



## Prime retail exposure in key Asia Pacific cities (valued at S\$3.0 billion)

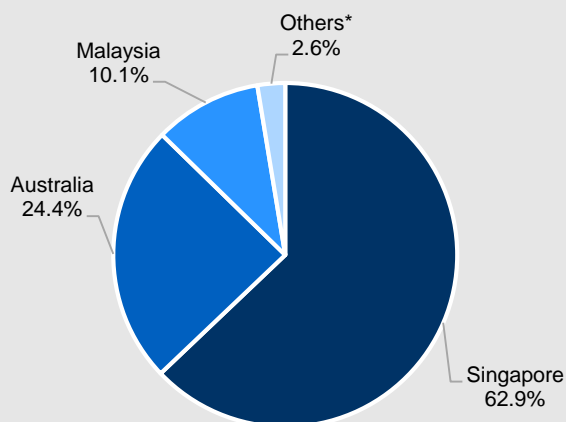


Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,240 million (as at 30 June 2021).

### Quality assets in prime locations

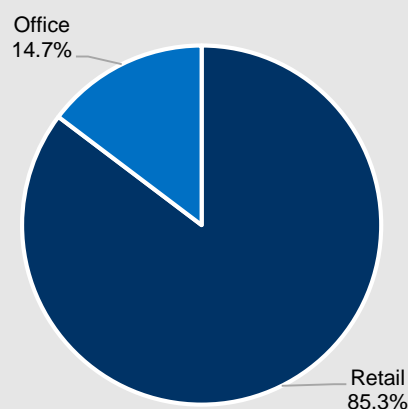
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Australia and Malaysia, which make up 67.8%, 14.8% and 14.4% of total asset value respectively as at 30 June 2021. These assets with strong fundamentals are strategically located in good to prime locations.

### FY20/21 Gross Revenue by Country



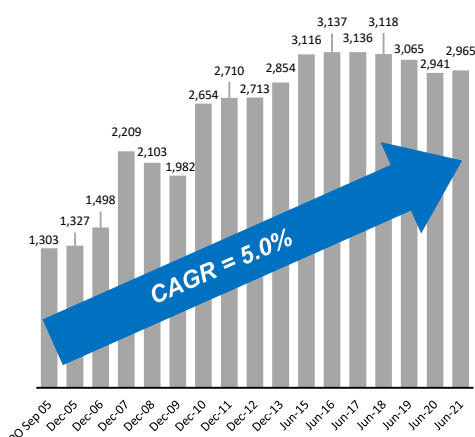
\*Others comprises of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 30 June 2021.

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

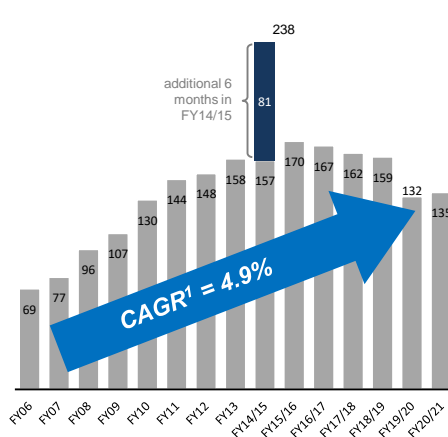


## Performance track record since 2005

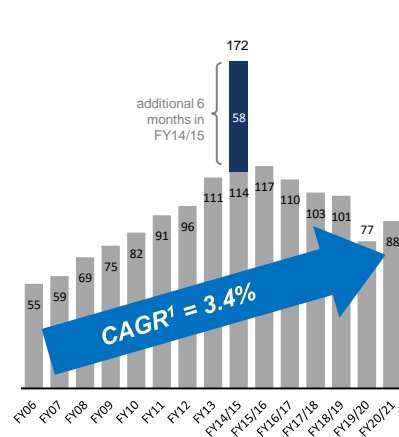
### Investment Properties (S\$m)



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



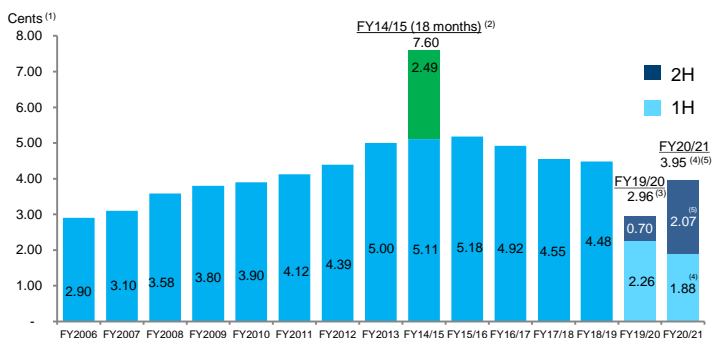
### Income available for distribution (S\$m)



Notes:

1. From FY06 to FY20/21. The numbers for FY14/15 (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 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 excludes the deferral of \$7.7 million distributable income or 0.35 cents per unit, as allowed under COVID-19 relief measures.
- Includes release of 0.14 cents per unit of FY19/20 deferred distributable income for 1H FY20/21.
- Includes release of 0.21 cents per unit of FY19/20 deferred distributable income for 2H FY20/21.

## Key financial ratios

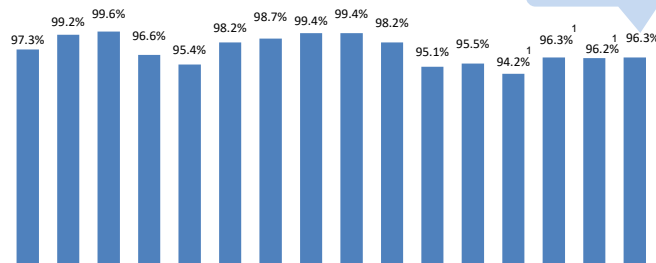
	2H FY20/21
Gearing	36.1%
Average interest rate p.a.	3.28% <sup>(1)</sup>
Unencumbered assets ratio	81%
Fixed/hedged debt ratio	91% <sup>(2)</sup>
Weighted average debt maturity	3.3 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.7%
Free Float	~55%
NAV per unit	S\$0.81

### Notes:

- Includes interest rate derivatives and benchmark rates but excludes upfront costs.
- Includes interest rate swaps.

## Resilient retail portfolio occupancy

### Portfolio occupancy

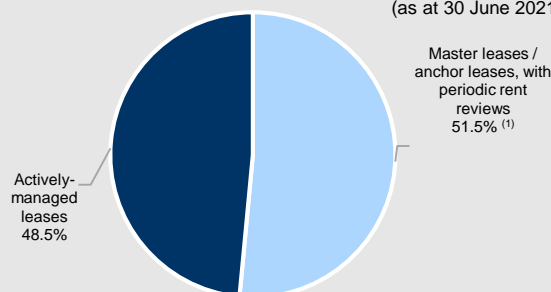


Notes:

- 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.

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

(as at 30 June 2021)



### Note:

- 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 June 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 37.7% 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.

## International tenants



## Contact us:

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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.

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