



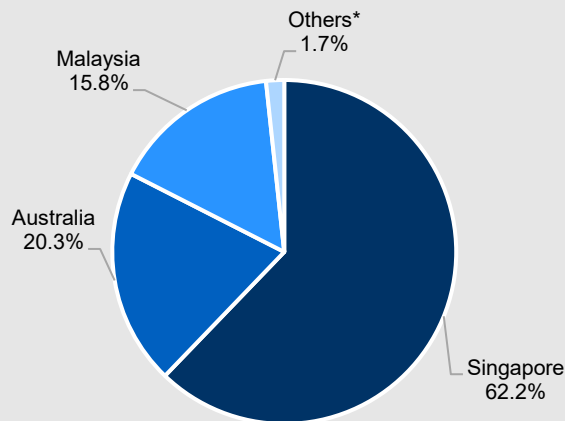
Prime retail exposure in key Asia Pacific cities (valued at S\$2.8 billion)



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).

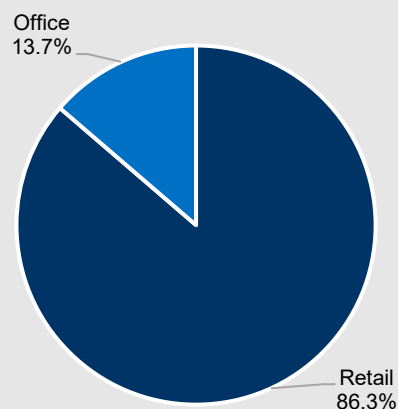
Quality assets in prime locations
Starhill Global REIT's portfolio comprises mainly retail assets, which include 9 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 69.6%, 15.9% and 12.5% of total asset value respectively 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



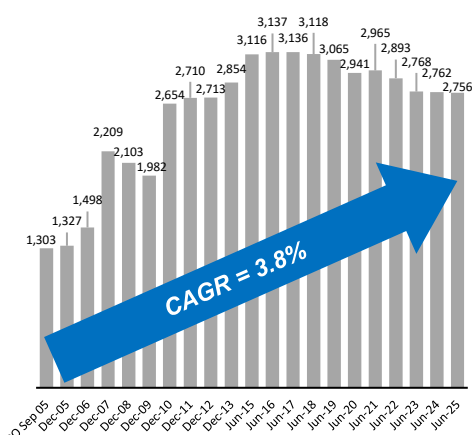
*Others comprise one property each in Tokyo, Japan and Chengdu, China.

1H FY25/26 Gross Revenue by Retail/Office

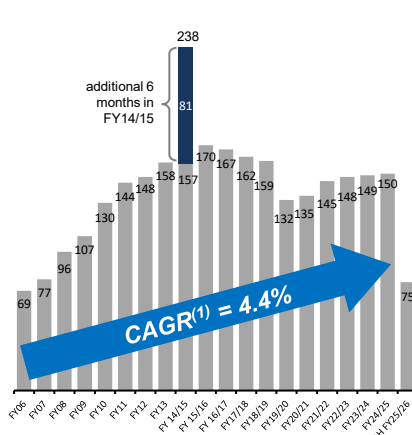


Performance track record since 2005

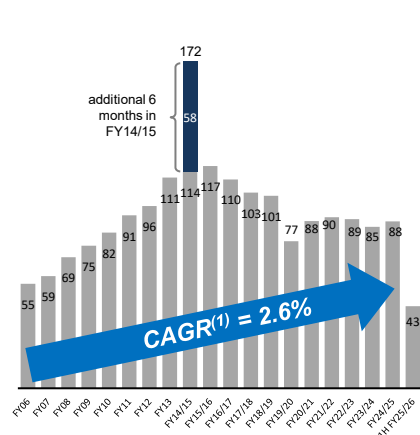
Investment Properties (S\$'m)



Net property income (S\$'m)



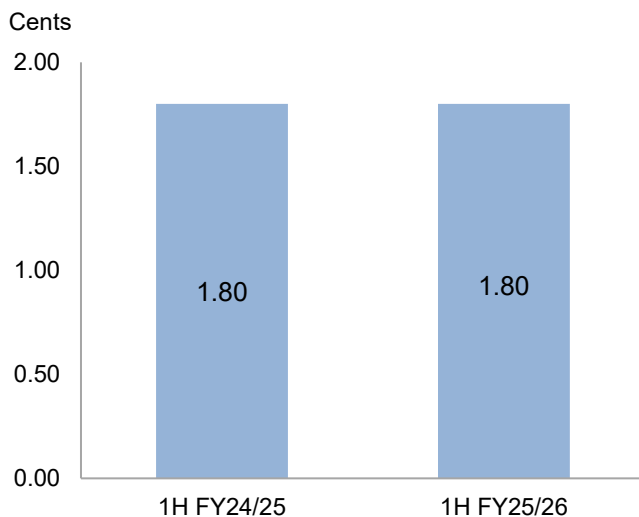
Income available for distribution (S\$'m)



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. ⁽¹⁾	3.55%
Unencumbered assets ratio	84%
Fixed/hedged debt ratio ⁽²⁾	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:

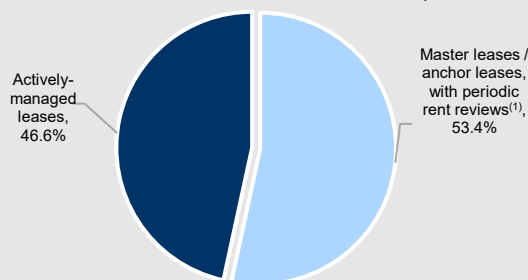
1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate swaps.

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%	-
SGREIT portfolio	96.6%	97.7%	97.7%	94.6%	91.9%

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.

Strong sponsor



YTL CORPORATION
Dual-listed (Malaysia and Tokyo)

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.

International tenants



Contact us:

Investor Relations and Corporate Communications

Email: info@ytlstarhill.com

Important Notice

The value of units in Starhill Global REIT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT), or any of their affiliates. An investment in Units is subject to investment risks, including possible delays in repayment, loss of income or principal invested. The Manager and its affiliates do not guarantee the performance of Starhill Global REIT or the repayment of capital from Starhill Global REIT or any particular rate of return. Unitholders have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST.

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. This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Starhill Global REIT is not indicative of the future performance of Starhill Global REIT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

This document may contain forward-looking statements that involve assumptions, 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, outbreak of contagious diseases or pandemic, interest rate and foreign exchange trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.