

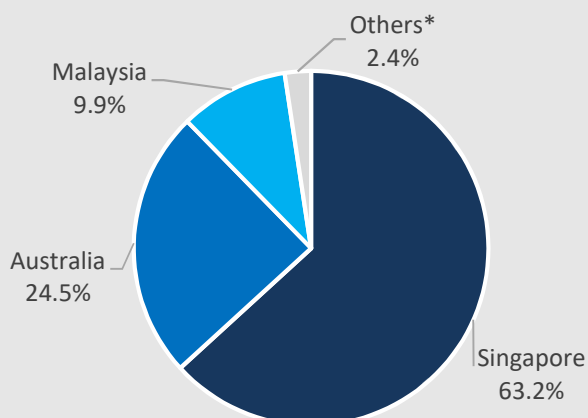
## Prime retail exposure in key Asia Pacific cities (valued at S\$2.9 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,238 million (as at 31 March 2021).

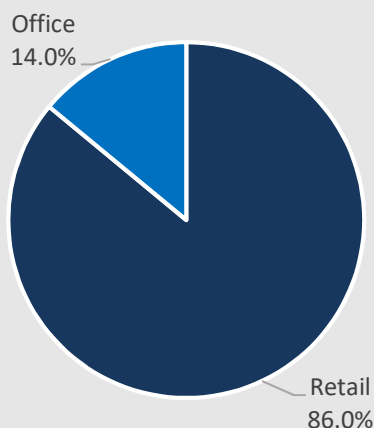
**Quality assets in prime locations**  
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Australia and Malaysia, which make up 69.0%, 14.2% and 13.9% of total asset value respectively as at 31 March 2021. These assets with strong fundamentals are strategically located in good to prime locations.

### 3Q FY20/21 Gross Revenue by Country



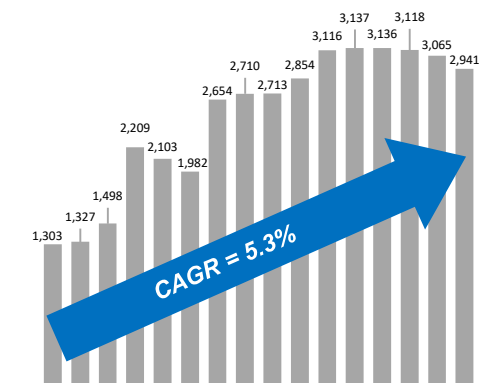
\*Others comprise of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 31 March 2021.

### 3Q FY20/21 Gross Revenue by Retail/Office



## Performance track record since 2005

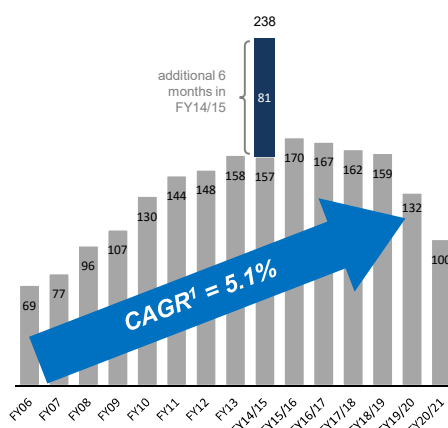
### Investment Properties (\$m)



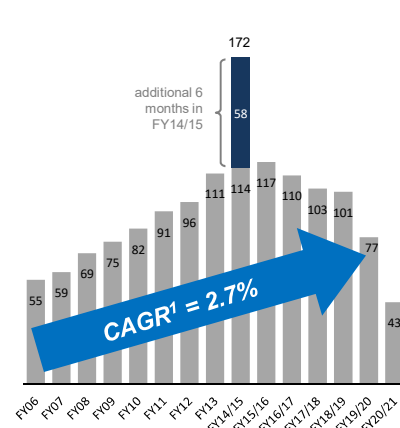
Note:

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.

