



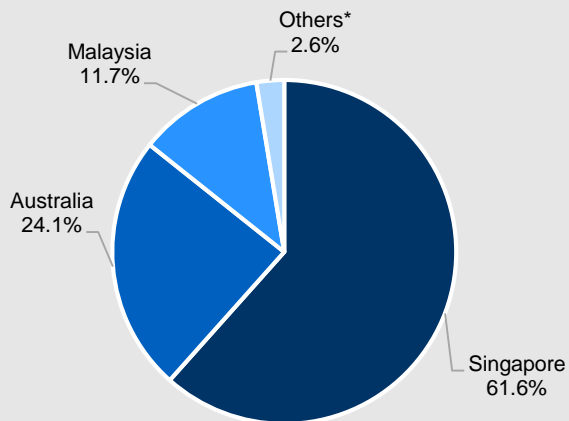
## Prime retail exposure in key Asia Pacific cities (valued at S\$3.0 billion)



Starhill Global REIT is listed on the Mainboard of the Singapore Exchange Securities Trading Limited and has a market capitalisation of approximately S\$1,460 million (as at 31 December 2021).

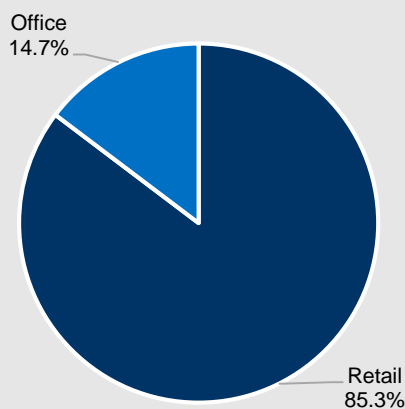
**Quality assets in prime locations**  
Starhill Global REIT's portfolio comprises mainly retail assets, which include 10 mid- to high-end properties in six cities in Asia Pacific. Its core markets are Singapore, Malaysia and Australia, which make up 67.9%, 14.6% and 14.5% of total asset value respectively as at 31 December 2021. These assets with strong fundamentals are strategically located in good to prime locations.

### 1H FY21/22 Gross Revenue by Country



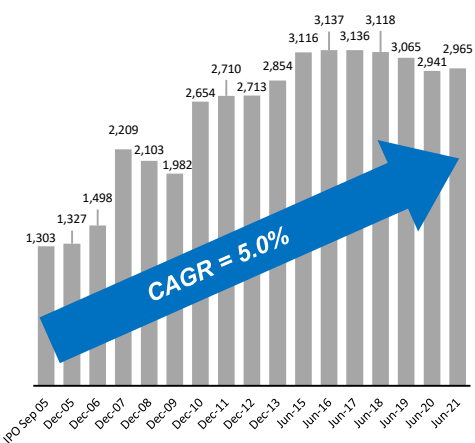
\*Others comprises of one property in Chengdu, China, and two properties located in central Tokyo, Japan, as at 31 December 2021.

### 1H FY21/22 Gross Revenue by Retail/Office

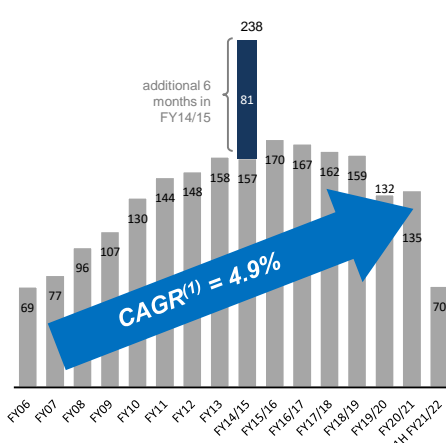


## Performance track record since 2005

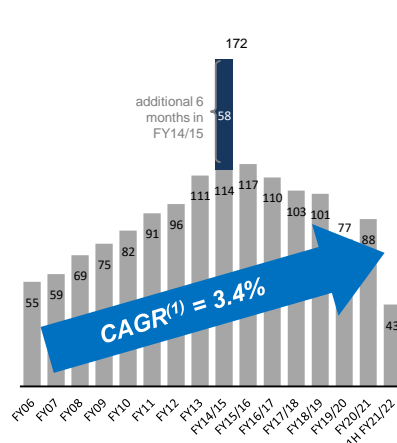
### Investment Properties (S\$ m)



