



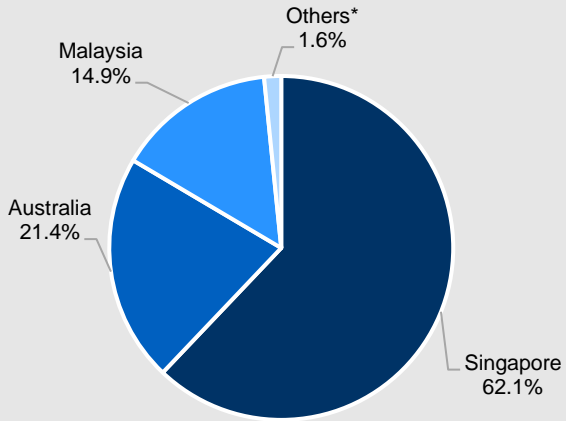
## Prime retail exposure in Asia Pacific cities (valued at ~S\$2.8 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,145 million (as at 31 December 2024).

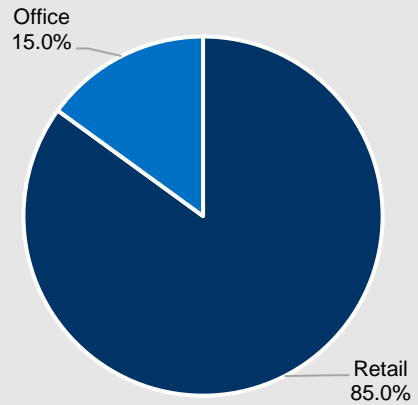
**Quality assets in prime locations**  
Starhill Global REIT's portfolio comprises mainly retail assets, which include nine mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 70.8%, 15.1% and 11.9% of total asset value respectively as at 31 December 2024. These assets with strong fundamentals are strategically located in good to prime locations.

### 1H FY24/25 Gross Revenue by Country



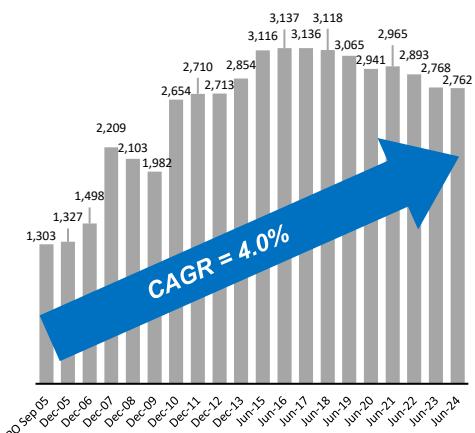
\*Others comprise one property each in central Tokyo, Japan and Chengdu, China, respectively.

### 1H FY24/25 Gross Revenue by Retail/Office

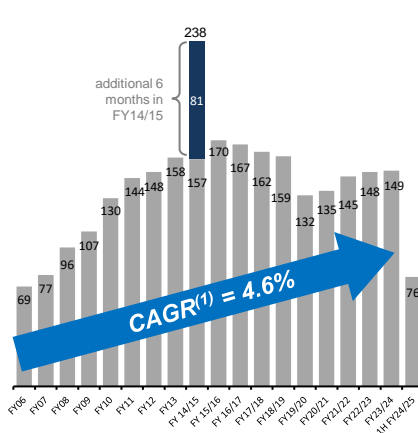


## Performance track record since 2005

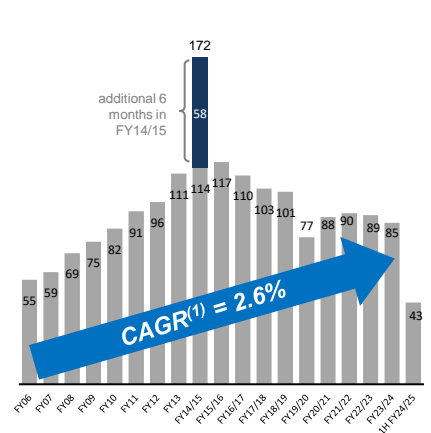
### Investment Properties (S\$m)



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



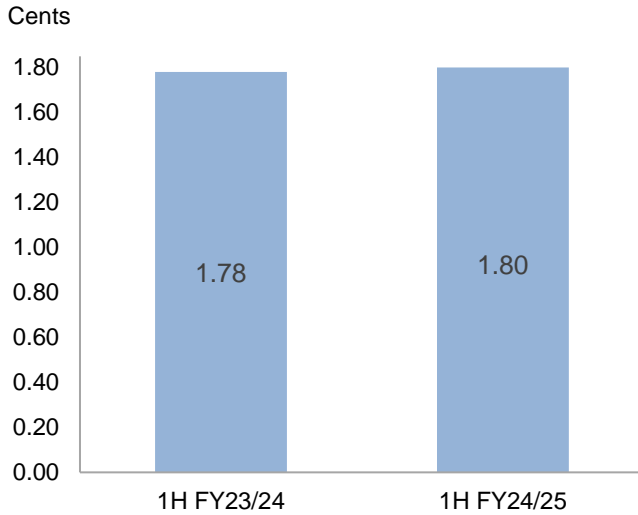
### Income available for distribution (S\$m)



Note:

1. From FY06 to FY23/24. 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

	31 Dec 2024
Gearing	36.2%
Average interest rate p.a.	3.69% <sup>(1)</sup>
Unencumbered assets ratio	85%
Fixed/hedged debt ratio	83% <sup>(2)</sup>
Weighted average debt maturity	3.0 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~38.0%
Free Float	~62%

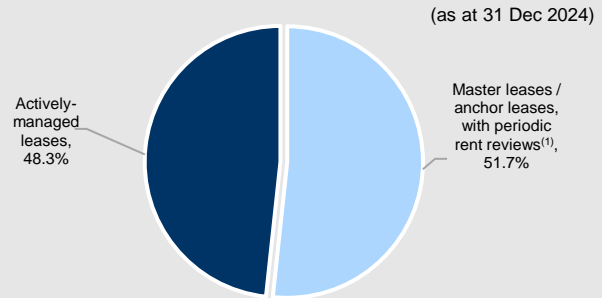
**Notes:**

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

## Resilient committed portfolio occupancy

As at	30 Jun 21	30 Jun 22	30 Jun 23	30 Jun 24	31 Dec 24
SG Retail	99.3%	98.6%	100.0%	99.4%	100.0%
SG Office	91.5%	96.9%	100.0%	98.8%	98.8%
<b>Singapore</b>	<b>96.3%</b>	<b>97.9%</b>	<b>100.0%</b>	<b>99.2%</b>	<b>99.5%</b>
Australia	94.4%	93.0%	94.5%	94.8%	94.8%
Malaysia	100.0%	100.0%	100.0%	100.0%	100.0%
Japan	100.0%	100.0%	100.0%	100.0%	100.0%
China	100.0%	100.0%	100.0%	100.0%	100.0%
<b>SGREIT portfolio</b>	<b>96.7%</b>	<b>96.6%</b>	<b>97.7%</b>	<b>97.7%</b>	<b>97.7%</b>

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



**Note:**

1. 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 31 December 2024: US\$21 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 38.0% 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



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Investor Relations and Corporate Communications

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## Important Notice

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