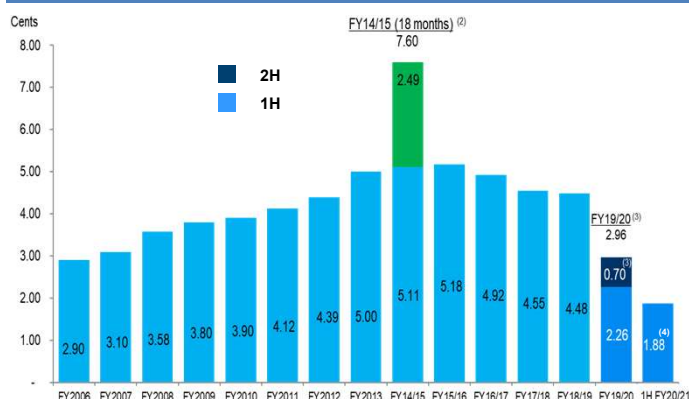
### Net property income (\$m)



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



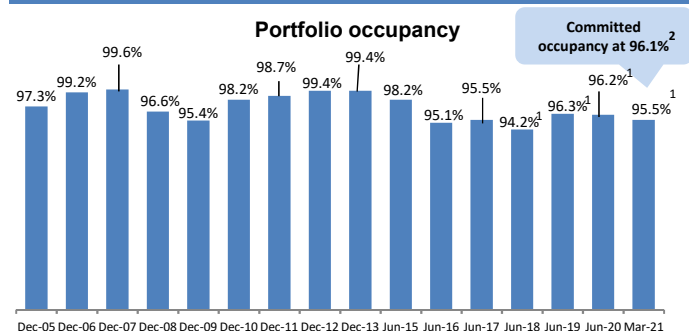
## DPU Performance



### Notes:

- DPU from 1Q 2006 to 2Q 2009 have been restated to include the 963,724,106 rights units issued in August 2009.
- Following the change of SGREIT's financial year end from 31 December to 30 June, FY14/15 refers to the 18-month period from 1 January 2014 to 30 June 2015.
- The reported number of 0.70 cents per unit for 2H FY19/20 excludes \$7.7 million of distributable income or 0.35 cents per unit being deferred, as allowed under COVID-19 relief measures announced by IRAS.
- Includes release of 0.14 cents per unit of FY19/20 deferred distributable income as allowed under COVID-19 relief measures.

## Resilient portfolio occupancy



### Notes:

- 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.
- Based on committed leases as at reporting date.

## Strong sponsor



### YTL CORPORATION

Dual-listed (Malaysia and Tokyo)  
Combined market cap with its listed entities in Malaysia as at 31 March 2021: US\$4.1bn

#### 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 37.6% 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.

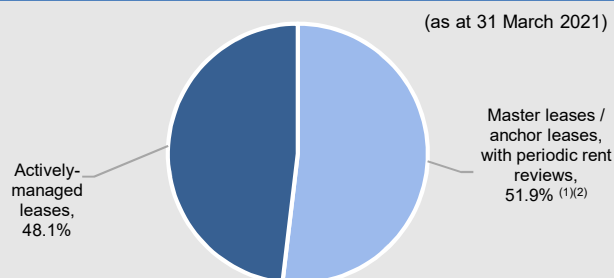
## Key financial ratios

	3Q FY20/21
Gearing	35.9%
Interest cover <sup>(1)</sup>	2.5x
Average interest rate p.a. <sup>(2)</sup>	3.21%
Unencumbered assets ratio	73%
Fixed/hedged debt ratio <sup>(3)</sup>	89%
Weighted average debt maturity	3.1 years
Corporate rating (Affirmed by Fitch Ratings in March 2021)	BBB/Stable
YTL Group Holdings	~37.6%
Free Float	~55%

### Notes:

- Interest cover ratio computed based on trailing 12 months interest expenses as at 31 March 2021.
- Includes interest rate derivatives and benchmark rates but excludes upfront costs.
- Includes interest rate swaps.

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



### Notes:

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

## International tenants



### Contact us:

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