



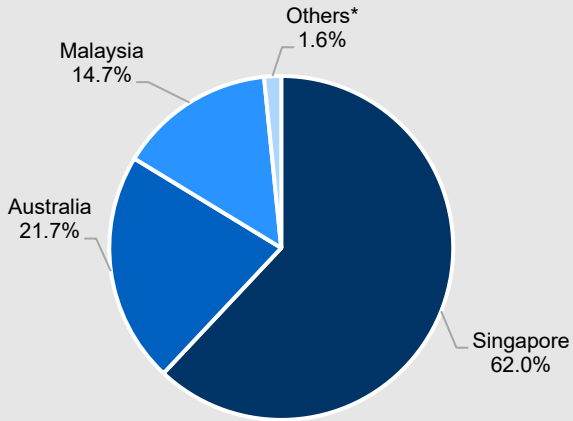
## Prime retail exposure in key Asia Pacific cities (valued at ~\$2.8 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,094 million (as at 30 September 2023).

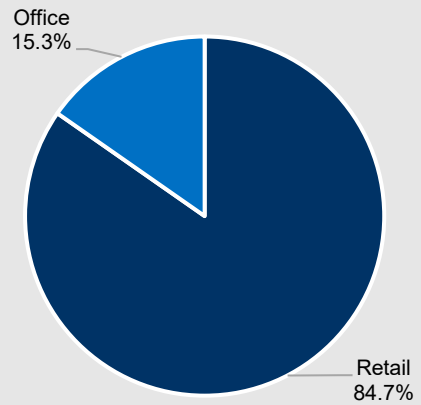
**Quality assets in prime locations**  
Starhill Global REIT's portfolio comprises mainly retail assets, which include nine mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 70.9%, 14.2% and 12.8% of total asset value respectively as at 30 September 2023. These assets with strong fundamentals are strategically located in good to prime locations.

### 1Q FY23/24 Gross Revenue by Country



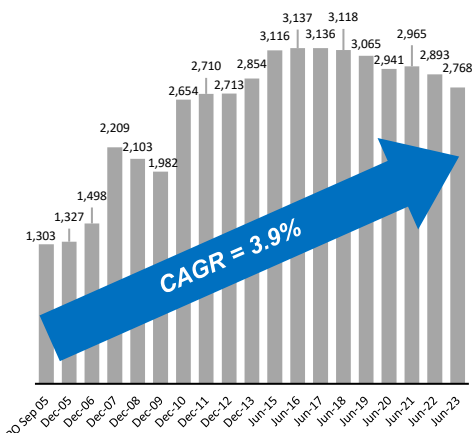
\*Others comprise one property each in central Tokyo, Japan and Chengdu, China, respectively.

### 1Q FY23/24 Gross Revenue by Retail/Office

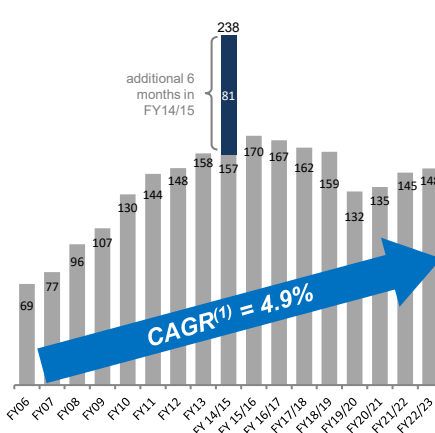


## Performance track record since 2005

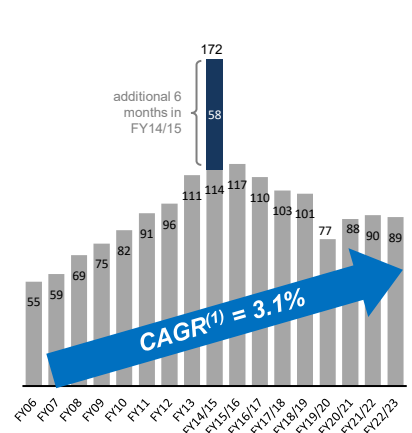
### Investment Properties (S\$'m)



### Net property income (S\$'m)



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



Note:

1. From FY06 to FY22/23. 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 Sep 2023
Gearing	37.4%
Average interest rate p.a.	3.81% <sup>(1)</sup>
Unencumbered assets ratio	86%
Fixed/hedged debt ratio	77% <sup>(2)</sup>
Weighted average debt maturity	3.1 years
Corporate rating (Fitch)	BBB <sup>(3)</sup>
YTL Group Holdings	~37.8%
Free Float	~62%

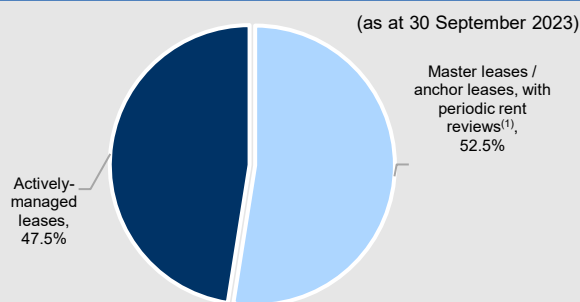
### Notes:

1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate swaps.
3. Placed on rating watch negative following the Myer arbitration announcement in March 2023.

## Resilient committed portfolio occupancy

As at	30 Jun 19	30 Jun 20	30 Jun 21	30 Jun 22	30 Jun 23	30 Sep 23
SG Retail	99.4%	99.5%	99.3%	98.6%	100.0%	100.0%
SG Office	93.9%	90.4%	91.5%	96.9%	100.0%	99.1%
Singapore	97.3%	96.0%	96.3%	97.9%	100.0%	99.7%
Australia	94.2%	94.3%	94.4%	93.0%	94.5%	96.4%
Malaysia	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Japan	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
China	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SGREIT portfolio	96.9%	96.6%	96.7%	96.6%	97.7%	98.4%

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



### 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)  
Combined market cap with its listed entities in Malaysia as at 30 September 2023: US\$8.5 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 37.8% 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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## Important Notice

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