Starhill Global Real Estate Investment Trust
and its Subsidiaries
(Constituted in the Republic of Singapore pursuant to a trust deed dated 8 August 2005 (as amended))

Interim Financial Statements
For the first half year ended 31 December 2023

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Summary of results

	Group 01/07/23 to 31/12/23 $'000	Group 01/07/22 to 31/12/22 $'000	Increase / (Decrease) %
Gross revenue	94,633	94,729	(0.1%)
Net property income	74,474	74,281	0.3%
Income available for distribution [(a)]	41,905	43,580	(3.8%)
Income to be distributed to unitholders [(b)]	40,210	40,942	(1.8%)
Distribution per unit ("DPU")	Cents per unit		%
DPU [(c)]	1.78	1.82	(2.2%)

Footnotes:

(a) The decrease in income available for distribution for first half year ended 31 December 2023 ("1H FY23/24") was mainly due to higher net finance costs and one-off leasing commission fee in relation to the master lease renewal with Toshin Development Singapore Pte Ltd ("Toshin") at Ngee Ann City Property (Retail) during the current period, partially offset by higher net property income ("NPI") including straight-lining adjustments. The increase in NPI was mainly attributed to Singapore Properties and Myer Centre Adelaide (Retail), partially offset by net movement in foreign currencies and loss of income from Japan divestment.

(b) Approximately $1.7 million (first half year ended 31 December 2022 ("1H FY22/23"): $2.6 million) of income available for distribution for 1H FY23/24 has been retained for working capital requirements.

(c) The computation of DPU for 1H FY23/24 is based on the number of units entitled to distributions comprising issued and issuable units of 2,258,961,736 (1H FY22/23: 2,249,554,313 units).

Distribution details

Distribution period	1 July 2023 to 31 December 2023
Distribution amount to unitholders	1.78 cents per unit
Record date	6 February 2024
Payment date	25 March 2024

The Manager has determined that the distribution reinvestment plan ("DRP") will apply to the distribution for the period from 1 July 2023 to 31 December 2023. The issue price of each new unit for this DRP will be set at a discount of approximately 2% to the volume-weighted average traded price per unit for all trades on the SGX-ST for each of the market days during the period of 10 market days prior to and ending on the record date. The Manager will announce further details on the issue price of the new units for the DRP on or around Tuesday, 6 February 2024.

Balance sheets[1]
As at 31 December 2023

		Group		Trust	
	Note	31 December 2023	30 June 2023	31 December 2023	30 June 2023
		$'000	$'000	$'000	$'000
Non-current assets					
Investment properties	4	2,772,919	2,767,811	1,960,303	1,958,705
Plant and equipment		2	3	1	2
Interests in subsidiaries		-	-	616,995	617,056
Derivative financial instruments		9,700	20,026	9,700	20,026
		2,782,621	2,787,840	2,586,999	2,595,789
Current assets					
Derivative financial instruments		71	350	1	79
Trade and other receivables		3,828	3,799	1,487	1,087
Cash and cash equivalents		62,716	68,302	21,513	20,673
		66,615	72,451	23,001	21,839
Total assets		2,849,236	2,860,291	2,610,000	2,617,628
Non-current liabilities					
Trade and other payables		33,617	21,714	30,738	18,694
Derivative financial instruments		1,951	131	1,951	131
Deferred tax liabilities		6,155	6,115	-	-
Borrowings	5	946,834	1,041,975	885,859	885,428
Lease liabilities		334	275	264	218
		988,891	1,070,210	918,812	904,471
Current liabilities					
Trade and other payables		31,118	37,362	23,217	26,578
Derivative financial instruments		116	17	116	17
Income tax payable		912	297	-	-
Borrowings	5	97,256	2,990	2,500	2,990
Lease liabilities		251	290	251	287
		129,653	40,956	26,084	29,872
Total liabilities		1,118,544	1,111,166	944,896	934,343
Net assets		1,730,692	1,749,125	1,665,104	1,683,285
Represented by:					
Unitholders' funds		1,631,063	1,649,506	1,565,475	1,583,666
Perpetual securities holders' funds	6	99,629	99,619	99,629	99,619
Units in issue ('000)	7	2,257,478	2,254,288	2,257,478	2,254,288
Net asset value and net tangible asset per unit ($) based on:					
- Units issued and issuable at the end of the period/year	8	0.72	0.73	0.69	0.70

Note:

[1] Please refer to FS25-26 for the key explanatory notes on the above items.

Statements of total return[1]
First half year ended 31 December 2023

	Note	Group 6 months ended 31 December 2023 $'000	Group 6 months ended 31 December 2022 $'000
Gross revenue	9	94,633	94,729
Property operating expenses	10	(20,159)	(20,448)
Net property income		74,474	74,281
Interest income from fixed deposits and bank balances		926	590
Management fees		(7,190)	(7,499)
Trust expenses	11	(1,830)	(1,849)
Finance expenses	12	(21,609)	(19,261)
		44,771	46,262
Change in fair value of derivative instruments		(378)	6,712
Foreign exchange gain/(loss)		535	(85)
Change in fair value of investment properties	4	(216)	(183)
Total return for the period before tax and distribution		44,712	52,706
Income tax		(3,100)	(3,223)
Total return for the period after tax, before distribution		41,612	49,483
Less: Amount reserved for distribution to perpetual securities holders		(1,941)	(1,941)
Non-tax deductible/(chargeable) items and other adjustments		2,234	(3,962)
Income available for distribution		41,905	43,580
Earnings per unit (cents)			
Basic	13	1.76	2.12
Diluted	13	1.76	2.12

Note:

(1) Please refer to FS23-25 for the key explanatory notes on the above items.

