



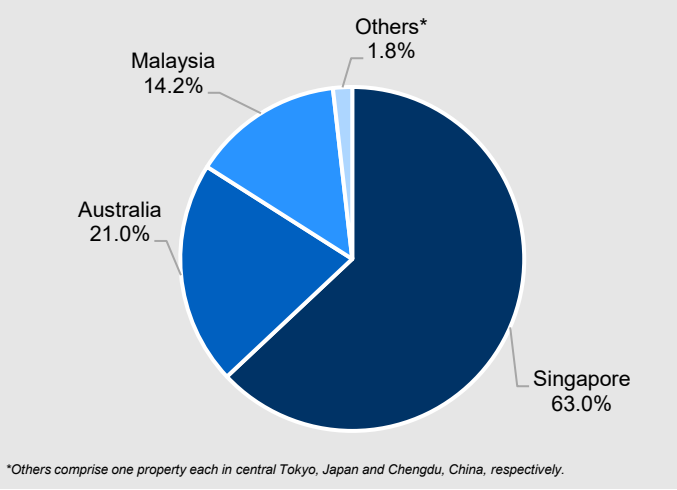
Prime retail exposure in key Asia Pacific cities (valued at ~\$2.8 billion)



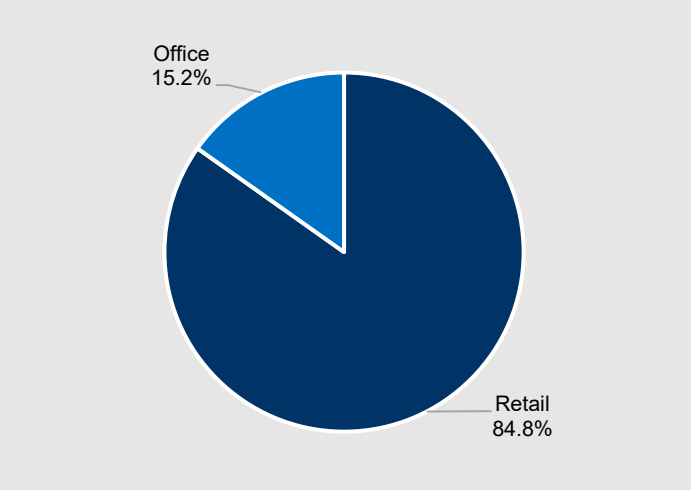
Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,098 million (as at 30 June 2024).

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 71.2%, 14.2% and 12.5% of total asset value respectively as at 30 June 2024. These assets with strong fundamentals are strategically located in good to prime locations.

2H FY23/24 Gross Revenue by Country

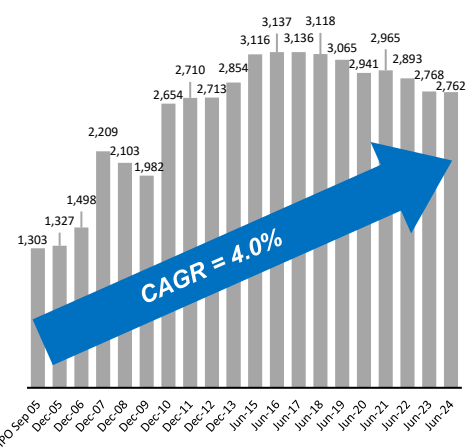


2H FY23/24 Gross Revenue by Retail/Office

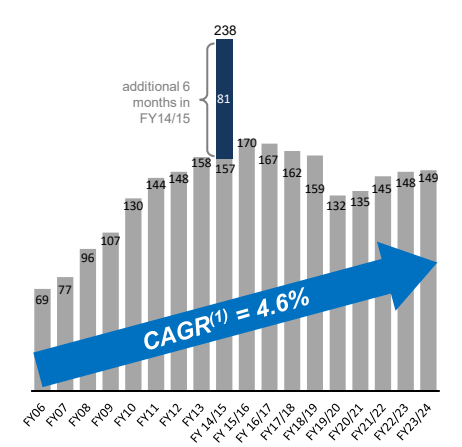


Performance track record since 2005

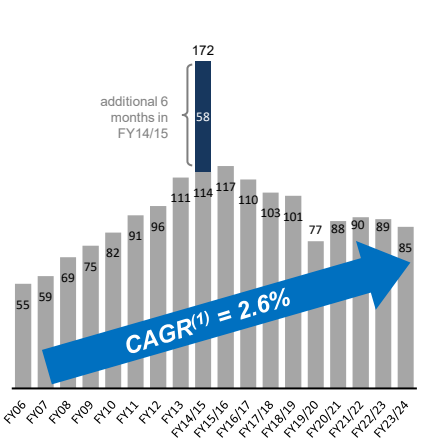
Investment Properties (S\$'m)



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

	30 Jun 2024
Gearing	36.8%
Average interest rate p.a.	3.80% ⁽¹⁾
Unencumbered assets ratio	86%
Fixed/hedged debt ratio	79% ⁽²⁾
Weighted average debt maturity	2.5 years
Corporate rating (Fitch)	BBB with stable outlook ⁽³⁾
YTL Group Holdings	~37.9%
Free Float	~62%

Notes:

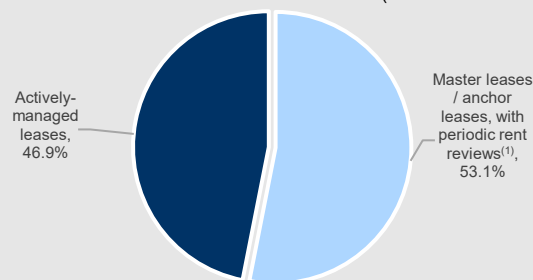
1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
2. Includes interest rate swaps.
3. Affirmed in Feb 2024.

Resilient committed portfolio occupancy

As at	30 Jun 20	30 Jun 21	30 Jun 22	30 Jun 23	30 Jun 24
Singapore Retail	99.5%	99.3%	98.6%	100.0%	99.4%
Singapore Office	90.4%	91.5%	96.9%	100.0%	98.8%
Singapore	96.0%	96.3%	97.9%	100.0%	99.2%
Australia	94.3%	94.4%	93.0%	94.5%	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%
SGREIT portfolio	96.6%	96.7%	96.6%	97.7%	97.7%

Balance of master / anchor leases and actively-managed leases

(as at 30 June 2024)



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 30 June 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 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



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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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