



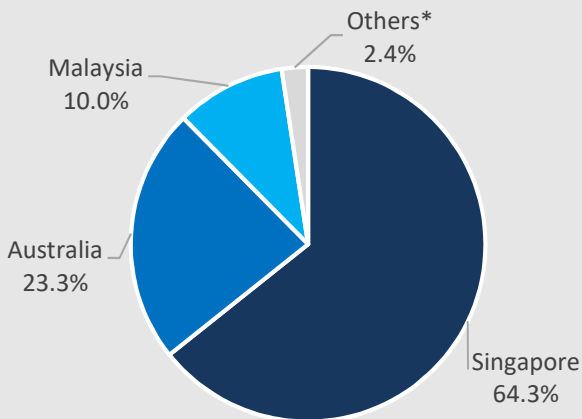
Prime retail exposure in key Asia Pacific cities (valued at S\$3.1 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$951.3 million (as at 31 March 2020).

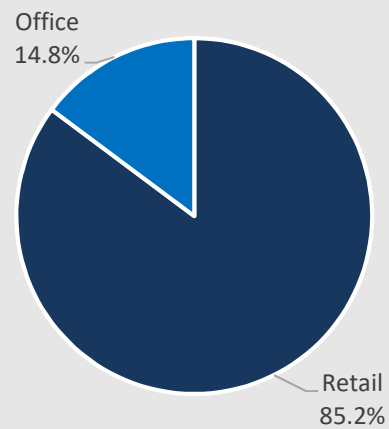
Quality assets in prime locations
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Australia and Malaysia, which make up 69.1%, 14.9% and 13.0% of total asset value respectively as at 31 March 2020. These assets with strong fundamentals are strategically located in good to prime locations.

3Q FY19/20 Gross Revenue by Country



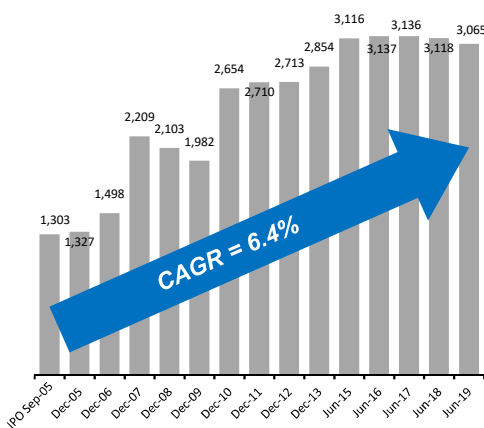
*Others comprise of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 31 March 2020.

3Q FY19/20 Gross Revenue by Retail/Office

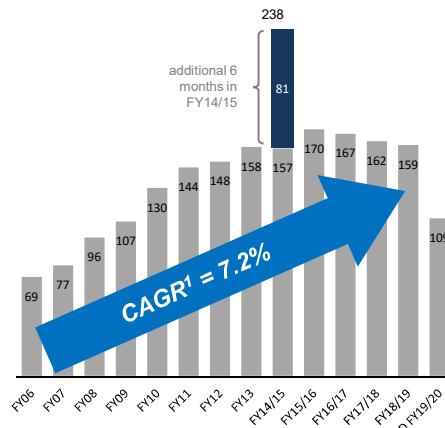


Performance track record since 2005

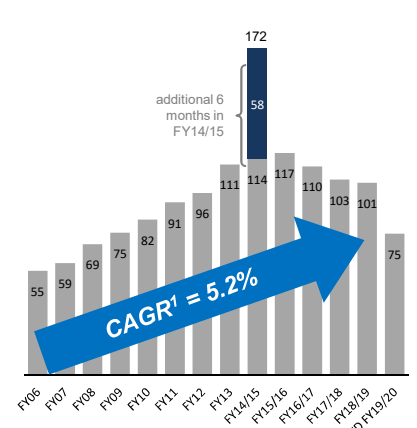
Investment Properties (S\$m)



Net property income (S\$m)