Distribution statements
First half year ended 31 December 2023

	Note	Group 6 months ended 31 December 2023 $'000	Group 6 months ended 31 December 2022 $'000
Income available for distribution at the beginning of the period		97,471	94,723
Total return after tax, before distribution		41,612	49,483
Less: Amount reserved for distribution to perpetual securities holders		(1,941)	(1,941)
Net tax and other adjustments (Note A below)		2,234	(3,962)
Income available for distribution		139,376	138,303
Distributions during the period:			
Unitholders			
Distribution of 1.98 cents (2022: 2.02 cents) per unit for the period 1 January to 30 June 2023		(44,665)	(45,257)
		(44,665)	(45,257)
Income available for distribution at the end of the period		94,711	93,046
Number of units issued and issuable ('000)	7	2,258,962	2,249,554
Distribution per unit for the period (cents)		1.78	1.82

Note A - Net tax and other adjustments

		2023	2022
Non-tax (chargeable)/deductible items and other adjustments:			
- Management fees paid/payable in units		1,556	1,615
- Finance costs		386	362
- Sinking fund contribution		824	774
- Depreciation		1	7
- Change in fair value of derivative instruments		378	(6,931)
- Change in fair value of investment properties		216	183
- Deferred tax		74	78
- Foreign exchange (gain)/loss		(355)	411
- Other items		(846)	(461)
Net tax and other adjustments		2,234	(3,962)

Statements of movements in unitholders' funds
First half year ended 31 December 2023

	Group		Trust	
	6 months ended 31 December 2023	6 months ended 31 December 2022	6 months ended 31 December 2023	6 months ended 31 December 2022
	$'000	$'000	$'000	$'000
Unitholders' funds at the beginning of the period	1,649,506	1,747,408	1,583,666	1,634,211
Operations				
Change in unitholders' funds resulting from operations, before distributions	41,612	49,483	38,979	43,161
Amount reserved for distribution to perpetual securities holders	(1,941)	(1,941)	(1,941)	(1,941)
Increase in unitholders' funds resulting from operations	39,671	47,542	37,038	41,220
Foreign currency translation reserve				
Translation differences from financial statements of foreign entities	(2,648)	(23,288)	-	-
Transfer of translation differences from total return arising from hedge accounting[1]	(176)	4,794	-	-
Exchange differences on monetary items forming part of net investment in foreign operations	(61)	(8,300)	-	-
Net loss recognised directly in unitholders' funds	(2,885)	(26,794)	-	-
Hedging reserve				
Changes in fair value of cash flow hedges[2]	(12,120)	(4,046)	(12,120)	(4,046)
Unitholders' transactions				
Management fees paid in units	779	813	779	813
Management fees payable in units	777	802	777	802
Distribution reinvestment plan[3]	-	3,497	-	3,497
Distributions to unitholders	(44,665)	(45,257)	(44,665)	(45,257)
Decrease in unitholders' funds resulting from unitholders' transactions	(43,109)	(40,145)	(43,109)	(40,145)
Unitholders' funds at the end of the period	1,631,063	1,723,965	1,565,475	1,631,240
Perpetual securities holders' funds				
Balance at the beginning of the period	99,619	99,619	99,619	99,619
Total return attributable to perpetual securities holders	1,941	1,941	1,941	1,941
Distribution to perpetual securities holders	(1,931)	(1,931)	(1,931)	(1,931)
Balance at the end of the period	99,629	99,629	99,629	99,629

Notes:

(1) The Group designated its JPY and AUD loans as net investment hedges for part of its Japan and Australia operations. Correspondingly, the foreign currency differences on the JPY and AUD loans were reclassified to the Group's foreign currency translation reserve, offsetting the translation differences arising from the Group's Japan and Australia operations.

(2) Represent the changes in fair value of the cash flow hedges as a result of certain interest rate swaps entered into by the Group and the Trust.

(3) For the six months ended 31 December 2022, this represents 6,025,357 units issued in September 2022 as part payment of distribution for 1 January to 30 June 2022 through DRP.

Investment properties portfolio statement
As at 31 December 2023

Description of property	Tenure	Term of lease	Remaining term of lease	Location	Existing use	Occupancy rate [12] 31 December 2023 %	Carrying value 31 December 2023 [13] $'000	Valuation 30 June 2023 $'000	Percentage of unitholders' funds 31 December 2023 %	Percentage of unitholders' funds 30 June 2023 %
Group										
Ngee Ann City Property	Leasehold	Leasehold estate of 69 years expiring on 31 March 2072	49 years	391/391B Orchard Road, Singapore 238874	Retail/Office	100.0/96.8	1,130,605	1,130,400[5]	69.3	68.5
Wisma Atria Property	Leasehold	Leasehold estate of 99 years expiring on 31 March 2061	38 years	435 Orchard Road, Singapore 238877	Retail/Office	100.0/100.0	829,183	827,800[5]	50.8	50.2
Myer Centre Adelaide [1]	Freehold	-	-	14-38 Rundle Mall, Adelaide, Australia	Retail/Office	96.6/91.3	208,927	202,095[6]	12.8	12.3
David Jones Building [1]	Freehold	-	-	622-648 Hay Street Mall, Perth, Australia	Retail	99.3	116,259	115,868[7]	7.1	7.0
Plaza Arcade [1]	Freehold	-	-	650 Hay Street Mall and 185-191 Murray Street Mall, Perth, Australia	Retail	83.6	39,623	39,521[7]	2.4	2.4
The Starhill [2]	Freehold	-	-	181 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia	Retail/Hotel [11]	100.0	257,837	259,818[8]	15.8	15.8
Lot 10 Property [2]	Leasehold	Leasehold estate of 99 years expiring on 29 July 2076	53 years	50 Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia	Retail/Office	100.0	129,669	131,216[8]	8.0	8.0
Ebisu Fort [3]	Freehold	-	-	1-24-2 Ebisu-Minami, Shibuya-ku, Tokyo, Japan	Retail/Office	100.0	34,779	34,935[9]	2.1	2.1
China Property [4]	Leasehold	Leasehold estate expiring on 27 December 2035	12 years	19, 4th Section, Renminnan Road, Chengdu, Sichuan, China	Retail	100.0	25,452	25,593[10]	1.6	1.5
Investment properties – fair value							2,772,334	2,767,246	169.9	167.8
Investment properties – right-of-use assets							585	565	0.1	0.1
Total investment properties							2,772,919	2,767,811	170.0	167.9
Other assets and liabilities (net)							(1,042,227)	(1,018,686)	(63.9)	(61.8)
Net assets							1,730,692	1,749,125	106.1	106.1
Perpetual securities holders' funds							(99,629)	(99,619)	(6.1)	(6.1)
Unitholders' funds							1,631,063	1,649,506	100.0	100.0

Investment properties portfolio statement (continued)
As at 31 December 2023

Notes:

(1) David Jones Building, Plaza Arcade and Myer Centre Adelaide (the "Australia Properties") were acquired on 20 January 2010, 1 March 2013 and 18 May 2015 respectively.