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



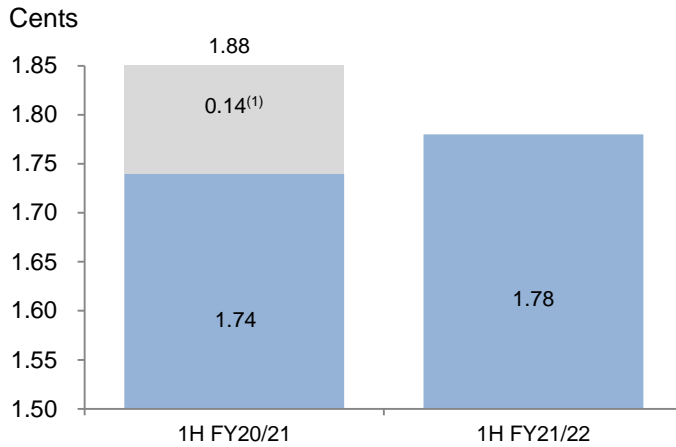
### Income available for distribution (S\$ m)



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



**Note:**

1. Represents the release of 3 1 million or 0 14 cents per unit of FY19/20 deferred distributable income for 1H FY20/21

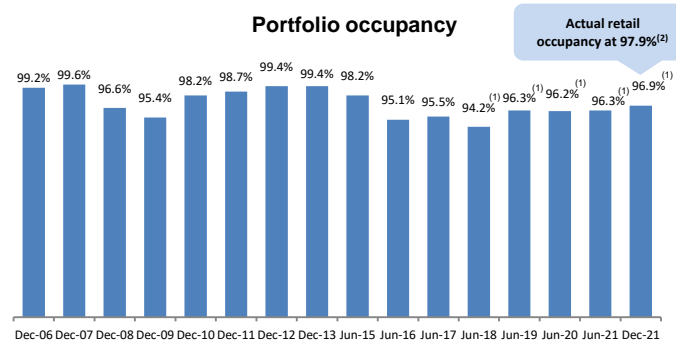
## Key financial ratios

	31 Dec 2021
Gearing	36.1%
Average interest rate p.a. <sup>(1)</sup>	3.02%
Unencumbered assets ratio	81%
Fixed/hedged debt ratio <sup>(2)</sup>	90%
Weighted average debt maturity	3.5 years
Corporate rating (Fitch)	BBB with stable outlook
YTL Group Holdings	~37.7%
Free Float	~62%

**Notes:**

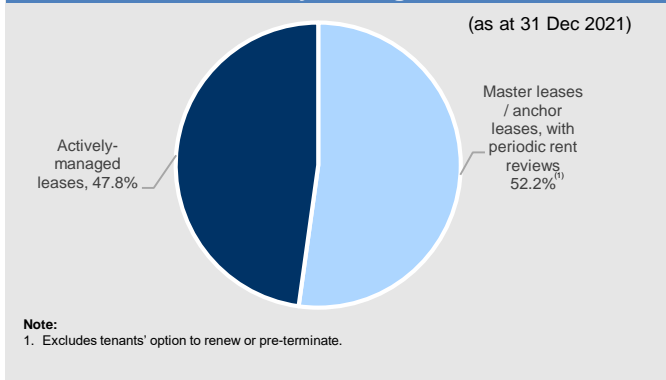
1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.  
2. Includes interest rate swaps.

## Resilient portfolio occupancy



Notes:  
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.  
2. Based on commenced leases as at reporting date.

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



**Note:**

1. 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 2021: US\$3.9bn

➤ **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 57% 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.

This document may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.