



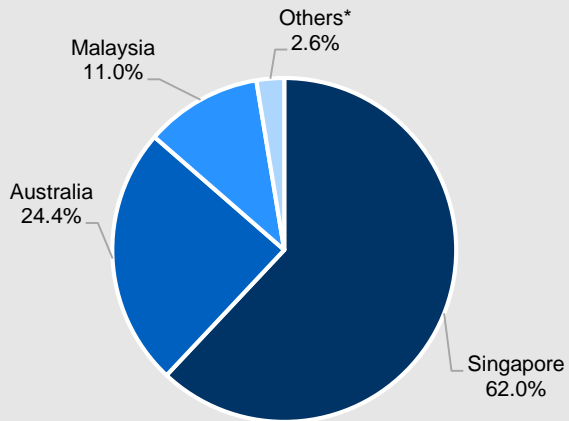
Prime retail exposure in key Asia Pacific cities (valued at S\$3.0 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,391 million (as at 30 September 2021).

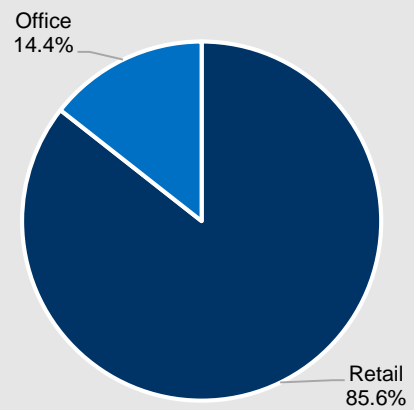
Quality assets in prime locations
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 67.9%, 14.6% and 14.4% of total asset value respectively as at 30 September 2021. These assets with strong fundamentals are strategically located in good to prime locations.

1Q FY21/22 Gross Revenue by Country



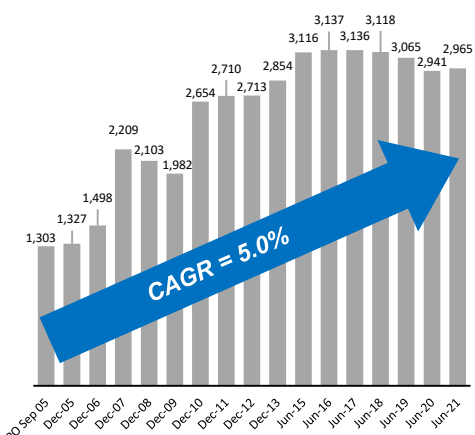
*Others comprises of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 30 September 2021.

1Q FY21/22 Gross Revenue by Retail/Office

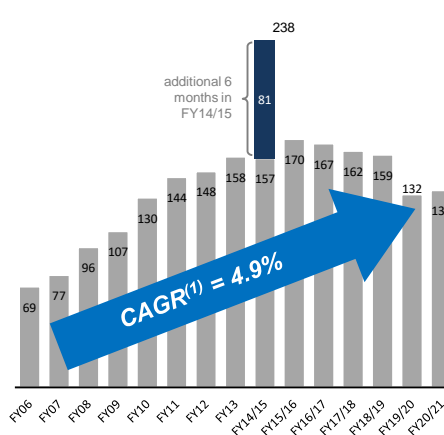


Performance track record since 2005

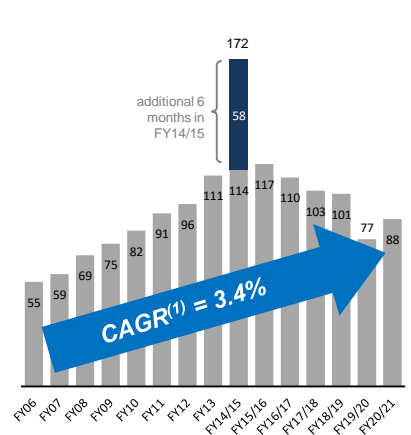
Investment Properties (S\$ m)



Net property income (S\$ m)



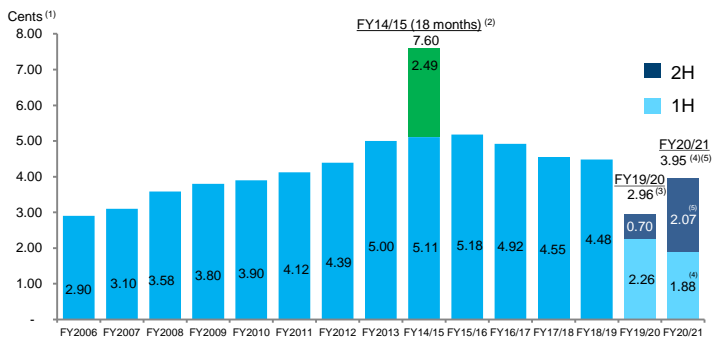
Income available for distribution (S\$ m)



Note:

1. From FY06 to 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.

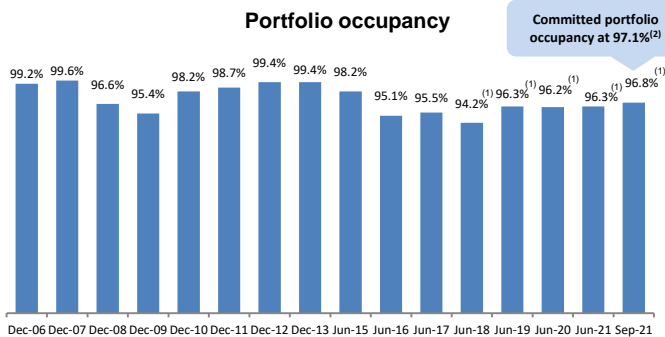
Key financial ratios

	30 Sep 2021
Gearing	36.3%
Average interest rate p.a. ⁽¹⁾	3.18%
Unencumbered assets ratio	81%
Fixed/hedged debt ratio ⁽²⁾	96%
Weighted average debt maturity	3.7 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.7%
Free Float	~56%

Notes:

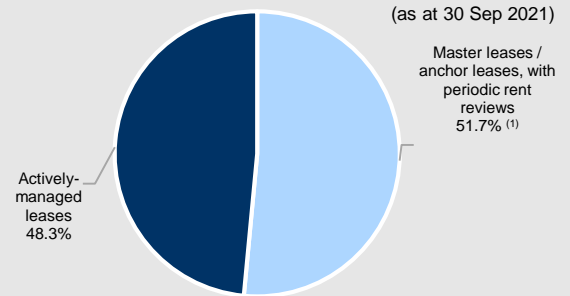
- Includes interest rate derivatives and benchmark rates but excludes upfront costs.
- Includes interest rate swaps.

Resilient 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



Note:

- 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:

Investor Relations and Corporate Communications

Email: info@ytlstarhill.com

Important Notice

The value of units in Starhill Global REIT ("Units") and the income derived from them may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including possible delays in repayment, loss of income or principal invested. The Manager and its affiliates do not guarantee the performance of Starhill Global REIT or the repayment of capital from Starhill Global REIT or any particular rate of return. Investors have no right to request the Manager to redeem their Units while the Units are listed.

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.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, outbreak of contagious diseases or pandemic, interest rate and foreign exchange trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.