(2) The Starhill and Lot 10 Property (the "Malaysia Properties") were acquired on 28 June 2010.

(3) The Japan portfolio comprise one property, Ebisu Fort which was acquired on 26 September 2007.

(4) The China Property was acquired on 28 August 2007.

(5) The valuation of the Trust's Ngee Ann City Property (27.23% strata title interest in total share value of Ngee Ann City) and Wisma Atria Property (74.23% strata title interest in total share value of Wisma Atria) were based on the valuation performed by Savills Valuation and Professional Services (S) Pte Ltd as at 30 June 2023.

(6) Based on the valuation performed by Jones Lang LaSalle Advisory Services Pty Ltd as at 30 June 2023 and translated at the exchange rate of A$1.11 : $1.00.

(7) Based on the valuation performed by CIVAS (WA) Pty Limited as at 30 June 2023 and translated at the exchange rate of A$1.11 : $1.00.

(8) Based on the valuation performed by IVPS Property Consultant Sdn Bhd as at 30 June 2023 and translated at the exchange rate of RM3.44 : $1.00.

(9) Based on the valuation performed by CBRE K.K. as at 30 June 2023 and translated at the exchange rate of JPY106.77 : $1.00.

(10) Based on the valuation performed by Cushman & Wakefield Limited as at 30 June 2023 and translated at the exchange rate of RMB5.35 : $1.00.

(11) The Starhill has completed asset enhancement works in December 2021 to convert it into an integrated development comprising retail and hotel elements.

(12) Based on commenced leases as at 31 December 2023.

(13) The carrying value of the investment properties as at 31 December 2023 are based on the independent valuations as at 30 June 2023, adjusted for mainly capital expenditure incurred in 1H FY23/24 and translated at the exchange rates at the reporting date.

The Manager believes that the above independent valuers have appropriate professional qualifications and experience in the location and category of the Group's investment properties being valued. Full valuations of the above properties are performed as at year-end.

Consolidated cash flow statement
First half year ended 31 December 2023

	Group	
	6 months ended 31 December 2023	6 months ended 31 December 2022
	$'000	$'000
Cash flows from operating activities		
Total return for the period before tax and distribution	44,712	52,706
Adjustments for:		
Finance income	(926)	(590)
Depreciation	1	7
Management fees paid/payable in units	1,556	1,615
Finance expenses	21,609	19,261
Change in fair value of derivative instruments	378	(6,712)
Foreign exchange (gain)/loss	(535)	85
Change in fair value of investment properties	216	183
Operating income before working capital changes	67,011	66,555
Trade and other receivables	(432)	(1,261)
Trade and other payables	5,601	(3,614)
Income tax paid	(2,375)	(1,678)
Net cash from operating activities	69,805	60,002
Cash flows from investing activities		
Capital expenditure on investment properties	(8,001)	(8,778)
Interest received on deposits	875	555
Net cash used in investing activities	(7,126)	(8,223)
Cash flows from financing activities		
Borrowing costs paid	(20,977)	(18,378)
Proceeds from borrowings(1)	35,500	16,000
Repayment of borrowings(1)	(36,000)	(16,000)
Payment of lease liabilities	(228)	(196)
Distributions paid to unitholders(2)	(44,665)	(41,760)
Distributions paid to perpetual securities holders	(1,931)	(1,931)
Net cash used in financing activities	(68,301)	(62,265)
Net decrease in cash and cash equivalents	(5,622)	(10,486)
Cash and cash equivalents at the beginning of the period	68,302	85,663
Effects of exchange rate differences on cash	36	(2,182)
Cash and cash equivalents at the end of the period	62,716	72,995

Notes:

(1) The movement for the six months ended 31 December 2023 relates to the settlement of revolving credit facilities ("RCF") of $36.0 million, as well as drawdown of $35.5 million RCF during the current period.

(2) Excludes the non-cash portion of the distributions, which was paid through the DRP during the previous corresponding period.

Notes to the Financial Statements

These notes form an integral part of the unaudited interim financial statements ("Financial Statements").

1. General

Starhill Global Real Estate Investment Trust (the "Trust") is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 8 August 2005 and any amendments or modifications thereof between YTL Starhill Global REIT Management Limited (the "Manager") and HSBC Institutional Trust Services (Singapore) Limited (the "Trustee"), governed by the laws of the Republic of Singapore ("Trust Deed"). On 8 August 2005, the Trust was declared an authorised unit trust scheme under the Trustees Act, Chapter 337.

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 20 September 2005 and was approved to be included under the Central Provident Fund ("CPF") Investment Scheme on 14 June 2005.

The principal activity of the Trust and its subsidiaries (the "Group") is to invest primarily in prime real estate used mainly for retail and/or office purposes, with the objective of delivering regular and stable distributions to unitholders and to achieve long-term growth in the net asset value per unit.

2. Basis of preparation

2.1 Statement of compliance

The Financial Statements have been prepared in accordance with the *Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Investment Funds"* issued by the Institute of Singapore Chartered Accountants ("ISCA"), the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the principles relating to recognition and measurement of the Singapore Financial Reporting Standards ("FRS"). The Financial Statements are to be read in conjunction with the Group's last annual consolidated financial statements for the year ended 30 June 2023. The Financial Statements do not contain all of the information required for a full set of annual financial statements.

2.2 Basis of measurement

The Financial Statements have been prepared on the historical cost basis, except as set out in the financial statements for the year ended 30 June 2023.

2.3 Functional and presentation currency

The Financial Statements are presented in Singapore dollars, which is the functional currency of the Trust. All financial statements presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

2.4 Use of estimates and judgements

The preparation of Financial Statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and any future periods affected.

In preparing the Financial Statements, the significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements were the same as those applied in the financial statements for the year ended 30 June 2023.

3. Significant accounting policies

The accounting policies applied by the Group in the Financial Statements are the same as those applied in its financial statements for the year ended 30 June 2023, except for the adoption of the new standards and amendments which became effective for financial year beginning on or after 1 July 2023. The adoption of these amendments to standards and interpretations do not have a significant impact on the Financial Statements.

