



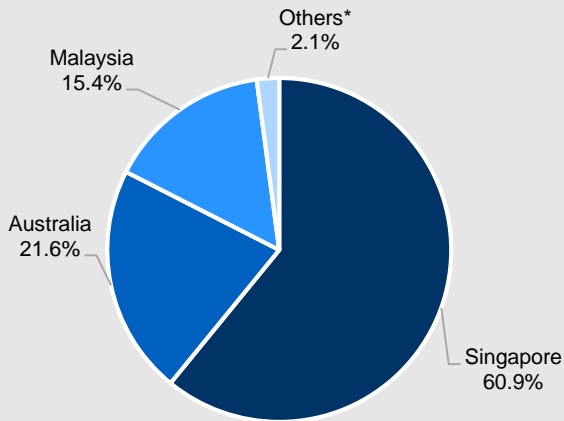
Prime retail exposure in key Asia Pacific cities (valued at S\$2.9 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,214 million (as at 31 December 2022).

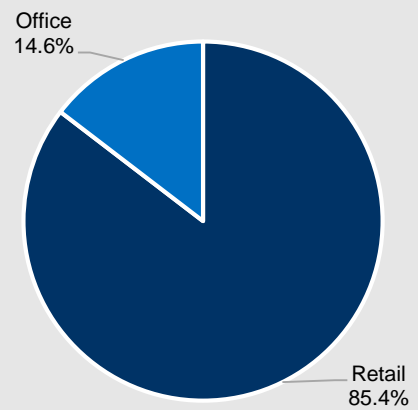
Quality assets in prime locations
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 69.0%, 14.2% and 14.1% of total asset value respectively as at 31 December 2022. These assets with strong fundamentals are strategically located in good to prime locations.

1H FY22/23 Gross Revenue by Country



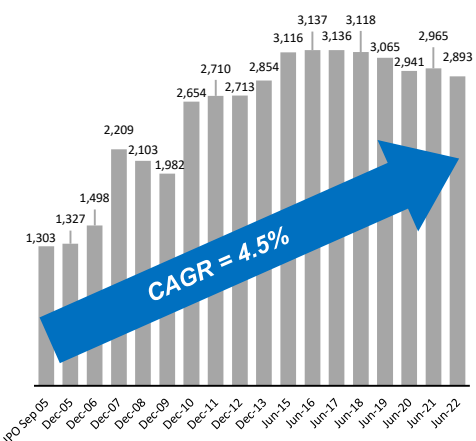
*Others comprises two properties located in central Tokyo, Japan, and one property in Chengdu, China, as at 31 December 2022.

1H FY22/23 Gross Revenue by Retail/Office

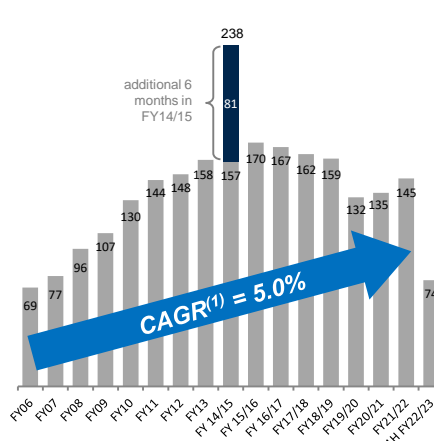


Performance track record since 2005

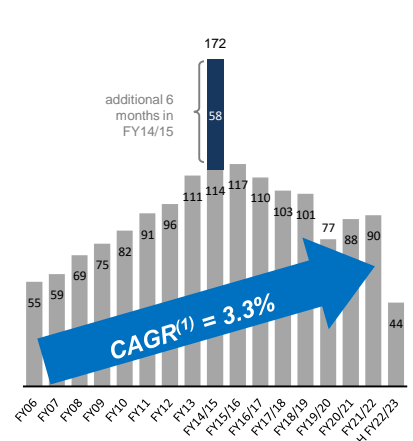
Investment Properties (S\$m)



Net property income (S\$m)



Income available for distribution (S\$m)

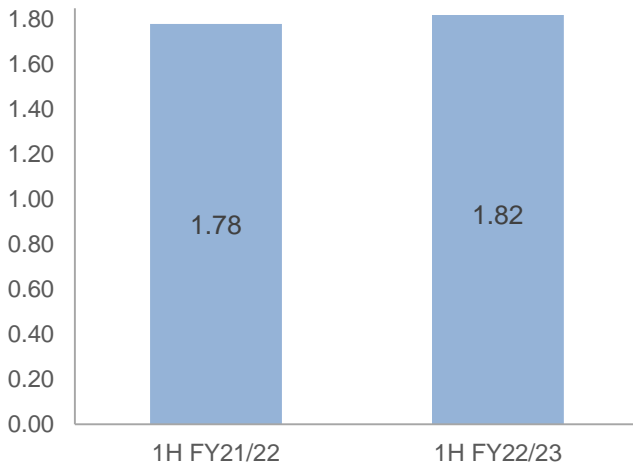


Note:

1. From FY06 to FY21/22. The numbers for FY14/15 (18 months ended 30 June 2015) have been annualised for the purpose of computing CAGR.

DPU Performance

Cents



Key financial ratios

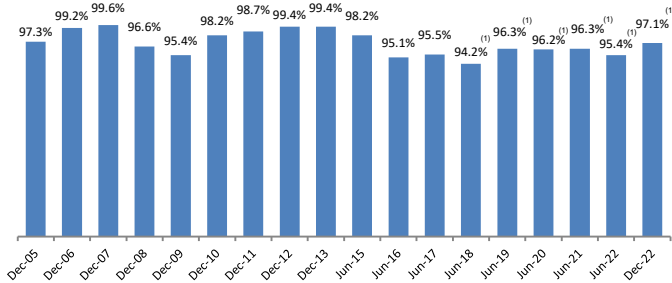
	31 Dec 2022
Gearing	36.3%
Average interest rate p.a. ⁽¹⁾	3.28%
Unencumbered assets ratio	81%
Fixed/hedged debt ratio ⁽²⁾	84%
Weighted average debt maturity	3.0 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.8%
Free Float	~62%

Notes:

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

Resilient portfolio occupancy

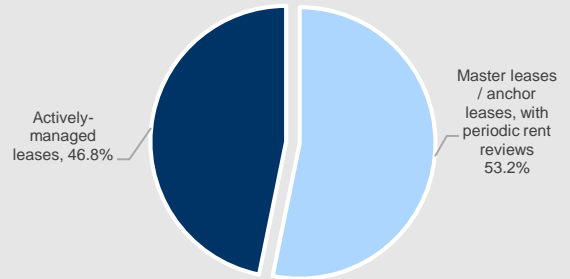
Portfolio occupancy



Note:
1. 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.

Balance of master / anchor leases and actively-managed leases

(as at 31 Dec 2022)



Strong sponsor



YTL CORPORATION
Dual-listed (Malaysia and Tokyo)
Combined market cap with its listed entities in Malaysia as at 31 December 2022: US\$3.7bn

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. YTL Corporation holds about 65% of unitholdings.

International tenants



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Important Notice

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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 indicative of the future performance of Starhill Global REIT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

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