



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

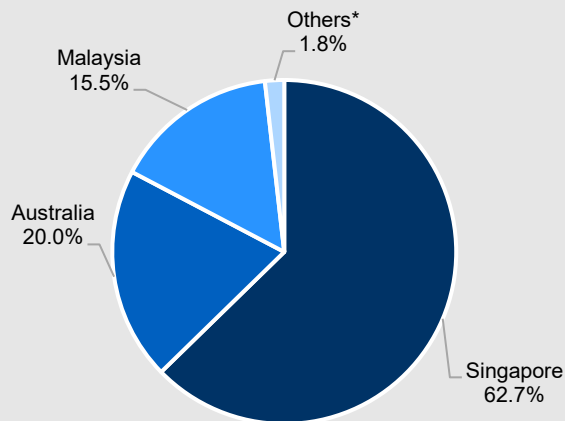


Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,307 million (as at 30 September 2025).

### Quality assets in prime locations

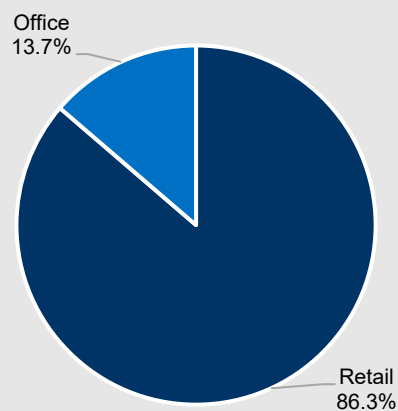
Starhill Global REIT's portfolio comprises mainly retail assets, which include 9 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 70.2%, 15.4% and 12.3% of total asset value respectively as at 30 September 2025. These assets with strong fundamentals are strategically located in good to prime locations.

### 1Q FY25/26 Gross Revenue by Country



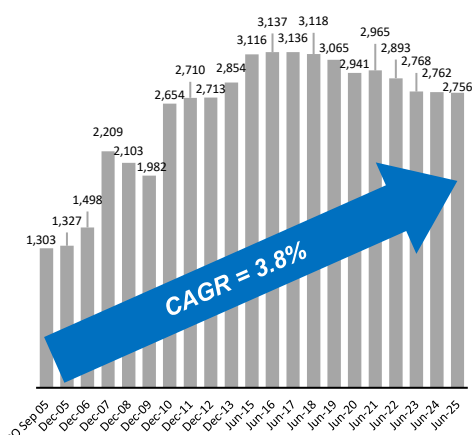
\*Others comprise one property each in Tokyo, Japan and Chengdu, China.

### 1Q FY25/26 Gross Revenue by Retail/Office

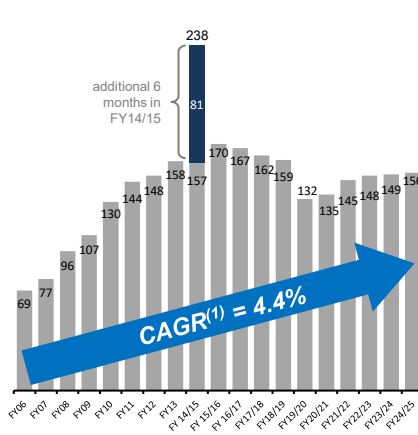


## Performance track record since 2005

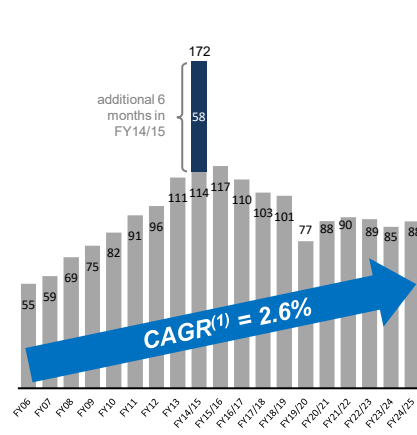
### Investment Properties (S\$'m)



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



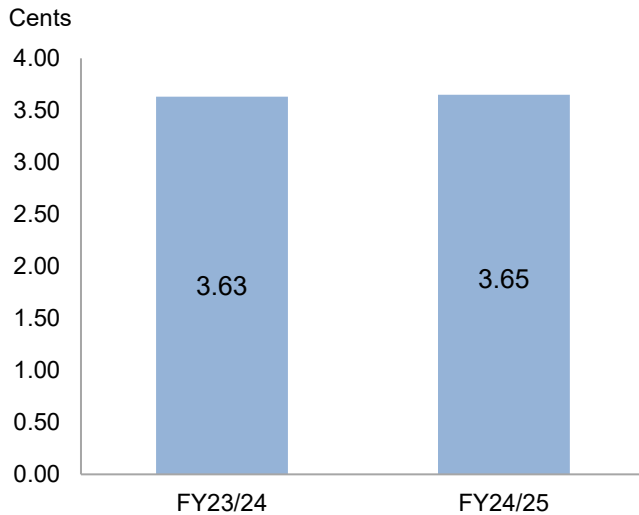
### Income available for distribution (S\$'m)



Note:

1. From FY06 to FY24/25. 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 2025
Gearing	36.7%
Average interest rate p.a. <sup>(1)</sup>	3.49%
Unencumbered assets ratio	85%
Fixed/hedged debt ratio <sup>(2)</sup>	77%
Weighted average debt maturity	3.9 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.9%
Free Float	~62.1%

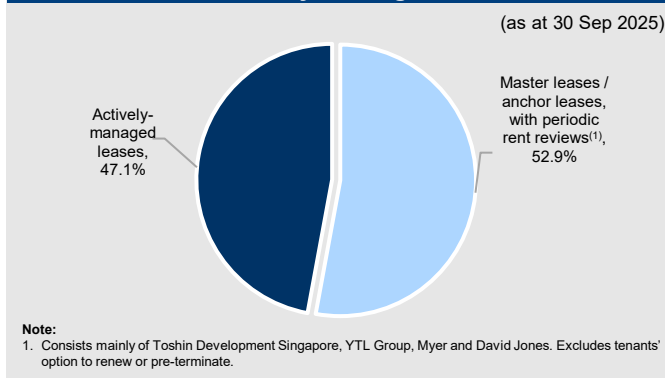
### Notes:

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

## SGREIT committed portfolio occupancy

As at	30 Jun 22	30 Jun 23	30 Jun 24	30 Jun 25	30 Sep 25
SG Retail	98.6%	100.0%	99.4%	100.0%	100.0%
SG Office	96.9%	100.0%	98.8%	100.0%	99.8%
<b>Singapore</b>	<b>97.9%</b>	<b>100.0%</b>	<b>99.2%</b>	<b>100.0%</b>	<b>99.9%</b>
<b>Australia</b>	<b>93.0%</b>	<b>94.5%</b>	<b>94.8%</b>	<b>86.9%</b>	<b>87.6%</b>
<b>Malaysia</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Japan</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>China</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>SGREIT portfolio</b>	<b>96.6%</b>	<b>97.7%</b>	<b>97.7%</b>	<b>94.6%</b>	<b>94.8%</b>

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



## Strong sponsor



**YTL CORPORATION**  
Dual-listed (Malaysia and Tokyo)  
Combined market cap with its listed entities in Malaysia as at 30 September 2025: US\$18.2 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 37.9% 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



## Contact us:

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