A number of new standards, amendments to standards and interpretations that have been issued as of the balance sheet date but are not yet effective for the year ending 30 June 2024 have not been applied in preparing the Financial Statements. The adoption of these new standards, amendments to standards and interpretations are not expected to have a significant impact on the Group's financial statements.

4. Investment properties

	Group $'000	Trust $'000
At 1 July 2022	2,893,294	1,969,955
Additions, straight-line rental and other adjustments	19,624	10,238
Divestment	(13,630)	-
Change in fair value of investment properties	(65,511)	(21,488)
Translation differences	(65,966)	-
At 30 June 2023	2,767,811	1,958,705
At 1 July 2023	2,767,811	1,958,705
Additions, straight-line rental and other adjustments	8,673	1,809
Change in fair value of investment properties [1]	(216)	(211)
Translation differences	(3,349)	-
At 31 December 2023	2,772,919	1,960,303

[1] Represents fair value adjustments on right-of-use assets as at 31 December 2023.

As at 30 June 2023, investment properties were stated at fair value based on valuations performed by independent professional valuers having appropriate recognised professional qualifications and experience in the location and category of property being valued. The Group has a framework with respect to the measurement of fair values of its investment properties, which is regularly reviewed by the Manager.

In determining the fair value, the external valuers have used valuation techniques which involve certain estimates. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions. The valuation reports were prepared in accordance with recognised appraisal and valuation standards. Due to the unknown future impact that the rising interest rate environment might have on the real estate market, the valuation of the Group's investment properties might change more significantly than during standard market conditions.

The valuers have used valuation techniques which include the capitalisation and discounted cash flow approaches, in arriving at the fair value as at the balance sheet date. The capitalisation approach capitalises an income stream into a present value using single-year capitalisation rates. The income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved within the investment property. The discounted cash flow method involves the estimation and projection of an income stream over a period and discounting the income stream with an internal rate of return to arrive at the market value. The discounted cash flow method requires the valuer to assume a rental growth rate indicative of market and the selection of a target internal rate of return consistent with current market requirements.

As at 31 December 2023, in consultation with external valuers, the Manager conducted an internal assessment of the valuation of the investment properties, including considering any significant changes in operating performance of the properties, and movement in market data such as discount rates and capitalisation rates. Based on the assessment, the Manager is of the view that the fair value of the investment properties has not materially changed from 30 June 2023 valuation.

As at 31 December 2023, investment properties with a carrying value of approximately $387.5 million (June 2023: $391.0 million) are mortgaged to secure credit facilities for the Group.

Fair value hierarchy

The Group's and the Trust's investment properties of approximately $2,772.3 million (June 2023: $2,767.2 million) and $1,959.8 million (June 2023: $1,958.2 million) respectively (excluding the carrying amount of lease liabilities of approximately $0.6 million and $0.5 million respectively) as at 31 December 2023 are valued based on unobservable inputs and classified in Level 3 of the fair value hierarchy.

The following table shows the key unobservable inputs used in the valuation models of the investment properties:

Investment properties	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Commercial properties for leasing	• Capitalisation rates from 3.40% to 7.00% • Discount rates from 3.20% to 7.50%	The estimated fair value would increase if capitalisation rates and discount rates decrease.

Key unobservable inputs correspond to:

- Capitalisation rates largely derived from comparable transactions.
- Discount rates, which are largely based on the risk-free rate of government bonds in the relevant market, adjusted for a risk premium to reflect the increased risk of investing in the asset class.

5. Borrowings

	Group		Trust	
	31 December 2023 $'000	**30 June 2023 $'000**	**31 December 2023 $'000**	**30 June 2023 $'000**
Non-current				
Secured borrowings	-	95,799	-	-
Unsecured borrowings	950,029	949,709	888,728	888,552
Unamortised loan acquisition expenses	(3,195)	(3,533)	(2,869)	(3,124)
	946,834	1,041,975	885,859	885,428
Current				
Secured borrowings	94,776	-	-	-
Unsecured borrowings	2,500	3,000	2,500	3,000
Unamortised loan acquisition expenses	(20)	(10)	-	(10)
	97,256	2,990	2,500	2,990
Total borrowings (net of unamortised loan acquisition expenses)	1,044,090	1,044,965	888,359	888,418

Secured

The Group has outstanding unrated five-year fixed-rate senior medium term notes ("MTN") of RM330 million ($94.8 million) as at 31 December 2023 (June 2023: RM330 million ($95.8 million)). The senior MTN bear a fixed coupon rate of 5.50% per annum, and have an expected maturity in September 2024 and legal maturity in March 2026. The notes are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad, including the Malaysia Properties.

Unsecured

As at 31 December 2023, the Group has outstanding unsecured 10-year Singapore MTN of $70 million (maturing in October 2026) (June 2023: $70 million) which bear a fixed rate interest of 3.14% per annum payable semi-annually in arrear issued under its $2 billion multicurrency MTN programme originally established in 2008. In addition, the Group has outstanding MTN of $225 million (June 2023: $225 million) issued under its $2 billion multicurrency debt issuance programme, established in 2020, comprising:

- $100 million unsecured 5-year Singapore MTN (maturing in June 2025) which bear a fixed rate interest of 3.15% per annum payable semi-annually in arrear; and

- $125 million unsecured 7-year Singapore MTN (maturing in September 2028) which bear a fixed rate interest of 2.23% per annum payable semi-annually in arrear.

As at 31 December 2023, the Group has in place:

- 5-year unsecured term loan facility with a club of various banks, comprising (a) term loan of $250 million (maturing in February 2026) (June 2023: $250 million) and (b) $200 million committed RCF (maturing in February 2026). There is no amount outstanding on these RCF as at 31 December 2023;
- 5.5-year unsecured term loan facility of $60 million (maturing in September 2027) (June 2023: $60 million);
- 5-year unsecured term loan facility of $50 million (maturing in June 2027) (June 2023: $50 million);
- 5-year unsecured term loan facility of JPY2.0 billion ($18.6 million) (maturing in September 2027) (June 2023: JPY2.0 billion ($18.7 million));
- 5.5-year unsecured term loan facility of A$100 million ($90.1 million) (maturing in November 2026) (June 2023: A$100 million ($89.8 million));
- 5-year and 5.5-year unsecured term loan facility of $50 million and $75 million (maturing in May 2028 and November 2028) (June 2023: $50 million and $75 million) respectively;
- 5-year unsecured term loan facility of A$63 million ($56.8 million) (maturing in June 2028) (June 2023: A$63 million ($56.6 million)); and
- various unsecured and committed RCF of $100 million (maturing between January 2025 and August 2028), of which $2.5 million is outstanding as at 31 December 2023 (June 2023: $3.0 million).

