



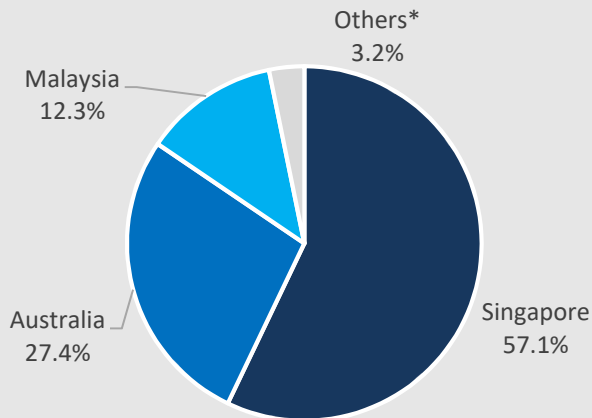
Prime retail exposure in key Asia Pacific cities (valued at S\$2.9 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,117 million (as at 30 June 2020).

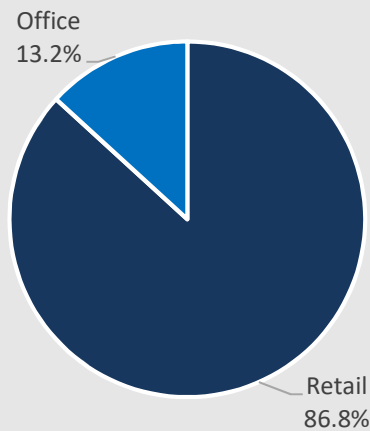
Quality assets in prime locations
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Australia and Malaysia, which make up 70.1%, 13.4% and 13.4% of total asset value respectively as at 30 June 2020. These assets with strong fundamentals are strategically located in good to prime locations.

4Q FY19/20 Gross Revenue by Country



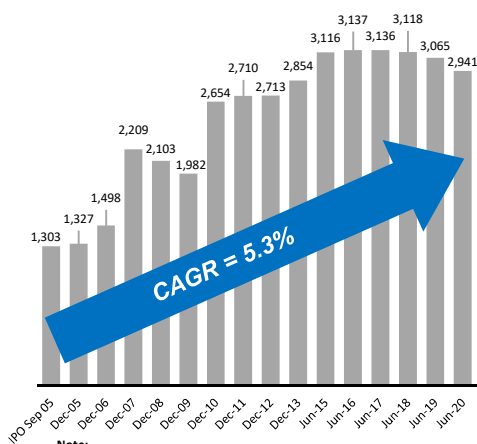
*Others comprise of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 30 June 2020.

4Q FY19/20 Gross Revenue by Retail/Office

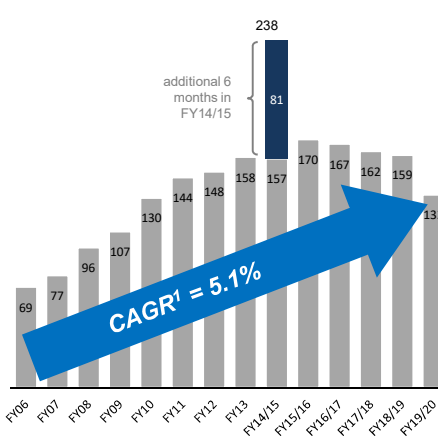


Performance track record since 2005

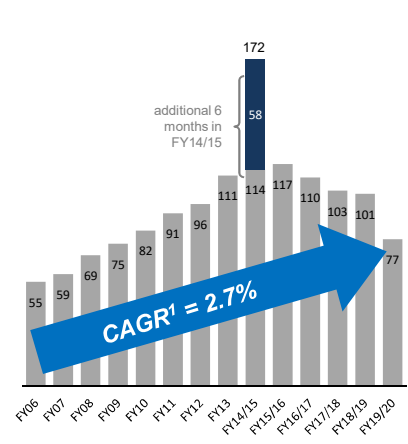
Investment Properties (S\$m)



Net property income (S\$m)