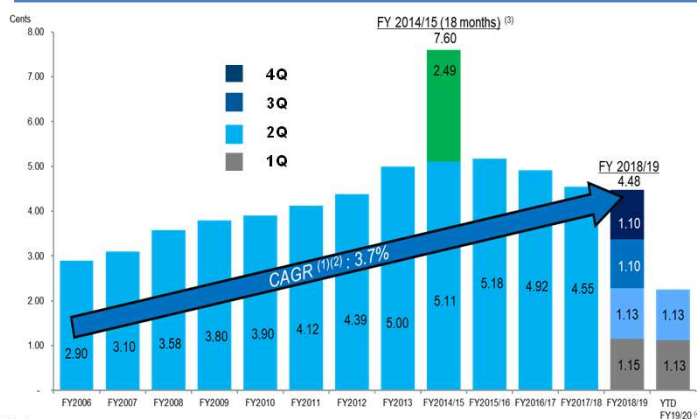
Income available for distribution (S\$m)



Note:

1. From FY 2006 to FY 2018/19. The numbers for FY 2014/15 (18 months ended 30 June 2015) have been annualised for the purpose of computing CAGR.

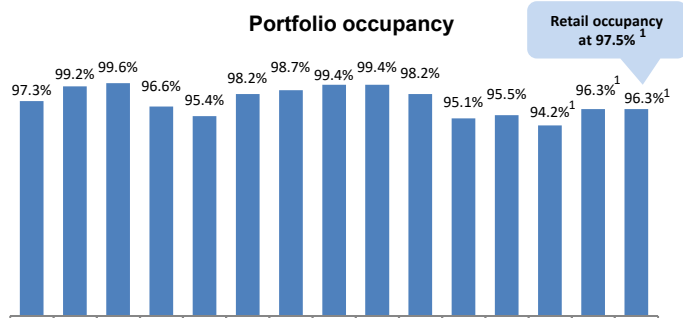
DPU Performance



Notes:

- DPU from 1Q 2006 to 2Q 2009 have been restated to include the 963,724,106 rights units issued in August 2009.
- For the period from FY 2006 to FY 2018/19, DPU for FY 2014/15 (18 months ended 30 June 2015) has been annualised for the purpose of computing CAGR.
- Following the change of Starhill Global REIT's financial year end from 31 December to 30 June, FY 2014/15 refers to the 18-month period from 1 January 2014 to 30 June 2015.
- Following SGREIT's change of its distribution frequency to semi-annual distributions, there is no proposed distribution declared for 3Q FY19/20. The reported number for YTD FY19/20 comprise the total distributions declared for the six-month period from 1 July 2019 to 31 December 2019.

Resilient retail portfolio occupancy



Note:

- 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.

Strong sponsor



YTL CORPORATION

Dual-listed (Malaysia and Tokyo)
Combined market cap with its listed entities in Malaysia as at 28 February 2020: US\$5.3bn

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 37.3% 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.

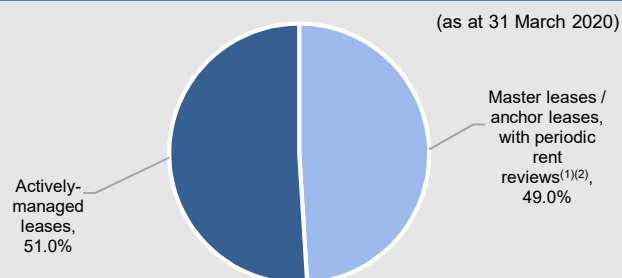
Key financial ratios

	3Q FY19/20
Gearing	36.7%
Average interest rate p.a.	3.25% ⁽¹⁾
Unencumbered assets ratio	74%
Fixed/hedged debt ratio	87% ⁽²⁾
Weighted average debt maturity	2.7 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.3%
Free Float	~55%
NAV per unit	S\$0.87

Notes:

- As at 31 March 2020. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
- Includes interest rate derivatives such as interest rate swaps and caps.

Balance of master / anchor leases and actively-managed leases



Notes:

- Consists mainly of Toshin Development Singapore, YTL Group, Myer and David Jones.
- Excludes tenants' option to renew or pre-terminate

International tenants



Contact us:

Investor Relations and Corporate Communications

Email: info@ytlstarhill.com

Important Notice

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