In November 2023, the Group entered into a facility agreement for a five-year unsecured sustainability-linked multicurrency RCF of $50 million (maturing in January 2029) commencing from January 2024, which will be used to finance its general corporate funding requirements including capital expenditure to attain green certification for the Group's portfolio of properties.

The Group has JPY488 million ($4.6 million) of Japan bond outstanding as at 31 December 2023 (June 2023: JPY488 million ($4.6 million)), maturing in August 2025 ("Series 4 Bonds"). The bondholders of Series 4 Bonds have a statutory preferred right, under the Japan Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of Starhill Global REIT One TMK.

6. Perpetual securities holders' funds

The Trust issued $100 million of subordinated perpetual securities at a fixed rate of 3.85% per annum in December 2020, with the first distribution rate reset falling on 15 December 2025 and subsequent resets occurring every five years thereafter. The perpetual securities have no fixed redemption date and redemption is at the option of the Trust in accordance with the terms of issue of the securities. The distribution is payable semi-annually at the discretion of the Trust and is non-cumulative. Accordingly, the perpetual securities are classified as equity. The expenses relating to the issue of the perpetual securities were deducted against the proceeds from the issue.

7. Units in issue

	Group and Trust	
	6 months ended 31 December 2023 No. of units '000	**6 months ended 31 December 2022 No. of units '000**
At 1 July	2,254,288	2,239,028
Issue of units:		
• Management fees paid in units (base fee) (1)	3,190	3,016
• Distribution reinvestment plan (2)	-	6,025
At 31 December	2,257,478	2,248,069
Units to be issued:		
• Management fees payable in units (base fee) (3)	1,484	1,485
Total issued and issuable units at 31 December	2,258,962	2,249,554

(1) During the six months ended 31 December 2023, the Trust issued 3,189,477 (2022: 3,015,963) units at the issue price of $0.4699 to $0.5144 (2022: $0.5009 to $0.5837) per unit, as partial satisfaction of the above base management fees to the Manager.

(2) During the six months ended 31 December 2022, the Trust issued 6,025,357 units at the issue price of $0.5802 per unit pursuant to the distribution reinvestment plan.

(3) An estimated 1,483,955 (2022: 1,485,587) units are issuable by the Trust to the Manager as at 31 December 2023, as partial satisfaction of the base management fees for the period from 1 October to 31 December 2023 (2022: 1 October to 31 December 2022).

Each unit in the Trust represents an undivided interest in the Trust. The rights and interests of unitholders are contained in the Trust Deed and include the right to:

- Attend all unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 unitholders or of the unitholders representing not less than 10% of the issued units) at any time convene a meeting of unitholders in accordance with the provisions of the Trust Deed;

- Receive income and other distributions attributable to the units held; and

- Participate in the termination of the Trust by receiving a share of all net cash proceeds derived from the realisation of the assets of the Trust less any liabilities, in accordance with their proportionate interests in the Trust. However, a unitholder does not have the right to require that any assets (or part thereof) of the Trust be transferred to him.

The restrictions of a unitholder include the following:

- A unitholder's right is limited to the right to require due administration of the Trust in accordance with the provisions of the Trust Deed; and

- A unitholder has no right to request the Trust to redeem his units while the units are listed on SGX-ST.

The Trust Deed contains provisions that are designed to limit the liability of a unitholder to the amount paid or payable for any units in the Trust. The provisions seek to ensure that if the issue price of the units held by a unitholder has been fully paid, no such unitholder, by reason alone of being a unitholder, will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that liabilities of the Trust exceed its assets.

8. Net asset value ("NAV") and net tangible asset ("NTA") per unit

	Group		Trust	
	31 December 2023 $	30 June 2023 $	31 December 2023 $	30 June 2023 $
NAV and NTA per unit based on:				
- Units issued and issuable at the end of the period/year [(1)]	0.72	0.73	0.69	0.70

[(1)] The number of units used for computation of NAV and NTA per unit attributable to unitholders is 2,258,961,736 (June 2023: 2,255,842,120). This comprises (i) the number of units in issue as at 31 December 2023 of 2,257,477,781 (June 2023: 2,254,288,304); and (ii) the estimated number of units issuable to the Manager as partial satisfaction of its base management fee for 1 October to 31 December 2023 (June 2023: 1 April to 30 June 2023) of 1,483,955 (June 2023: 1,553,816).

9. Gross revenue

	Group	
	6 months ended 31 December 2023 $'000	6 months ended 31 December 2022 $'000
Property rental income	91,044	92,037
Turnover rental income	1,914	1,603
Other income	1,675	1,089
	94,633	94,729

10. Property operating expenses

	Group	
	6 months ended 31 December 2023 $'000	**6 months ended 31 December 2022 $'000**
Maintenance and sinking fund contributions	3,472	3,233
Property management fees	2,517	2,739
Property tax	7,967	8,692
Depreciation expense	1	7
Leasing and upkeep expenses	4,750	4,269
Marketing expenses	753	602
Impairment loss recognised on trade receivables	1	239
Administrative expenses	698	667
	20,159	20,448

11. Trust expenses

	Group	
	6 months ended 31 December 2023 $'000	**6 months ended 31 December 2022 $'000**
Auditors' remuneration	162	156
Trustee's fees	221	229
Others [1]	1,447	1,464
	1,830	1,849

[1] Included in other trust expenses are (i) non-audit fees paid/payable to the auditors of the Group of approximately $58,000 (2022: $39,000); and (ii) fees paid/payable to the valuers of the Group's investment properties of approximately $117,000 (2022: $129,000) for the six months ended 31 December 2023.

