STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST
FINANCIAL STATEMENTS ANNOUNCEMENT
FOR THE THIRD QUARTER ENDED 31 MARCH 2019

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INTRODUCTION

Starhill Global Real Estate Investment Trust ("Starhill Global REIT" or "Trust"), is a real estate investment trust constituted by the Trust Deed entered into on 8 August 2005 (as amended, restated or supplemented from time to time) between YTL Starhill Global REIT Management Limited as the Manager of Starhill Global REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Starhill Global REIT. Starhill Global REIT was listed on the main board of the Singapore Exchange Securities Trading Limited on 20 September 2005.

The principal activity of Starhill Global REIT 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 ("Unitholders") and to achieve long-term growth in the net asset value per unit.

These financial statements for the quarter from 1 January 2019 to 31 March 2019 have not been audited or reviewed by our auditors. The current figures presented in these financial statements are in relation to the period from 1 January 2019 to 31 March 2019 ("3Q FY18/19") as well as the nine months period from 1 July 2018 to 31 March 2019 ("YTD FY18/19"). The comparative figures are in relation to the period from 1 January 2018 to 31 March 2018 ("3Q FY17/18") as well as the nine months period from 1 July 2017 to 31 March 2018 ("YTD FY17/18").

As at 31 March 2019, the property portfolio of Starhill Global REIT consists of:

- 257 strata lots representing 74.23% of the total share value of the strata lots in Wisma Atria ("Wisma Atria Property") and 4 strata lots representing 27.23% of the total share value of the strata lots in Ngee Ann City ("Ngee Ann City Property") (collectively the "Singapore Properties");
- 100% interest in Myer Centre Adelaide, David Jones Building and Plaza Arcade in Adelaide and Perth, Australia (collectively the "Australia Properties");
- 100% interest in Starhill Gallery and 137 strata parcels and two accessory parcels within Lot 10 shopping centre ("Lot 10 Property") in Kuala Lumpur, Malaysia (collectively the "Malaysia Properties"); and
- 100% interest in Chengdu Xin Hong Property in Chengdu, China (the "China Property") and 100% interest in two properties in Tokyo, Japan (the "Japan Properties") (collectively the "China and Japan Properties").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2019

	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Increase / (Decrease) %
Gross revenue	51,267	51,742	(0.9%)
Net property income	39,555	40,284	(1.8%)
Income available for distribution	25,038	25,385	(1.4%)
Income to be distributed to Unitholders	23,993	23,775	0.9%

	Group 01/01/19 to 31/03/19	Group 01/01/18 to 31/03/18	Increase / (Decrease)
	Cents per unit		%
Distribution per unit ("DPU")			
For the quarter from 1 January to 31 March [1]	1.10	1.09	0.9%
Annualised (based on the three months ended 31 March)	4.46	4.42	0.9%

Footnote:

(1) The computation of DPU for the quarter ended 31 March 2019 is based on total number of units entitled to the distributable income for the period from 1 January 2019 to 31 March 2019 of 2,181,204,435.

DISTRIBUTION DETAILS

Distribution period	1 January 2019 to 31 March 2019
Distribution amount to Unitholders	1.10 cents per unit
Books closure date	6 May 2019
Payment date	30 May 2019

Financial Statements Announcement
For The Third Quarter Ended 31 March 2019

1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return and Distribution (3Q FY18/19 vs 3Q FY17/18)

	Notes	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Increase / (Decrease) %	Trust 01/01/19 to 31/03/19 S$'000	Trust 01/01/18 to 31/03/18 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**51,267**	**51,742**	**(0.9%)**	**31,794**	**32,405**	**(1.9%)**
Maintenance and sinking fund contributions	(b)	(1,684)	(1,755)	(4.0%)	(1,667)	(1,732)	(3.8%)
Property management fees	(c)	(1,378)	(1,406)	(2.0%)	(952)	(968)	(1.7%)
Property tax		(4,991)	(5,062)	(1.4%)	(3,060)	(3,131)	(2.3%)
Other property expenses	(d)	(3,659)	(3,235)	13.1%	(1,162)	(835)	39.2%
Property expenses		**(11,712)**	**(11,458)**	**2.2%**	**(6,841)**	**(6,666)**	**2.6%**
Net property income		**39,555**	**40,284**	**(1.8%)**	**24,953**	**25,739**	**(3.1%)**
Finance income	(e)	230	205	12.2%	20	38	(47.4%)
Interest income from subsidiaries		-	-	-	1,388	1,483	(6.4%)
Dividend income from subsidiaries		-	-	-	1,330	2,504	(46.9%)
Management fees	(f)	(3,904)	(3,980)	(1.9%)	(3,677)	(3,742)	(1.7%)
Trust expenses	(g)	(1,124)	(1,132)	(0.7%)	(756)	(717)	5.4%
Finance expenses	(h)	(9,618)	(9,141)	5.2%	(6,339)	(5,673)	11.7%
Non property expenses		**(14,416)**	**(14,048)**	**2.6%**	**(8,034)**	**(6,107)**	**31.6%**
Net income before tax		**25,139**	**26,236**	**(4.2%)**	**16,919**	**19,632**	**(13.8%)**
Change in fair value of derivative instruments	(i)	(1,639)	1,646	NM	819	1,849	(55.7%)
Foreign exchange (loss)/gain	(j)	(31)	312	NM	(876)	(2,393)	(63.4%)
Total return for the period before tax and distribution		**23,469**	**28,194**	**(16.8%)**	**16,862**	**19,088**	**(11.7%)**
Income tax	(k)	(934)	(1,512)	(38.2%)	(205)	(266)	(22.9%)
Total return for the period after tax, before distribution		**22,535**	**26,682**	**(15.5%)**	**16,657**	**18,822**	**(11.5%)**
Non-tax deductible/(chargeable) items and other adjustments	(l)	2,503	(1,297)	NM	8,381	6,563	27.7%
Income available for distribution		**25,038**	**25,385**	**(1.4%)**	**25,038**	**25,385**	**(1.4%)**

Footnotes:

(a) Gross revenue comprises mainly gross rent and other revenue earned from investment properties, including turnover rent. The decrease in gross revenue for the Group was mainly due to lower contributions from Wisma Atria Property and the depreciation of A$ against S$, partially offset by higher contributions from Myer Centre Adelaide, Plaza Arcade and Ngee Ann City Property (Office). Approximately 38% (3Q FY17/18: 37%) of total gross revenue for the three months ended 31 March 2019 were contributed by the overseas properties.

