



## **SGX-ST Announcement**

### **RESPONSE TO SGX QUERY ON STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES' INTERIM FINANCIAL STATEMENTS FOR THE SECOND HALF AND FULL YEAR ENDED 30 JUNE 2021**

YTL Starhill Global REIT Management Limited, in its capacity as manager of Starhill Global Real Estate Investment Trust ("**Starhill Global REIT**") and as manager of Starhill Global REIT, the "**Manager**"), wishes to announce the following in response to a query from the Singapore Exchange Securities Trading Limited ("**SGX-ST**") on the interim financial statements of Starhill Global REIT and its subsidiaries' (collectively, the "**Group**") for the second half and full year ended 30 June 2021.

#### **Query (i)**

It is noted that the Group's non-current trade and other receivables amounted to \$185,000. Please disclose:-

- a. The breakdown of the Group's non-current trade and other receivables;
- b. The nature of the non-current receivables; and
- c. The Board's assessment of the recoverability of the non-current trade and other receivables.

#### **Response**

The Group's non-current trade and other receivables amounting to \$185,000 relate to outstanding rental arrears from tenants in the Australia properties, which are payable in instalments over 12 months.

The Board of the Manager has assessed the non-current trade and other receivables amounting to \$185,000 and has determined that appropriate impairment loss allowance has been recorded as at 30 June 2021.

#### **Query (ii)**

Please explain why interest income from fixed deposits and bank balances for the Group amounted to \$451,000 for the 12 months ended 30 June 2021 when the Group has a significant cash and cash equivalents balance amounting to \$108,323,000?

#### **Response**

The interest income amounting to \$451,000 for the 12 months ended 30 June 2021 was in line with the low or zero interest rate environment in some jurisdictions, which the Group is operating in, namely: Singapore, Australia and Japan (where the interest rates for cash at bank and fixed deposits in these countries range from 0% to approximately 0.4% during the current period).

The cash and cash equivalents balance amounting to \$108,323,000 as at 30 June 2021 will be used to finance the upcoming distribution payment of approximately \$45.9 million declared for the period from 1 January 2021 to 30 June 2021.

#### **Query (iii)**

Please provide the reason(s) for the Group's significant current trade and other payables balance of \$41,514,000 when the Group recorded a cash and cash equivalents balance of \$108,323,000? Please

disclose a breakdown of current trade and other payables amounting to \$41,514,000. For other payables, please disclose the identity of the counterparties, the aging and nature of these other payables.

**Response**

The Group's current trade and other payables balance of \$41,514,000 as at 30 June 2021 relate to the outstanding payables to be settled within the next 12 months, which is fairly consistent with the \$39.3 million reported as at 30 June 2020. The breakdown of current trade and other payables is as follows:-

<b>Group</b>	<b>2021 \$'000</b>	<b>2020 \$'000</b>
Trade payables	4,502	3,381
Accrued expenses	9,062	5,364
Amounts due to:		
- the Manager	1,150	1,072
- the Property Manager	429	392
- the Trustee	163	120
Interest payable	1,902	3,344
Security deposits	6,378	7,514
Deferred income	496	421
Others	17,432 <sup>1</sup>	17,736
	<b>41,514</b>	<b>39,344</b>

Note 1: Other items as at 30 June 2021 were with third party counterparties, current and within their payment terms. The amount comprised of mainly: (i) rental receipts collected in advance and rental rebates issued/issuable to eligible tenants; (ii) deferred grant liability from the Singapore Government's property tax rebates and other cash grants, to be passed on to eligible tenants; and (iii) other taxes payable to the various tax authorities.

By Order of the Board  
YTL Starhill Global REIT Management Limited  
(Company registration no. 200502123C)  
(as Manager of Starhill Global Real Estate Investment Trust)

Lim Wai Pun / Lam Chee Kin  
Joint Company Secretaries  
23 August 2021

## **About Starhill Global REIT**

*Starhill Global REIT is a Singapore-based real estate investment trust investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Since its listing on the Mainboard of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 20 September 2005, Starhill Global REIT has grown its initial portfolio from interests in two landmark properties on Orchard Road in Singapore to 10 properties in Singapore, Australia, Malaysia, China and Japan, valued at about S\$3.0 billion.*

*These comprise interests in Wisma Atria and Ngee Ann City on Orchard Road in Singapore, Myer Centre Adelaide, David Jones Building and Plaza Arcade in Adelaide and Perth, Australia, The Starhill and Lot 10 in Kuala Lumpur, Malaysia, a retail property in Chengdu, China and two properties in Tokyo, Japan. Starhill Global REIT remains focused on sourcing attractive property assets in Singapore and overseas, while driving organic growth from its existing portfolio, through proactive leasing efforts and creative asset enhancements.*

*Starhill Global REIT is managed by an external manager, YTL Starhill Global REIT Management Limited, of which all of its shares are indirectly held by YTL Corporation Berhad.*

## **Important Notice**

The value of units in Starhill Global REIT (“**Units**”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, the Trustee, or any of their 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. Unitholders have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST.

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.