12. Finance expenses

	Group	
	6 months ended 31 December 2023 $'000	**6 months ended 31 December 2022 $'000**
Interest costs	20,952	18,668
Amortisation of borrowing costs	645	580
Interest expenses on lease liabilities	12	13
	21,609	19,261

13. Earnings per unit

	Group	
	6 months ended 31 December 2023 $'000	**6 months ended 31 December 2022 $'000**
Earnings attributable to unitholders (1)	39,671	47,542
Basic earnings per unit (cents) (2)	1.76	2.12
Earnings per unit on a fully diluted basis (cents) (3)	1.76	2.12

(1) Net of amount reserved for distribution to perpetual securities holders.

(2) In computing the basic earnings per unit for the six months ended 31 December 2023, the earnings attributable to unitholders and the weighted average number of units of 2,256,153,925 (2022: 2,244,015,757) during the six months ended 31 December 2023 are used and have been calculated on a time-weighted basis. This comprises the weighted average number of (i) units in issue of 2,256,145,860 (2022: 2,244,007,683); and (ii) estimated units issuable for the settlement of unpaid base management fees.

(3) In computing the diluted earnings per unit for the six months ended 31 December 2023, the weighted average number of units in issue of 2,256,145,860 (2022: 2,244,007,683) during the six months ended 31 December 2023 are used and adjusted to include the potential dilutive units assuming issuance of estimated 1,483,955 (2022: 1,485,587) units for the settlement of unpaid base management fees.

14. Subsequent event

Subsequent to the period ended 31 December 2023, the Manager declared a distribution of 1.78 cents per unit in respect of the period from 1 July 2023 to 31 December 2023, which is payable on 25 March 2024.

15. Financial ratios

	Group	
	31 December 2023	**31 December 2022**
	%	**%**
Ratio of expenses to weighted average net assets (1)	1.04	1.02
Portfolio turnover rate (2)	-	-

(1) The annualised ratios are computed in accordance with guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group and exclude property related expenses, finance expenses and the performance component of the Manager's fees.

(2) The ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value.

Other Information Required By Listing Rule Appendix 7.2

Other Information

1. General

The balance sheet and investment properties portfolio statement of Starhill Global Real Estate Investment Trust (the "Trust" or "Starhill Global REIT") and its subsidiaries (the "Group") and balance sheet of the Trust as at 31 December 2023 and the related statements of total return and distribution statements of the Group, and the statements of movement in unitholders' fund of the Group and the Trust, and the cash flow statement of the Group for the first half year then ended and certain explanatory notes have not been audited or reviewed.

1(i) To show the total number of issued units excluding treasury units and subsidiary holdings as at the end of the current financial period, and as at the end of the immediately preceding year

Starhill Global REIT did not hold any treasury units and subsidiary holdings as at 31 December 2023 and 30 June 2023. The total number of issued units as at the end of the current period, and as at the end of the immediately preceding year are disclosed in Note 7 to the Financial Statements.

1(ii) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury units and subsidiary holdings as at the end of the current financial period reported on

Not applicable.

2. Review of performance of the Group

2.1 Statement of total return and distribution

	Group 01/07/23 to 31/12/23 $'000	Group 01/07/22 to 31/12/22 $'000	Increase / (Decrease) %
Gross revenue	**94,633**	**94,729**	**(0.1%)**
Property expenses	(20,159)	(20,448)	(1.4%)
Net property income	**74,474**	**74,281**	**0.3%**
Non-property expenses	(29,703)	(28,019)	6.0%
Net income before tax	**44,771**	**46,262**	**(3.2%)**
Change in fair value of derivative instruments	(378)	6,712	NM
Foreign exchange gain/(loss)	535	(85)	NM
Change in fair value of investment properties	(216)	(183)	18.0%
Total return for the period before tax and distribution	**44,712**	**52,706**	**(15.2%)**
Income tax	(3,100)	(3,223)	(3.8%)
Total return for the period after tax, before distribution	**41,612**	**49,483**	**(15.9%)**
Less: Amount reserved for distribution to perpetual securities holders	(1,941)	(1,941)	-
Non-tax deductible/(chargeable) items and other adjustments	2,234	(3,962)	NM
Income available for distribution	**41,905**	**43,580**	**(3.8%)**
Income to be distributed to unitholders	**40,210**	**40,942**	**(1.8%)**

<u>Financial performance – First half year ended 31 December 2023 (“1H FY23/24”) vs First half year ended 31 December 2022 (“1H FY22/23”)</u>

Group revenue of $94.6 million in 1H FY23/24 was 0.1% lower than the $94.7 million achieved in the previous corresponding period. Net property income (“NPI”) for the Group in 1H FY23/24 was $74.5 million, representing an increase of 0.3% over the previous corresponding period. The increase in NPI was mainly attributed to Singapore Properties and Myer Centre Adelaide (Retail), partially offset by net movement in foreign currencies and loss of income from Japan divestment.

Singapore Properties contributed 62.0% of total revenue, or $58.7 million in 1H FY23/24, 1.8% higher than in 1H FY22/23. NPI for 1H FY23/24 was $46.4 million, 1.6% higher than in 1H FY22/23, mainly in line with higher occupancies, partially offset by higher operating expenses during the current period.

Australia Properties contributed 21.8% of total revenue, or $20.6 million in 1H FY23/24, 1.0% higher than in 1H FY22/23. NPI for 1H FY23/24 was $13.5 million, 5.3% higher than in 1H FY22/23, mainly due to higher rental contribution from Myer Centre Adelaide (Retail) and lower operating expenses, partially offset by depreciation of A$ against S$.

Malaysia Properties contributed 14.6% of total revenue, or $13.8 million in 1H FY23/24, 5.7% lower than in 1H FY22/23. NPI for 1H FY23/24 was $13.4 million, 5.6% lower than in 1H FY22/23, mainly due to depreciation of RM against S$.

Japan and China Properties contributed 1.6% of total revenue, or $1.5 million in 1H FY23/24, 23.9% lower than in 1H FY22/23. NPI for 1H FY23/24 was $1.2 million, 24.8% lower than in 1H FY22/23, mainly due to the divestment of Daikanyama in January 2023, as well as depreciation of JPY and RMB against S$.

Non-property expenses were $29.7 million in 1H FY23/24, 6.0% higher than in 1H FY22/23, mainly in line with the higher finance costs incurred, partially offset by higher interest income on bank balances and fixed deposits, as well as lower management fees during the current period.