(b) The decrease in maintenance and sinking fund contributions for the current quarter was mainly attributed to Wisma Atria Property.

(c) Property management fees comprise mainly 3.0% per annum of the gross revenue from Singapore Properties and fees paid to external property managers for Australia Properties and Japan Properties.

(d) Other property expenses were higher for the current quarter mainly due to higher operating expenses including allowance for rental arrears mainly for Wisma Atria Property and Plaza Arcade.

(e) Represents interest income from bank deposits and current accounts for the three months ended 31 March 2019.

(f) Management fees comprise mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property.

(g) The decrease in trust expenses for the Group was mainly due to lower expenses incurred by Malaysia Properties, partially offset by higher expenses incurred by the Trust.

(h) Finance expenses were higher for the current quarter mainly due to higher interest costs incurred on the existing S$ borrowings for the three months ended 31 March 2019.

(i) Represents mainly the change in the fair value of interest rate swaps, as well as foreign exchange forward contracts for the three months ended 31 March 2019.

(j) Represents mainly 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 for the Group for the three months ended 31 March 2019.

(k) Income tax includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The decrease was mainly attributed to the higher Malaysia withholding taxes paid in the corresponding quarter.

(l) See details in the distribution statement below.

Distribution Statement (3Q FY18/19 vs 3Q FY17/18)

	Notes	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Increase / (Decrease) %	Trust 01/01/19 to 31/03/19 S$'000	Trust 01/01/18 to 31/03/18 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**22,535**	**26,682**	**(15.5%)**	**16,657**	**18,822**	**(11.5%)**
Non-tax deductible/(chargeable) items and other adjustments:		2,503	(1,297)	NM	8,381	6,563	27.7%
Finance costs	(m)	144	132	9.1%	209	198	5.6%
Sinking fund contribution		387	452	(14.4%)	387	452	(14.4%)
Change in fair value of derivative instruments		1,523	(1,646)	NM	(935)	(1,849)	(49.4%)
Deferred income tax		40	41	(2.4%)	-	-	-
Foreign exchange loss/(gain)		88	(407)	NM	943	2,395	(60.6%)
Other items	(n)	321	131	145.0%	828	593	39.6%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	6,949	4,774	45.6%
Income available for distribution		**25,038**	**25,385**	**(1.4%)**	**25,038**	**25,385**	**(1.4%)**
Income to be distributed to Unitholders	(o)	**23,993**	**23,775**	**0.9%**	**23,993**	**23,775**	**0.9%**

Footnotes:

(m) Finance costs include mainly amortisation of upfront borrowing costs.

(n) Other items include mainly trustee's fee, straight-line rental adjustments, fair value adjustment on security deposits, commitment fees and other non-tax deductible/chargeable costs.

(o) Approximately S$1.0 million of income available for distribution for the three months ended 31 March 2019 has been retained for working capital requirements.

Statement of Total Return and Distribution (YTD FY18/19 vs YTD FY17/18)

	Notes	Group 01/07/18 to 31/03/19 S$'000	Group 01/07/17 to 31/03/18 S$'000	Increase / (Decrease) %	Trust 01/07/18 to 31/03/19 S$'000	Trust 01/07/17 to 31/03/18 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**154,330**	**157,179**	**(1.8%)**	**95,331**	**97,604**	**(2.3%)**
Maintenance and sinking fund contributions	(b)	(5,182)	(5,265)	(1.6%)	(5,130)	(5,195)	(1.3%)
Property management fees	(c)	(4,105)	(4,222)	(2.8%)	(2,864)	(2,915)	(1.7%)
Property tax		(14,871)	(15,055)	(1.2%)	(9,146)	(9,193)	(0.5%)
Other property expenses	(d)	(10,673)	(10,498)	1.7%	(2,929)	(2,829)	3.5%
Property expenses		**(34,831)**	**(35,040)**	**(0.6%)**	**(20,069)**	**(20,132)**	**(0.3%)**
Net property income		**119,499**	**122,139**	**(2.2%)**	**75,262**	**77,472**	**(2.9%)**
Finance income	(e)	678	679	(0.1%)	84	119	(29.4%)
Interest income from subsidiaries		-	-	-	4,291	4,559	(5.9%)
Dividend income from subsidiaries		-	-	-	4,638	10,984	(57.8%)
Management fees	(f)	(11,909)	(12,095)	(1.5%)	(11,225)	(11,402)	(1.6%)
Trust expenses	(g)	(3,088)	(3,084)	0.1%	(2,164)	(1,859)	16.4%
Finance expenses	(h)	(28,899)	(28,986)	(0.3%)	(18,765)	(18,423)	1.9%
Non property expenses		**(43,218)**	**(43,486)**	**(0.6%)**	**(23,141)**	**(16,022)**	**44.4%**
Net income before tax		**76,281**	**78,653**	**(3.0%)**	**52,121**	**61,450**	**(15.2%)**
Change in fair value of derivative instruments	(i)	(7,413)	3,896	NM	(3,901)	3,615	NM
Foreign exchange (loss)/gain	(j)	(95)	102	NM	(6,400)	(8,394)	(23.8%)
Total return for the period before tax and distribution		**68,773**	**82,651**	**(16.8%)**	**41,820**	**56,671**	**(26.2%)**
Income tax	(k)	(2,663)	(3,243)	(17.9%)	(647)	(684)	(5.4%)
Total return for the period after tax, before distribution		**66,110**	**79,408**	**(16.7%)**	**41,173**	**55,987**	**(26.5%)**
Non-tax deductible/(chargeable) items and other adjustments	(l)	10,296	(1,621)	NM	35,233	21,800	61.6%
Income available for distribution		**76,406**	**77,787**	**(1.8%)**	**76,406**	**77,787**	**(1.8%)**

