



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

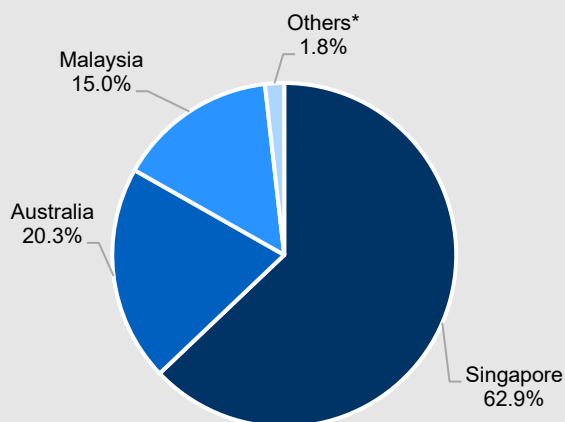


Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,172 million (as at 30 June 2025).

Quality assets in prime locations

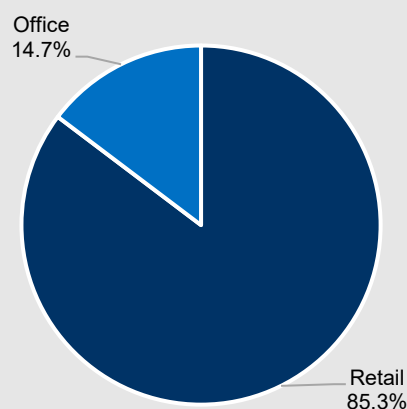
Starhill Global REIT's portfolio comprises mainly retail assets, which include 9 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 70.6%, 15.3% and 12.0% of total asset value respectively as at 30 June 2025. These assets with strong fundamentals are strategically located in good to prime locations.

2H FY24/25 Gross Revenue by Country



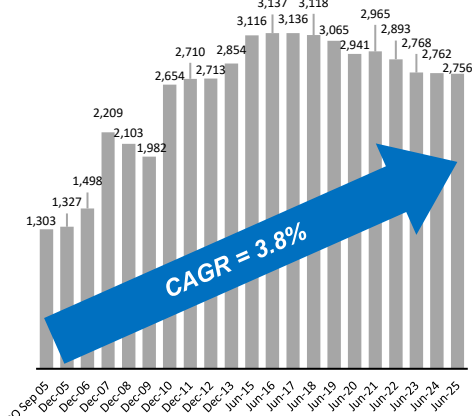
*Others comprise one property each in central Tokyo, Japan and Chengdu, China.

2H FY24/25 Gross Revenue by Retail/Office

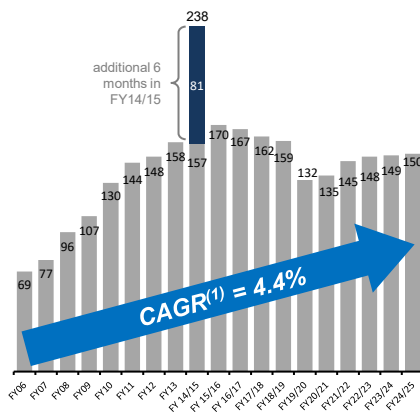


Performance track record since 2005

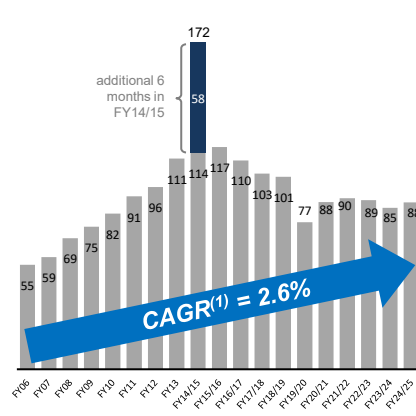
Investment Properties (S\$m)



Net property income (S\$m)



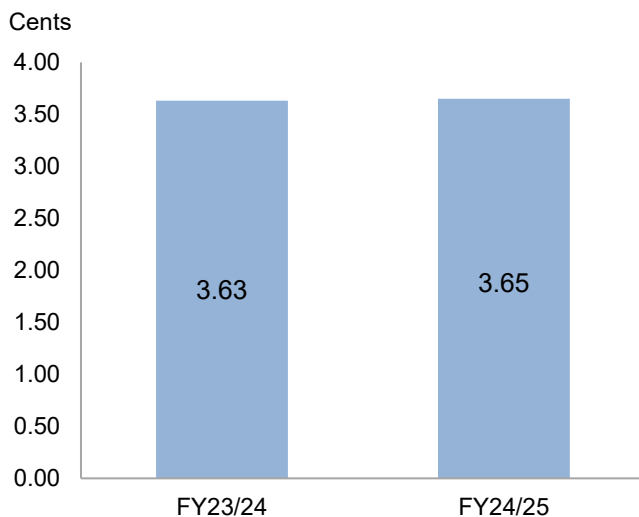
Income available for distribution (S\$m)



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

	30 Jun 2025
Gearing	36.0%
Average interest rate p.a. ⁽¹⁾	3.67%
Unencumbered assets ratio	85%
Fixed/hedged debt ratio ⁽²⁾	76%
Weighted average debt maturity	3.1 years
Corporate rating (Fitch)	BBB with stable outlook ⁽³⁾
YTL Group Holdings	~38.1%
Free Float	~61.9%

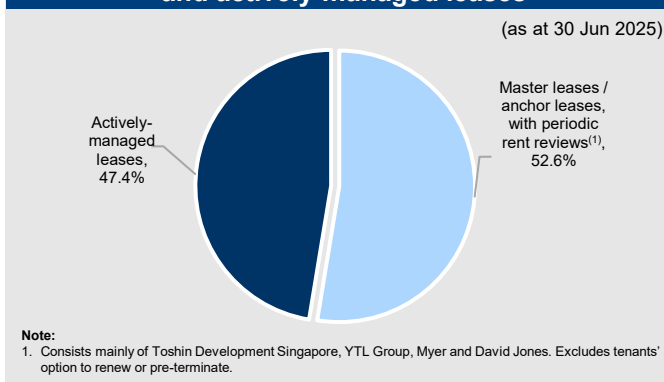
Notes:

1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate swaps.
3. Affirmed in Feb 2025.

SGREIT committed portfolio occupancy

As at	30 Jun 21	30 Jun 22	30 Jun 23	30 Jun 24	30 Jun 25
SG Retail	99.3%	98.6%	100.0%	99.4%	100.0%
SG Office	91.5%	96.9%	100.0%	98.8%	100.0%
Singapore	96.3%	97.9%	100.0%	99.2%	100.0%
Australia	94.4%	93.0%	94.5%	94.8%	86.9%
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%	100.0%
SGREIT portfolio	96.7%	96.6%	97.7%	97.7%	94.6%

Balance of master / anchor leases and actively-managed leases



Strong sponsor



YTL CORPORATION
Dual-listed (Malaysia and Tokyo)
Combined market cap with its listed entities in Malaysia as at 30 June 2025: US\$15.8 bn

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 38.1% 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.

International tenants



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