The change in fair value of derivative instruments in 1H FY23/24 represents mainly the change in the fair value of A$ interest rate swaps (expired in July 2023) and foreign exchange forward contracts.

The net foreign exchange gain in 1H FY23/24 arose mainly from the foreign exchange differences on translation of foreign currency denominated transactions and monetary items, as well as realised foreign exchange differences from the settlement of forward contracts.

The change in fair value of investment properties in 1H FY23/24 represents mainly the fair value adjustments of right-of-use assets classified under investment properties in accordance to FRS 116.

Income tax expenses in 1H FY23/24 represents withholding tax, corporate tax and deferred tax provided for the overseas properties.

Income available for distribution for 1H FY23/24 after deducting amount reserved for distribution to perpetual securities holders was $41.9 million, 3.8% lower than in 1H FY22/23. The decrease was mainly due to higher net finance costs and one-off leasing commission fee in relation to the master lease renewal with Toshin at Ngee Ann City Property (Retail) during the current period, partially offset by higher NPI including straight-lining adjustments. The income to be distributed to unitholders for 1H FY23/24 was $40.2 million, 1.8% lower than 1H FY22/23's income to be distributed. Approximately $1.7 million of income available for distribution for 1H FY23/24 has been retained for working capital requirements.

2.2 Balance sheet (Please refer to Page FS2)

<u>Financial position – 31 December 2023 vs 30 June 2023</u>

(a) Investment properties (including right-of-use assets) increased mainly due to capital expenditure incurred, partially offset by net movement in foreign currencies in relation to the overseas properties during the current period.

(b) The variance in the Trust's interests in subsidiaries was mainly due to net movement in foreign currencies during the current period.

(c) Derivative financial instruments as at 31 December 2023 include mainly the fair value of the interest rate swaps entered into to hedge the interest rate exposure on borrowings and foreign exchange forward contracts. The net decrease in derivative values was mainly due to the change in fair value of the S$ and A$ interest rate swaps during the current period.

(d) Trade and other receivables increased mainly in line with deferred commission fee in relation to master lease renewal with Toshin during the current period, as well as higher prepaid expenses for Australia and Malaysia Properties. This was largely offset by lower other receivables for Malaysia, China and Singapore Properties as at 31 December 2023.

(e) Cash and cash equivalents decreased mainly due to payment of distributions, capital expenditure and borrowing costs, partially offset by cash generated from operations during the current period.

(f) Trade and other payables increased mainly due to higher security deposits for the Group, partially offset by lower payables for Singapore, Australia and China Properties as at 31 December 2023.

(g) Deferred tax liabilities are mainly in respect of the China Property and have been estimated on the basis of an asset sale at the current book value.

(h) As at 31 December 2023, the Group's aggregate leverage ratio is 36.8% (June 2023: 36.7%) and interest coverage ratio and adjusted interest coverage ratio (taking into account the distribution on perpetual securities) based on trailing 12 months interest expenses as at 31 December 2023 is approximately 3.2 times and 2.9 times respectively. The net decrease in total borrowings was mainly in line with the net movement in foreign currencies during the current period.

As at 31 December 2023, the RM330 million ($94.8 million) senior MTN maturing in September 2024 was classified as current liabilities. The Group has sufficient undrawn long-term committed RCF of $297.5 million as at 31 December 2023 to cover the net current liabilities of the Group and the Trust.

(i) Income tax payable increased mainly due to higher accrued income taxes for Malaysia Properties as at 31 December 2023.

3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

The Trust has not disclosed any forecast to the market.

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months

According to International Monetary Fund, global economic growth is projected to slow from an estimated 3.0% in 2023 to 2.9% in 2024[1]. Despite economic resilience in early 2023, factors such as the long-term consequences of the pandemic, increasing geoeconomic fragmentation and effects of tighter monetary policies held back the recovery.

Based on advance estimates, Singapore's Gross Domestic Product (GDP) grew 2.8% year-on-year (y-o-y) in 4Q 2023, faster than the 1.0% growth in the previous quarter[2]. The economy is estimated to grow by 1.2% in 2023, down from the 3.6% growth in 2022, and is projected to grow 1.0% to 3.0% in 2024[2]. The Retail Sales Index (excluding motor vehicles) grew 1.4% y-o-y in November 2023, compared to the 1.0% decrease in October 2023, with the Food & Alcohol industry recording the highest growth of 13.6%[3]. Tourist numbers from January to November 2023 reached 12.37 million[4], exceeding the lower bound of Singapore Tourism Board's forecast of 12 to 14 million international visitor arrivals in 2023.

Amid the increase in office crowds and strong demand for spaces due to retailers' confidence in tourism recovery, the Orchard Road submarket outperformed in 4Q 2023 with an increase of 5.1% y-o-y in prime retail rents[5]. In the near term, retailers may continue to face challenges such as manpower shortages, e-commerce and higher operating costs. However, below-historical-average new retail supply in the next few years together with tourism recovery boosted by the strong pipeline of MICE events and sell-out concerts should support demand for prime retail spaces[5].

Core CBD (Grade A) office rents increased 0.4% quarter-on-quarter (q-o-q) in 4Q 2023 at a similar pace as each of the last three quarters due to a positive net absorption, while Grade B rents remained flat q-o-q in 4Q 2023[5]. The Singapore office market may face challenges in the near term such as an uncertain economy, fewer visible demand drivers and an above historical average completion pipeline in 2024. However, cyclical demand could improve alongside an expected recovery in the Singapore economy in 2H 2024[5].

Australia's GDP grew 0.2% in September 2023 quarter[6], driven largely by increased government consumption and capital investment during the quarter. The GDP is forecasted to grow around 2.0% and 1.75% respectively in 2023 and 2024 as cost-of-living pressures and higher interest rates continue to weigh on demand[7]. This may impact discretionary consumer spending. Retail turnover in Australia grew 2.2% y-o-y in November 2023, and 2.0% month-on-month (m-o-m)[6], possibly driven by Black Friday sales and consumers bringing forward some Christmas spending from December. South and Western Australia recorded retail turnover m-o-m growth of 2.8% and 1.8% respectively in November 2023[6].