Footnotes:

(a) Gross revenue comprises mainly gross rent and other revenue earned from investment properties, including turnover rent. The decrease in gross revenue for the Group was mainly due to lower contributions from Wisma Atria Property and Australia portfolio largely due to the depreciation of A$ against S$, partially offset by higher contributions from Ngee Ann City Property (Office). Approximately 38% (YTD FY17/18: 38%) of total gross revenue for the nine months ended 31 March 2019 were contributed by the overseas properties.

(b) The decrease in maintenance and sinking fund contributions for the current period was mainly attributed to Wisma Atria Property.

(c) Property management fees comprise mainly 3.0% per annum of the gross revenue from Singapore Properties and fees paid to external property managers for Australia Properties and Japan Properties. The decrease was mainly due to lower fees for Singapore Properties and Australia Properties during the current period.

(d) Other property expenses were higher for the current period mainly due to higher operating expenses mainly for Plaza Arcade, Myer Centre Adelaide (Office) and Wisma Atria Property including allowance for rental arrears.

(e) Represents interest income from bank deposits and current accounts for the nine months ended 31 March 2019.

(f) Management fees comprise mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property.

(g) The increase in trust expenses for the Group was mainly due to higher expenses incurred by the Trust, largely offset by lower expenses for Malaysia Properties and Japan Properties.

(h) Finance expenses were lower for the current period mainly due to the write-off of upfront borrowing costs following the refinancing of the S$ term loans in the corresponding period, largely offset by higher interest costs incurred on the existing S$ borrowings for the nine months ended 31 March 2019.

(i) Represents mainly the change in the fair value of interest rate swaps, as well as foreign exchange forward contracts for the nine months ended 31 March 2019.

(j) Represents mainly 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 for the Group for the nine months ended 31 March 2019.

(k) Income tax includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The decrease was mainly attributed to the higher Malaysia withholding taxes paid in the corresponding period.

(l) See details in the distribution statement below.

Distribution Statement (YTD FY18/19 vs YTD FY17/18)

	Notes	Group 01/07/18 to 31/03/19 S$'000	Group 01/07/17 to 31/03/18 S$'000	Increase / (Decrease) %	Trust 01/07/18 to 31/03/19 S$'000	Trust 01/07/17 to 31/03/18 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**66,110**	**79,408**	**(16.7%)**	**41,173**	**55,987**	**(26.5%)**
Non-tax deductible/(chargeable) items and other adjustments:		10,296	(1,621)	NM	35,233	21,800	61.6%
Finance costs	(m)	428	1,173	(63.5%)	631	1,659	(62.0%)
Sinking fund contribution		1,291	1,356	(4.8%)	1,291	1,356	(4.8%)
Change in fair value of derivative instruments		7,634	(3,896)	NM	4,088	(3,615)	NM
Deferred income tax		118	122	(3.3%)	-	-	-
Foreign exchange loss/(gain)		279	(259)	NM	6,487	8,235	(21.2%)
Other items	(n)	546	(117)	NM	2,468	1,515	62.9%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	20,268	12,650	60.2%
Income available for distribution		**76,406**	**77,787**	**(1.8%)**	**76,406**	**77,787**	**(1.8%)**
Income to be distributed to Unitholders	(o)	**73,725**	**75,469**	**(2.3%)**	**73,725**	**75,469**	**(2.3%)**

Footnotes:

(m) Finance costs include mainly amortisation of upfront borrowing costs. The variance was largely in line with the write-off of upfront borrowing costs following the refinancing of the S$ term loans in the corresponding period.

(n) Other items include mainly trustee's fee, straight-line rental adjustments, fair value adjustment on security deposits, commitment fees and other non-tax deductible/chargeable costs.

(o) Approximately S$2.6 million of income available for distribution for the nine months ended 31 March 2019 has been retained for working capital requirements.

1(b) (i) Balance sheet, together with comparatives as at the end of the immediately preceding financial year

Balance Sheet as at 31 March 2019

	Notes	Group 31/03/19 S$'000	Group 30/06/18 S$'000	Trust 31/03/19 S$'000	Trust 30/06/18 S$'000
Non-current assets					
Investment properties	(a)	3,093,613	3,118,338	2,147,491	2,147,000
Plant and equipment		29	42	-	-
Interests in subsidiaries	(b)	-	-	576,204	590,224
Derivative financial instruments	(c)	387	1,964	387	1,964
		3,094,029	**3,120,344**	**2,724,082**	**2,739,188**
Current assets					
Derivative financial instruments	(c)	272	244	272	242
Trade and other receivables	(d)	5,206	4,191	4,371	2,929
Cash and cash equivalents	(e)	68,484	66,730	13,443	20,420
		73,962	**71,165**	**18,086**	**23,591**
Total assets		**3,167,991**	**3,191,509**	**2,742,168**	**2,762,779**
Non-current liabilities					
Trade and other payables	(f)	23,120	22,460	21,044	20,549
Derivative financial instruments	(c)	7,204	1,242	2,903	453
Deferred tax liabilities	(g)	6,326	6,336	-	-
Borrowings	(h)	1,005,086	1,066,931	797,597	801,954
		1,041,736	**1,096,969**	**821,544**	**822,956**
Current liabilities					
Trade and other payables	(f)	37,301	38,633	23,521	24,307
Derivative financial instruments	(c)	64	199	6	85
Income tax payable	(i)	2,602	2,014	-	-
Borrowings	(h)	123,398	63,398	14,000	-
		163,365	**104,244**	**37,527**	**24,392**
Total liabilities		**1,205,101**	**1,201,213**	**859,071**	**847,348**
Net assets		**1,962,890**	**1,990,296**	**1,883,097**	**1,915,431**
Represented by:					
Unitholders' funds		1,962,890	1,990,296	1,883,097	1,915,431
		1,962,890	**1,990,296**	**1,883,097**	**1,915,431**