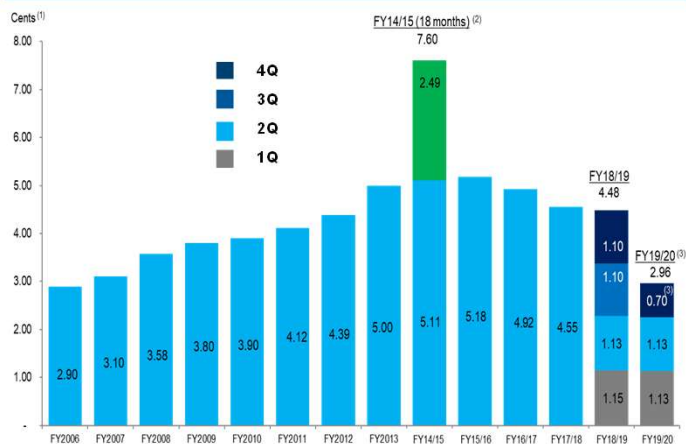
Income available for distribution (S\$m)



Note:

1. From FY 2006 to FY 2019/20. The numbers for FY 2014/15 (18 months ended 30 June 2015) have been annualised for the purpose of computing CAGR.

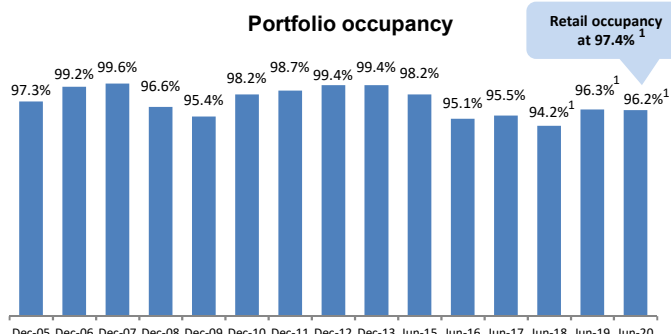
DPU Performance



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. Following the change of Starhill Global REIT's financial year end from 31 December to 30 June, FY 2014/15 refers to the 18-month period from 1 January 2014 to 30 June 2015.
3. Following SGREIT's change of its distribution frequency to semi-annual distributions, there is no proposed distribution declared for 3Q FY19/20. The reported number of 0.70 cents per unit is for 2H FY19/20, which excludes \$7.7 million of distributable income being deferred.

Resilient retail portfolio occupancy



Note:

1. Based on commenced leases as at reporting date. For prior years, the reported occupancy rates were based on committed leases, which include leases that have been contracted but have not commenced as at the reporting date.

Strong sponsor



YTL CORPORATION
Dual-listed (Malaysia and Tokyo)
Combined market cap with its listed entities in Malaysia as at 30 June 2020: US\$4.9bn

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 37.4% 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 Corporation holds about 55% of unitholdings.

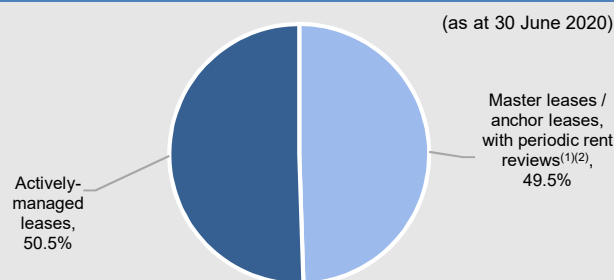
Key financial ratios

	4Q FY19/20
Gearing	39.7%
Average interest rate p.a.	3.23% ⁽¹⁾
Unencumbered assets ratio	75%
Fixed/hedged debt ratio	91% ⁽²⁾
Weighted average debt maturity	2.7 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.4%
Free Float	~55%
NAV per unit	S\$0.81

Notes:

1. As at 30 June 2020. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate derivatives such as interest rate swaps and caps.

Balance of master / anchor leases and actively-managed leases



Notes:

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

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 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.

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 necessarily indicative of the future performance of Starhill Global REIT.

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 and foreign exchange 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.