Super prime CBD rents in most markets, including South and Western Australia, generally experienced stability in 4Q 2023 q-o-q[8]. Net face rents in South Australia experienced growth of 7.4% in 4Q 2023 y-o-y, indicating it is in a recovery phase, while rents in Western Australia remained stable y-o-y[8]. Despite growing demand for CBD office space, office vacancy rate in Adelaide CBD increased to 18.0% in 4Q 2023, from 16.5% in 4Q 2022 due to new office supply[9].

As announced by the Manager on 23 March 2023, The Trust Company (Australia) Limited as trustee of SG REIT (SA) Sub-Trust2 received a notice of arbitration regarding the alleged breach of an existing lease to Myer Pty Ltd at Myer Centre Adelaide (the "Myer Lease"), where the tenant claims unspecified damages and seeks a declaration to be entitled to terminate the Myer Lease. Myer Centre Adelaide's valuation of $202.1 million accounted for approximately 7.3% of the Group's total portfolio valuation as at 30 June 2023. The Myer Lease contributed approximately 7.0% (or $6.7 million) and 9.0% of the Group's total portfolio revenue and net property income respectively for 1H FY23/24. The arbitration claim is at an early procedural stage and the Group will provide further updates as and when there are any material developments.

Based on advanced estimates, Malaysia's GDP grew 3.4% in 4Q 2023, up from 3.3% in 3Q 2023[10]. The economy grew by 3.8% in 2023, down from 8.7% in 2022, mainly due to weaker external demand across various countries[10]. It is projected to grow between 4.0% to 5.0% in 2024[11]. Retail Group Malaysia said retail sales grew 2.7% y-o-y in 3Q 2023 and forecasted a growth of 3.5% in 2024, amid challenges from the rising cost of living[12].

Conclusion

The global economic outlook remains uncertain with elevated interest rates, geopolitical conflicts and volatility in financial markets. Despite these challenges, SGREIT mitigated headwinds with its portfolio of quality assets backed by master/anchor leases and prudent capital management. The Manager will continue its proactive asset management strategy to ensure the malls remain relevant for shoppers and healthy occupancies are maintained, as well as exercise prudence in its capital management approach amid high interest rates and foreign exchange volatility.

Sources

[1] International Monetary Fund.

[2] Ministry of Trade and Industry.

[3] Retail Sales Index and Food & Beverage Services Index, November 2023.

[4] Singapore Tourism Analytics Network, Monthly Visitor Arrivals.

[5] CBRE Singapore Research, 4Q 2023.

[6] Australian Bureau of Statistics.

[7] Reserve Bank of Australia, Statement on Monetary Policy, November 2023.

[8] CBRE Australia Research, 4Q 2023.

[9] JLL Research, 4Q 2023.

[10] Department of Statistics Malaysia.

[11] Bank Negara Malaysia.

[12] The Star, "RGM revises 4Q retail sales growth rate estimate", 5 December 2023.

5. Distribution

5(a) Current financial period

Any distributions declared for current financial period:	Yes
Name of distribution:	Distribution for the period from 1 July 2023 to 31 December 2023

Distribution rate:

	Unitholders' Distribution **For the period from 1 July 2023 to 31 December 2023**
	Cents
Taxable income component	1.54
Tax-exempt income component	0.24
Total	1.78

The Manager has determined that the DRP will apply to the distribution for the period from 1 July 2023 to 31 December 2023.

Par value of units:	Not applicable
Tax Rate:	<u>Taxable income component</u> Taxable income distributions are made out of the Trust's taxable income. Unitholders receiving such distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets). <u>Tax-exempt income component</u> Tax-exempt income component is exempt from tax in the hands of all unitholders.

5(b) Corresponding period of the immediately preceding financial period

Any distributions declared for current financial period:	Yes
Name of distribution:	Distribution for the period from 1 July 2022 to 31 December 2022

Distribution rate:

	Unitholders' Distribution
	For the period from 1 July 2022 to 31 December 2022
	Cents
Taxable income component	1.56
Tax-exempt income component	0.26
Total	1.82

DRP has been applied to the above distribution for the period from 1 July 2022 to 31 December 2022.

Par value of units:	Not applicable
Tax Rate:	<u>Taxable income component</u> Taxable income distributions are made out of the Trust's taxable income. Unitholders receiving such distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets). <u>Tax-exempt income component</u> Tax-exempt income component is exempt from tax in the hands of all unitholders.

5(c) Date payable: 25 March 2024

5(d) Record date: 6 February 2024

5(e) Distribution policy

Starhill Global REIT's current distribution policy is to distribute on a semi-annual basis at least 90% of Starhill Global REIT's taxable income to its unitholders or any other minimum level as allowed under the tax ruling issued by Inland Revenue Authority of Singapore (as may be updated from time to time), with the actual level of distribution to be determined at the discretion of the Manager, having regard to funding requirements, operations and debt repayments, other capital management considerations, and the overall stability of distributions.

6. If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

7. If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

Starhill Global REIT has not obtained a unitholders' mandate pursuant to Rule 920 of the SGX-ST Listing Manual.

8. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Board of Directors of the Manager confirms that it has procured undertakings from all its directors and executive officers in the form as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

9. Certification pursuant to Paragraph 7.3 of the Property Funds Appendix

The Manager hereby certifies that in relation to the distribution to the unitholders of Starhill Global REIT for the first half year ended 31 December 2023:

1. Starhill Global REIT will declare a distribution ("Distribution") in excess of its profits (defined as the total return for the period after tax before distribution for the purpose of this certification). The excess is mainly a result of differences between Financial Reporting Standards and income tax rules, applied to certain items reported in the statement of total return (see details in the distribution statement); and
2. The Manager is satisfied on reasonable grounds that, immediately after making the Distribution, Starhill Global REIT will be able to fulfil from its deposited property, its liabilities as and when they fall due.

10. Confirmation pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial statements of the Group and Trust as at 31 December 2023 (comprising the balance sheets as at 31 December 2023, the statements of total return and distribution, the cash flow statements and statements of movements in unitholders' funds for the first half year ended 31 December 2023, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board

Tan Sri (Sir) Francis Yeoh	Ho Sing
Chairman	Chief Executive Officer/Director

By Order of the Board

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.

YTL Starhill Global REIT Management Limited
As Manager of Starhill Global Real Estate Investment Trust

Ivy Soh
Joint Company Secretary
Singapore
29 January 2024