Footnotes:

(a) Investment properties decreased mainly due to net movement in foreign currencies in relation to overseas properties, partially offset by capital expenditure incurred and straight-line rental adjustments during the current period.

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

(c) Derivative financial instruments as at 31 March 2019 include mainly the fair value of the interest rate swaps and caps 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 existing interest rate swaps during the current period.

(d) The increase in trade and other receivables was mainly due to increase in prepaid expenses for Australia and Malaysia Properties.

(e) The increase in cash and cash equivalents was mainly due to cash generated from operations and net movement in borrowings, partially offset by payment of distributions, borrowing costs and capital expenditure during the current period.

(f) The decrease in trade and other payables was mainly due to lower security deposits for the Group and lower payables for Singapore, Australia, China and Japan Properties, partially offset by higher payables for Malaysia Properties and interest payables for the Group.

(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) Borrowings include S$460 million term loans, S$14 million revolving credit facilities ("RCF"), JPY3.7 billion (S$45.3 million) term loan, S$295 million Singapore MTNs, JPY678 million (S$8.3 million) Japan bond, A$208 million (S$199.9 million) term loans and RM329.6 million (S$109.4 million) Malaysia MTN. The net decrease in total borrowings was mainly due to the net movement in foreign currencies and prepayment of S$4.3 million (JPY350 million) of JPY term loan, partially offset by the net drawdown of S$14 million of short-term RCF during the current period. As at 31 March 2019, the RM329.6 million (S$109.4 million) secured Malaysia MTN maturing in September 2019 was classified as current liabilities. Please refer to Note 1(b)(ii) for details of the borrowings.

As at 31 March 2019, the Group has available undrawn long-term committed RCF to cover the net current liabilities of the Trust and the Group.

(i) The increase in income tax payable was mainly due to higher withholding tax payable for Malaysia Properties as at 31 March 2019.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/03/19 S$'000	Group 30/06/18 S$'000	Trust 31/03/19 S$'000	Trust 30/06/18 S$'000
Secured borrowings	(a)				
Amount repayable within one year		109,421	63,479	-	-
Amount repayable after one year		199,878	257,255	-	-
		309,299	**320,734**	**-**	**-**
Unsecured borrowings	(b)				
Amount repayable within one year		14,000	-	14,000	-
Amount repayable after one year		808,569	813,292	800,273	804,933
Total borrowings		**1,131,868**	**1,134,026**	**814,273**	**804,933**
Less: Unamortised loan acquisition expenses		(3,384)	(3,697)	(2,676)	(2,979)
Total borrowings		**1,128,484**	**1,130,329**	**811,597**	**801,954**

Footnotes:

(a) Secured

The Group has outstanding five-year fixed-rate senior medium term notes of a nominal value of RM330 million ("Senior MTN") issued at a discounted cash consideration of approximately RM325 million. The Senior MTN bear a fixed coupon rate of 4.48% per annum and have a carrying amount of approximately RM329.6 million (S$109.4 million) as at 31 March 2019. The notes have an expected maturity in September 2019 and legal maturity in March 2021, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

The Group has outstanding term loans of A$208 million (S$199.9 million) as at 31 March 2019, comprising:

(i) A$63 million (S$60.6 million) (maturing in July 2023) loan secured by a general security deed over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building. SG REIT (WA) Trust is wholly owned by the Group; and

(ii) A$145 million (S$139.3 million) (maturing in November 2021) loan secured by a general security deed over all the assets of SG REIT (SA) Sub-Trust2 and a mortgage over Myer Centre Adelaide. SG REIT (SA) Sub-Trust2 is wholly owned by the Group.

(b) Unsecured

As at 31 March 2019, the Group has outstanding medium term notes of S$295 million issued under its S$2 billion Multicurrency MTN Programme and rated at "BBB+" by Standard & Poor's Rating Services, comprising:

(i) S$100 million unsecured seven-year Singapore MTN (the "Series 002 Notes") (maturing in February 2021) which bear a fixed rate interest of 3.50% per annum payable semi-annually in arrear;

(ii) S$125 million unsecured eight-year Singapore MTN (the "Series 003 Notes") (maturing in May 2023) which bear a fixed rate interest of 3.40% per annum payable semi-annually in arrear; and

(iii) S$70 million unsecured 10-year Singapore MTN (the "Series 004 Notes") (maturing in October 2026) which bear a fixed rate interest of 3.14% per annum payable semi-annually in arrear.

As at 31 March 2019, the Group has in place:

(i) four-year and five-year unsecured loan facilities with a club of seven banks at inception, comprising (a) term loan of S$200 million (maturing in September 2021), (b) term loan of S$260 million (maturing September 2022) and (c) S$240 million committed RCF (maturing in September 2022). There is no amount outstanding on this RCF as at 31 March 2019.

(ii) five-year unsecured term loan facilities of balance JPY3.7 billion (S$45.3 million) (maturing in July 2020) with two banks.

During the current quarter, the Group has entered into facility agreements for three-year unsecured and committed RCFs of S$80 million (maturing in March 2022) with two banks, of which no amount is outstanding as at 31 March 2019.

As at 31 March 2019, the Group has drawn down S$14 million of short-term loan from its other unsecured RCF.

The Group has JPY678 million (S$8.3 million) of Japan bond outstanding as at 31 March 2019, maturing in August 2021 ("Series 3 Bonds"). The bondholders of Series 3 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.

1(c) Consolidated cash flow statement (3Q FY18/19 vs 3Q FY17/18) and (YTD FY18/19 vs YTD FY17/18)

	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Group 01/07/18 to 31/03/19 S$'000	Group 01/07/17 to 31/03/18 S$'000
Operating activities				
Total return for the period before tax and distribution	23,469	28,194	68,773	82,651
Adjustments for:				
Finance income	(230)	(205)	(678)	(679)
Depreciation	3	3	13	9
Finance expenses	9,618	9,141	28,899	28,986
Plant and equipment written off	-	-	-	6
Change in fair value of derivative instruments	1,639	(1,646)	7,413	(3,896)
Foreign exchange loss/(gain)	31	(312)	95	(102)
Operating income before working capital changes	34,530	35,175	104,515	106,975
Changes in working capital:				
Trade and other receivables	(101)	1,454	(2,279)	(2,545)
Trade and other payables	(423)	(1,765)	(1,065)	(985)
Income tax paid [1]	(284)	(2,108)	(1,931)	(3,651)
Cash generated from operating activities	**33,722**	**32,756**	**99,240**	**99,794**
Investing activities				
Capital expenditure on investment properties [2]	(1,289)	(2,707)	(5,555)	(9,964)
Purchase of plant and equipment	-	-	(1)	-
Interest received on deposits	210	201	654	672
Cash flows used in investing activities	**(1,079)**	**(2,506)**	**(4,902)**	**(9,292)**
Financing activities				
Borrowing costs paid	(8,733)	(8,064)	(27,588)	(29,418)
Proceeds from borrowings [3]	18,000	4,000	46,600	475,000
Repayment of borrowings [3]	(11,000)	(4,000)	(36,879)	(472,968)
Distributions paid to Unitholders	(24,648)	(25,520)	(73,507)	(77,432)
Cash flows used in financing activities	**(26,381)**	**(33,584)**	**(91,374)**	**(104,818)**
Net increase/(decrease) in cash and cash equivalents	**6,262**	**(3,334)**	**2,964**	**(14,316)**
Cash and cash equivalents at the beginning of the period	62,151	65,309	66,730	76,603
Effects of exchange rate differences on cash	71	187	(1,210)	(125)
Cash and cash equivalents at the end of the period	**68,484**	**62,162**	**68,484**	**62,162**

Footnotes:

(1) The variance was largely in line with the higher withholding taxes for the Malaysia Properties paid in the corresponding period.

(2) Includes mainly capital expenditure works paid in relation to Myer Centre Adelaide, Wisma Atria Property (Retail) and David Jones Building during the current period.

(3) The movement during the nine months ended 31 March 2019 relates mainly to the drawdown of S$46.6 million RCF. The repayment includes mainly the prepayment of S$4.3 million (JPY350 million) of JPY term loan, as well as the settlement of short-term RCF by S$32.6 million during the current period.

1(d) (i) Statement of movements in Unitholders' Funds (3Q FY18/19 vs 3Q FY17/18)

	Notes	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Trust 01/01/19 to 31/03/19 S$'000	Trust 01/01/18 to 31/03/18 S$'000
Unitholders' funds at the beginning of the period		1,964,013	2,012,626	1,891,088	1,925,214
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	22,535	26,682	16,657	18,822
Increase in Unitholders' funds resulting from operations		**22,535**	**26,682**	**16,657**	**18,822**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		1,890	(4,970)	-	-
Transfer of translation differences from total return arising from hedge accounting	(b)	466	(1,798)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(1,366)	3,199	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(c)	**990**	**(3,569)**	**-**	**-**
Unitholders' transactions					
Distributions to Unitholders		(24,648)	(25,520)	(24,648)	(25,520)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(24,648)**	**(25,520)**	**(24,648)**	**(25,520)**
Unitholders' funds at the end of the period		**1,962,890**	**2,010,219**	**1,883,097**	**1,918,516**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the Group for the three months ended 31 March 2019 includes a loss in the fair value of derivative instruments of S$1.6 million (3Q FY17/18: gain of S$1.6 million) and a net foreign exchange loss of S$0.1 million (3Q FY17/18: gain of S$0.3 million).

(b) The Group designated its JPY loan as a net investment hedge for its Japan operations which qualify for hedge accounting. Correspondingly, the fair value changes of the JPY loan were reclassified to the Group's foreign currency translation reserve, offsetting the translation differences arising from its Japan exposure.

(c) The movement in foreign currency translation reserve relates mainly to the exchange differences arising on the translation of foreign controlled entities and intercompany loans and borrowings that form part of the Group's net investment in the foreign entities, and transfer of translation differences arising from hedge accounting.

1(d) (i) Statement of movements in Unitholders' Funds (YTD FY18/19 vs YTD FY17/18)

	Notes	Group 01/07/18 to 31/03/19 S$'000	Group 01/07/17 to 31/03/18 S$'000	Trust 01/07/18 to 31/03/19 S$'000	Trust 01/07/17 to 31/03/18 S$'000
Unitholders' funds at the beginning of the period		1,990,296	2,009,346	1,915,431	1,939,961
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	66,110	79,408	41,173	55,987
Increase in Unitholders' funds resulting from operations		**66,110**	**79,408**	**41,173**	**55,987**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(15,750)	3,423	-	-
Transfer of translation differences from total return arising from hedge accounting	(b)	344	(89)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(4,603)	(4,437)	-	-
Net loss recognised directly in Unitholders' funds	(c)	**(20,009)**	**(1,103)**	**-**	**-**
Unitholders' transactions					
Distributions to Unitholders		(73,507)	(77,432)	(73,507)	(77,432)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(73,507)**	**(77,432)**	**(73,507)**	**(77,432)**
Unitholders' funds at the end of the period		**1,962,890**	**2,010,219**	**1,883,097**	**1,918,516**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the Group for the nine months ended 31 March 2019 includes a loss in the fair value of derivative instruments of S$7.4 million (YTD FY17/18: gain of S$3.9 million) and a net foreign exchange loss of S$0.1 million (YTD FY17/18: gain of S$0.1 million).

(b) The Group designated its JPY loan as a net investment hedge for its Japan operations which qualify for hedge accounting. Correspondingly, the fair value changes of the JPY loan were reclassified to the Group's foreign currency translation reserve, offsetting the translation differences arising from its Japan exposure.

(c) The movement in foreign currency translation reserve relates mainly to the exchange differences arising on the translation of foreign controlled entities and intercompany loans and borrowings that form part of the Group's net investment in the foreign entities, and transfer of translation differences arising from hedge accounting.

1(d) (ii) Details of any change in the units since the end of the previous period reported on

	Notes	Group and Trust 01/01/19 to 31/03/19 Units	Group and Trust 01/01/18 to 31/03/18 Units	Group and Trust 01/07/18 to 31/03/19 Units	Group and Trust 01/07/17 to 31/03/18 Units
Issued units at the beginning of the period		2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
Management fees payable in units (base fee)	(a)	-	-	-	-
Management fees payable in units (performance fee)	(b)	-	-	-	-
Total issued units at the end of the period		**2,181,204,435**	**2,181,204,435**	**2,181,204,435**	**2,181,204,435**

Footnotes:

(a) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the three months ended 31 March 2019.

(b) Performance fees are calculated annually as at 30 June. The performance of Starhill Global REIT's trust index is approximately 72% below the benchmark index as at 30 June 2018.

1(d) (iii) 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 March 2019 and 30 June 2018. 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 Section 1(d)(ii).

1(d) (iv) 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 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the auditors.

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and method of computation in the preparation of the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the financial year ended 30 June 2018, except for the adoption of the new and revised Financial Reporting Standards which became effective for financial periods beginning on or after 1 July 2018.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group has adopted the following new Financial Reporting Standards in Singapore ("FRSs") and interpretations effective for the financial period beginning 1 July 2018:

(i) FRS 115 Revenue from Contracts with Customers

FRS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specified criteria are met. There is no significant impact to the financial statements of the Group for the current and comparative financial period arising from the adoption of FRS 115.

(ii) FRS 109 Financial Instruments

FRS 109 introduces revised guidance on the classification and measurement of financial instruments, a new expected credit loss model for calculating impairment on financial assets, and new general hedge accounting requirements.

There is no change in measurement basis arising from the adoption of the new classification and measurement model. In assessing for impairment losses on financial assets, the Group has adopted the simplified approach by applying lifetime expected credit losses on its loans and receivables (if applicable). There is no significant impact to the financial statements of the Group for the current and comparative financial period arising from the adoption of FRS 109.

The Group's existing net investment hedge for its Japan operations that are designated in effective hedging relationships continue to qualify for hedge accounting under FRS 109.

6 Consolidated earnings per unit ('EPU') and distribution per unit ('DPU') for the financial period

	Notes	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Group 01/07/18 to 31/03/19 S$'000	Group 01/07/17 to 31/03/18 S$'000
Total return for the period after tax, before distribution		22,535	26,682	66,110	79,408
EPU - Basic and Diluted					
Weighted average number of units	(a)	2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
Earnings per unit (cents)	(b)	1.03	1.22	3.03	3.64
DPU					
Number of units issued at end of period	(c)	2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
DPU for the period based on the total number of units entitled to distribution (cents)		1.10	1.09	3.38	3.46

Footnotes:

(a) For the purpose of computing the EPU, the earnings attributable to Unitholders and the weighted average number of units during the three months and nine months ended 31 March 2019 are used and have been calculated on a time-weighted basis, where applicable.

(b) The EPU for the three months ended 31 March 2019 includes a loss in the fair value of derivative instruments of S$1.6 million (3Q FY17/18: gain of S$1.6 million) and a net foreign exchange loss of S$0.1 million (3Q FY17/18: gain of S$0.3 million). The diluted EPU is the same as basic EPU.

The EPU for the nine months ended 31 March 2019 includes a loss in the fair value of derivative instruments of S$7.4 million (YTD FY17/18: gain of S$3.9 million) and a net foreign exchange loss of S$0.1 million (YTD FY17/18: gain of S$0.1 million). The diluted EPU is the same as basic EPU.

(c) The computation of DPU for the three months ended 31 March 2019 is based on number of units in issue as at 31 March 2019 of 2,181,204,435.

7 Net asset value ("NAV") and Net tangible asset ("NTA") per unit based on units issued at the end of the period

	Note	Group 31/03/19	Group 30/06/18	Trust 31/03/19	Trust 30/06/18
NAV/NTA per unit (S$) based on:					
- units issued at the end of the period	(a)	0.90	0.91	0.86	0.88

Footnote:

(a) The number of units used for computation of NAV and NTA per unit is 2,181,204,435 which represents the number of units in issue as at 31 March 2019 and 30 June 2018.

8 Review of the performance
Consolidated Statement of Total Return and Distribution
(3Q FY18/19 vs 3Q FY17/18) and (YTD FY18/19 vs YTD FY17/18)

	Group 01/01/19 to 31/03/19 S$'000	Group 01/01/18 to 31/03/18 S$'000	Increase / (Decrease) %	Group 01/07/18 to 31/03/19 S$'000	Group 01/07/17 to 31/03/18 S$'000	Increase / (Decrease) %
Gross revenue	**51,267**	**51,742**	**(0.9%)**	**154,330**	**157,179**	**(1.8%)**
Property expenses	(11,712)	(11,458)	2.2%	(34,831)	(35,040)	(0.6%)
Net property income	**39,555**	**40,284**	**(1.8%)**	**119,499**	**122,139**	**(2.2%)**
Non property expenses	(14,416)	(14,048)	2.6%	(43,218)	(43,486)	(0.6%)
Net income before tax	**25,139**	**26,236**	**(4.2%)**	**76,281**	**78,653**	**(3.0%)**
Change in fair value of derivative instruments	(1,639)	1,646	NM	(7,413)	3,896	NM
Foreign exchange (loss)/gain	(31)	312	NM	(95)	102	NM
Total return for the period before tax and distribution	**23,469**	**28,194**	**(16.8%)**	**68,773**	**82,651**	**(16.8%)**
Income tax	(934)	(1,512)	(38.2%)	(2,663)	(3,243)	(17.9%)
Total return for the period after tax, before distribution	**22,535**	**26,682**	**(15.5%)**	**66,110**	**79,408**	**(16.7%)**
Non-tax deductible/(chargeable) items and other adjustments	2,503	(1,297)	NM	10,296	(1,621)	NM
Income available for distribution	**25,038**	**25,385**	**(1.4%)**	**76,406**	**77,787**	**(1.8%)**
Income to be distributed to Unitholders	**23,993**	**23,775**	**0.9%**	**73,725**	**75,469**	**(2.3%)**

<u>3Q FY18/19 vs 3Q FY17/18</u>

Revenue for the Group in 3Q FY18/19 was S$51.3 million, representing a decrease of 0.9% over 3Q FY17/18. Net property income ("NPI") for the Group was S$39.6 million, representing a decrease of 1.8% over 3Q FY17/18. The decrease in NPI was largely due to lower contributions from Wisma Atria Property, the depreciation of the A$ against S$, as well as higher property expenses of the Group, partially offset by higher contributions from Myer Centre Adelaide, Plaza Arcade and Ngee Ann City Property (Office).

Singapore Properties contributed 62.0% of total revenue, or S$31.8 million in 3Q FY18/19, 1.9% lower than in 3Q FY17/18. NPI for 3Q FY18/19 was S$25.0 million, 3.1% lower than in 3Q FY17/18, mainly due to lower contributions from Wisma Atria Property, as well as higher operating expenses including allowance for rental arrears for Wisma Atria Property, partially offset by higher contributions from Ngee Ann City Property (Office).

Australia Properties contributed 22.2% of total revenue, or S$11.4 million in 3Q FY18/19, 3.1% higher than in 3Q FY17/18. NPI for 3Q FY18/19 was S$7.0 million, 2.8% higher than in 3Q FY17/18, mainly due to higher contributions from Myer Centre Adelaide and Plaza Arcade, partially offset by the depreciation of A$ against S$, as well as higher operating expenses including allowance for rental arrears for Plaza Arcade.

Malaysia Properties contributed 13.5% of total revenue, or S$6.9 million in 3Q FY18/19, 2.6% lower than in 3Q FY17/18. NPI for 3Q FY18/19 was S$6.7 million, 2.5% lower than in 3Q FY17/18, mainly due to the depreciation of RM against S$.

China and Japan Properties contributed 2.3% of total revenue, or S$1.2 million in 3Q FY18/19 as well as 3Q FY17/18. NPI for both 3Q FY18/19 and 3Q FY17/18 was S$0.9 million.

Non property expenses were S$14.4 million in 3Q FY18/19, 2.6% higher than in 3Q FY17/18, mainly due to higher interest costs incurred on the existing S$ borrowings.

The change in fair value of derivative instruments in 3Q FY18/19 represents mainly the change in the fair value of interest rate swaps entered into for the Group's borrowings, as well as foreign exchange forward contracts.

The net foreign exchange loss in 3Q FY18/19 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.

Income tax includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The decrease was mainly attributed to the higher Malaysia withholding taxes paid in the corresponding quarter.

Income available for distribution for 3Q FY18/19 was S$25.0 million, being 1.4% lower than the corresponding quarter. Income to be distributed to Unitholders was S$24.0 million, 0.9% higher than the corresponding quarter. Approximately S$1.0 million of income available for distribution for the three months ended 31 March 2019 has been retained for working capital requirements.

<u>YTD FY18/19 vs YTD FY17/18</u>

Group revenue of S$154.3 million in YTD FY18/19 was 1.8% lower than the S$157.2 million achieved in the corresponding period. NPI for the Group in YTD FY18/19 was S$119.5 million, representing a decrease of 2.2% over the corresponding period. The decrease in NPI was largely due to lower contributions from Wisma Atria Property and Australia portfolio largely due to the depreciation of the A$ against S$, partially offset by higher contributions from Ngee Ann City Property (Office).

Singapore Properties contributed 61.8% of total revenue, or S$95.3 million in YTD FY18/19, 2.3% lower than in the corresponding period. NPI decreased by 2.9% to S$75.3 million for YTD FY18/19, mainly due to lower contributions from Wisma Atria Property, partially offset by higher contributions from Ngee Ann City Property (Office).

Australia Properties contributed 22.5% of total revenue, or S$34.7 million in YTD FY18/19, 1.3% lower than in the corresponding period. NPI was S$21.4 million, 2.0% lower than in the corresponding period, mainly in line with the depreciation of A$ against S$, partially offset by higher contributions from Myer Centre Adelaide and Plaza Arcade.

Malaysia Properties contributed 13.5% of total revenue, or S$20.8 million in YTD FY18/19 as well as in the corresponding period. NPI was S$20.1 million, same as the corresponding period.

China and Japan Properties contributed 2.2% of total revenue, or S$3.5 million in YTD FY18/19, 5.0% lower than in the corresponding period. NPI was S$2.7 million, 2.4% lower than in the corresponding period, mainly due to one-off management fee income in relation to tenant's renovation works for the China Property recorded in the corresponding period, partially offset by lower operating expenses for China and Japan Properties.

Non property expenses were S$43.2 million in YTD FY18/19, 0.6% lower than in the corresponding period.

The change in fair value of derivative instruments in YTD FY18/19 represents mainly the change in the fair value of interest rate swaps entered into for the Group's borrowings, as well as foreign exchange forward contracts.

The net foreign exchange loss in YTD FY18/19 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.

Income tax includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The decrease was mainly attributed to the higher Malaysia withholding taxes paid in the corresponding period.

Income available for distribution for YTD FY18/19 was S$76.4 million, being 1.8% lower than the corresponding period. Income to be distributed to Unitholders was S$73.7 million, 2.3% lower than the corresponding period mainly due to lower NPI and higher distributable income retained, partially offset by lower tax expenses in YTD FY18/19. Approximately S$2.6 million of income available for distribution for the nine months ended 31 March 2019 has been retained for working capital requirements.

9 Variance between forecast and the actual results

The Trust has not disclosed any forecast to the market.

10 Commentary on 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 reporting period and the next 12 months

After strong growth in 2017 and early 2018, global economic activity slowed notably in the second half of 2018, reflecting a confluence of factors affecting major economies. Global growth is now projected to slow from 3.6% in 2018 to 3.3% in 2019, before returning to 3.6% in 2020[1].

A similar trend was seen here, as advance estimates showed that the Singapore economy grew by 1.3% year-on-year (y-o-y) in the first quarter of 2019, moderating from the 1.9% growth in 4Q 2018. For the whole of 2018, the economy grew by 3.2% y-o-y[2]. Retail sales (excluding motor vehicles) contracted by 10.7% y-o-y in February 2019, mainly due to higher sales in February 2018 associated with the Chinese New Year festive season[3], which was celebrated earlier this year compared to last year. Meanwhile, international visitor arrivals in 2018 rose to 18.5 million, an increase of 6.2% from 2017[4].

On the Singapore retail scene, islandwide retail vacancy increased for a second consecutive quarter in Q4 2018 as more retail stock was progressively completed[5]. For the office sector, the availability of supply outside the CBD could ease some pressure on rents and cap growth to below that recorded in 2018[6].

In Australia, retail sales for South Australia and Western Australia grew by 2.4% y-o-y and 0.1% y-o-y respectively for the 12 months to February 2019[7]. Whilst the pace of expansion has slowed since the peak years in 2015 and 2016, international brands continue to actively seek locations in key retail centres[8]. The Group has anchor leases in Australia, with upmarket departmental store Myer Pty Ltd in Adelaide and David Jones Limited in Perth, contributing approximately 6.8% and 4.6% of its portfolio gross rents respectively as at 31 March 2019.

In Malaysia, retail supply within a 10km radius from the Malaysia Properties is expected to increase by approximately 31% over a five-year period to approximately 27 million square feet by 2023, upon completion of several large-scale projects in the vicinity such as the TRX Mall, Merdeka PNB 118, Bukit Bintang City Centre and Latitud 8[9]. The growing supply of retail space could possibly lead to intensified competition and subsequent pressure on the rental and occupancy rate.

Starhill Global REIT has a portfolio of 10 mid-to high-end properties located at prime areas in six Asia-Pacific cities, where its core assets are mainly based in Singapore. Master leases and anchor leases contributed approximately 49.1% of the portfolio gross rent as at 31 March 2019, including master leases for the Malaysia Properties which contributed approximately 14.0% of the portfolio gross rent as at 31 March 2019.

In March 2019, new conditional master tenancy agreements for the Malaysia Properties have been entered into with the current master tenant, Katagreen Development Sdn Bhd, an indirect wholly-owned subsidiary of YTL Corporation Berhad, which include asset enhancement works for Starhill Gallery (Proposed Transaction). An extraordinary general meeting has been convened on 16 May 2019 to seek Unitholders' approval for the Proposed Transaction. For more details, please refer to the SGX-ST announcement issued on 18 March 2019 and the circular to Unitholders dated 25 April 2019.

The impact of the volatility in foreign currencies on its distributions has been partially mitigated by foreign currency denominated borrowings as a natural hedge, and short-term foreign currency forward contracts, where appropriate.

The Manager is waiting for the issuance of the final Earning Stripping Rule (ESR) guidelines in Malaysia for further details and clarification. Based on preliminary assessment and certain assumptions, the potential impact of ESR, if applicable, is not expected to have a material impact on the distributable income of Starhill Global REIT.

Sources

1. International Monetary Fund, World Economic Outlook: Growth Slowdown, Precarious Recovery, April 2019
2. Ministry of Trade and Industry Singapore, Singapore's GDP Grew by 1.3 Per Cent in the First Quarter of 2019, 12 April 2019
3. Singapore Department of Statistics, Retail Sales Index, Food and Beverage Services Index, February 2019, 12 April 2019
4. Singapore Tourism Board, International Visitor Arrivals Statistics, Visitor Arrivals 2018, 13 February 2019
5. Colliers International, Singapore Retail H2 2018, Retail Therapy, 1 March 2019
6. Jones Lang LaSalle Research, Property Market Monitor, January 2019
7. Australian Bureau of Statistics, