



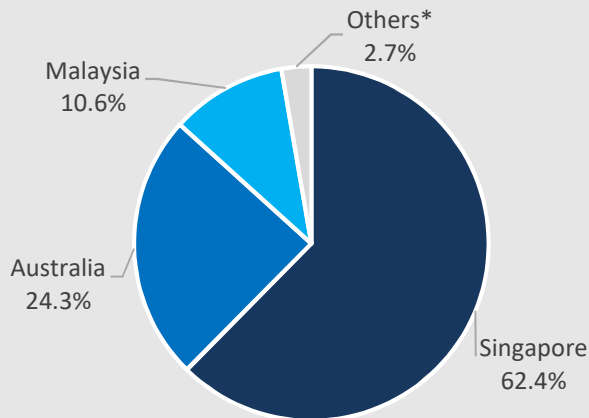
Prime retail exposure in key Asia Pacific cities (valued at S\$2.9 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$965.8 million (as at 30 September 2020).

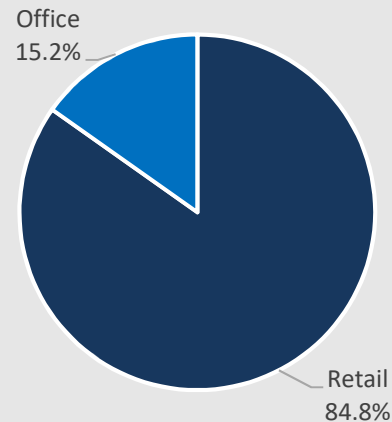
Quality assets in prime locations
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Australia and Malaysia, which make up 69.6%, 13.6% and 13.7% of total asset value respectively as at 30 September 2020. These assets with strong fundamentals are strategically located in good to prime locations.

1Q FY20/21 Gross Revenue by Country



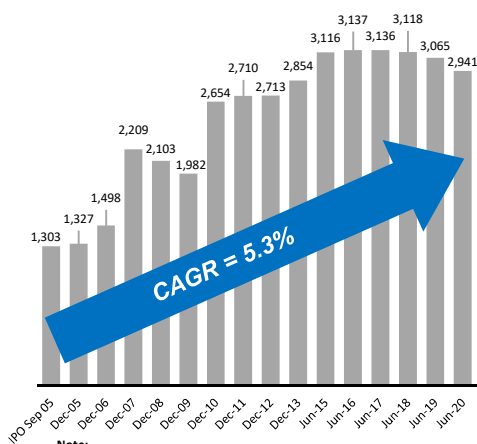
*Others comprise of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 30 September 2020.

1Q FY20/21 Gross Revenue by Retail/Office

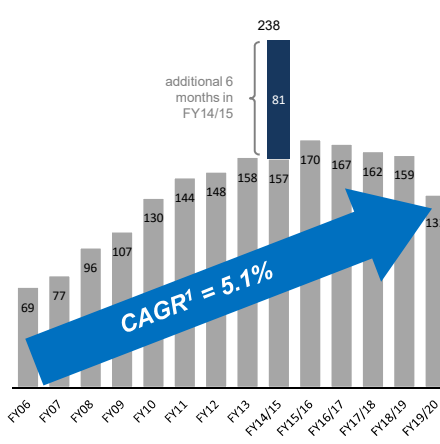


Performance track record since 2005

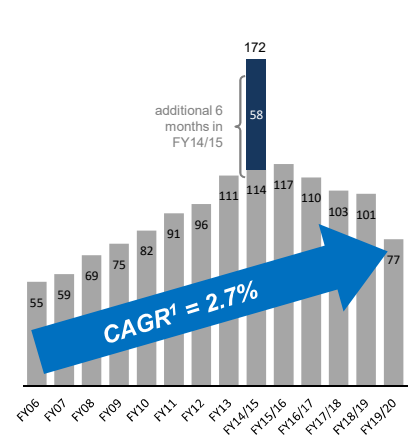
Investment Properties (S\$m)



Net property income (S\$m)



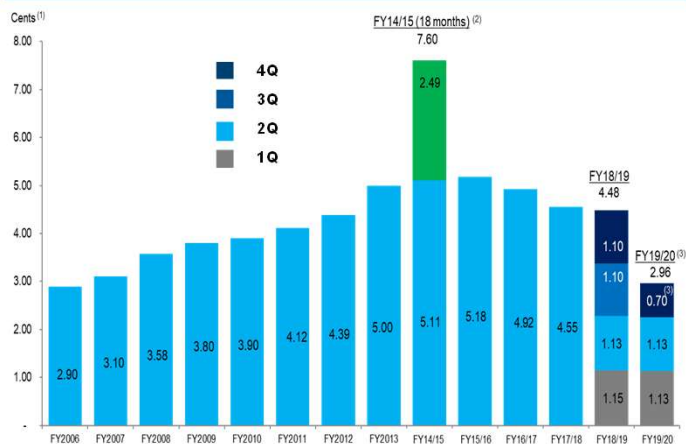
Income available for distribution (S\$m)



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.

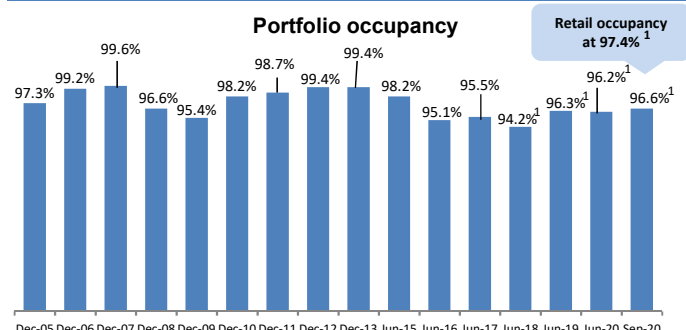
DPU Performance



Notes:

- 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 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.
- Following SGREIT's change of its distribution frequency to semi-annual distributions, there are no proposed distribution declared for 3Q FY19/20 and 1Q FY20/21. 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



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.

Strong sponsor

YTL CORPORATION
Dual-listed (Malaysia and Tokyo)
Combined market cap with its listed entities in Malaysia as at 30 September 2020: US\$3.6bn

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 37.5% 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 ⁽¹⁾

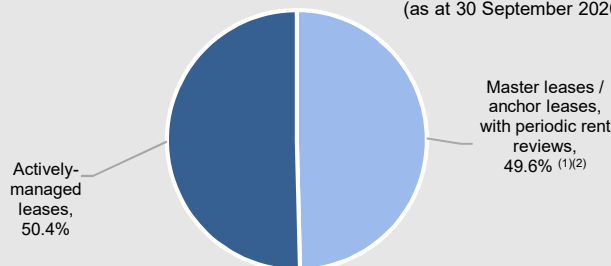
	1Q FY20/21
Gearing	39.1%
Average interest rate p.a.	3.25% ⁽²⁾
Unencumbered assets ratio	74%
Fixed/hedged debt ratio	89% ⁽³⁾
Weighted average debt maturity	2.5 years
Corporate rating (Fitch Ratings)	"BBB" with stable outlook
YTL Group Holdings	~37.5%
Free Float	~55%
NAV per unit	S\$0.81

Notes:

- In compliance with its financial covenants as at 30 September 2020.
- As at 30 September 2020. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
- Includes interest rate derivatives such as interest rate swaps.

Balance of master / anchor leases and actively-managed leases

(as at 30 September 2020)



Notes:

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

International tenants



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