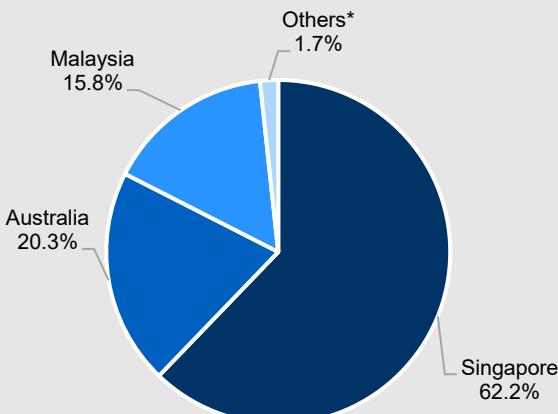
## Prime retail exposure in key Asia Pacific cities (valued at S\$2.8 billion)



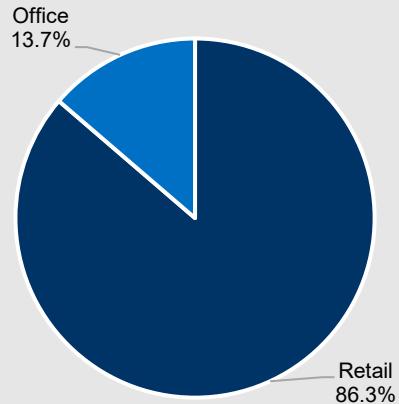
Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,377 million (as at 31 December 2025).

**Quality assets in prime locations**  
Starhill Global REIT's portfolio comprises mainly retail assets, which include 9 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 69.6%, 15.9% and 12.5% of total asset value respectively as at 31 December 2025. These assets with strong fundamentals are strategically located in good to prime locations.

### 1H FY25/26 Gross Revenue by Country



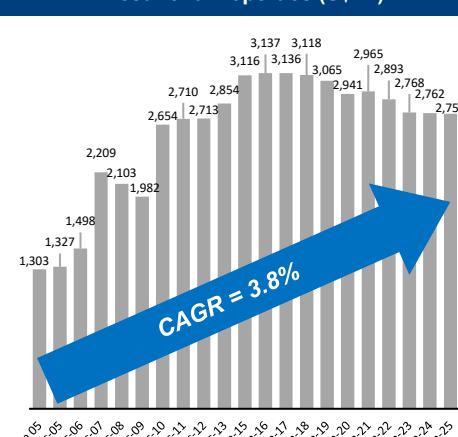
### 1H FY25/26 Gross Revenue by Retail/Office



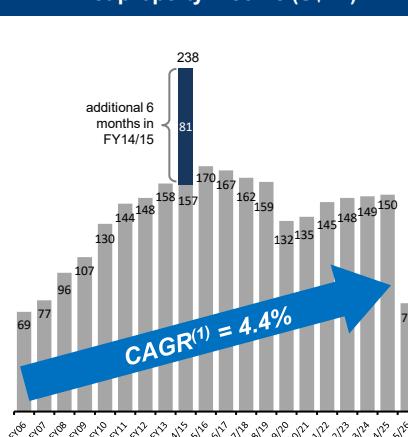
\*Others comprise one property each in Tokyo, Japan and Chengdu, China.

### Performance track record since 2005

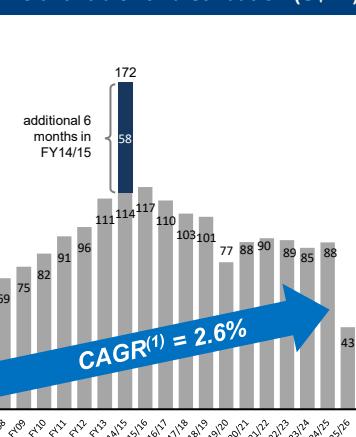
#### Investment Properties (S\$'m)



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



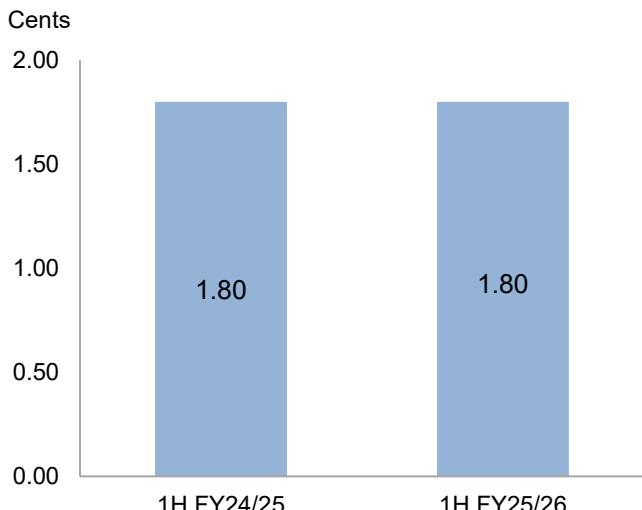
#### Income available for distribution (S\$'m)



Note:

1. From FY06 to FY24/25. The numbers for FY14/15 (18 months ended 30 June 2015) have been annualised for the purpose of computing CAGR.

## DPU Performance



## Key financial ratios

	31 Dec 2025
Gearing	35.4%
Average interest rate p.a. <sup>(1)</sup>	3.55%
Unencumbered assets ratio	84%
Fixed/hedged debt ratio <sup>(2)</sup>	80%
Weighted average debt maturity	3.8 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.9%
Free Float	~62.1%

### Notes:

1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.  
2. Includes interest rate swaps.

## SGREIT committed portfolio occupancy

As at	30 Jun 22	30 Jun 23	30 Jun 24	30 Jun 25	31 Dec 25
SG Retail	98.6%	100.0%	99.4%	100.0%	99.5%
SG Office	96.9%	100.0%	98.8%	100.0%	99.8%
Singapore	97.9%	100.0%	99.2%	100.0%	99.6%
Australia	93.0%	94.5%	94.8%	86.9%	91.8%
Malaysia	100.0%	100.0%	100.0%	100.0%	100.0%
Japan	100.0%	100.0%	100.0%	100.0%	100.0%
China	100.0%	100.0%	100.0%	100.0%	-
<b>SGREIT portfolio</b>	<b>96.6%</b>	<b>97.7%</b>	<b>97.7%</b>	<b>94.6%</b>	<b>91.9%</b>

## Strong sponsor



### ➤ Principal business activities include:

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

### ➤ 2 listed REITs



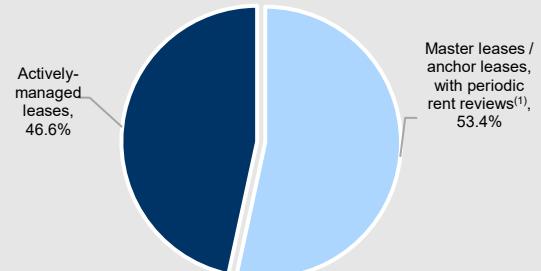
Listed on the mainboard of Singapore Stock Exchange. Focused on prime retail and office properties. YTL Group holds approximately 37.9% unitholdings.

### 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.

## Balance of master / anchor leases and actively-managed leases

(as at 31 Dec 2025)



### Note:

1. Consists mainly of Toshin Development Singapore, YTL Group, Myer and David Jones. Excludes tenants' option to renew or pre-terminate.

## International tenants



## Contact us:

Investor Relations and Corporate Communications

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## Important Notice

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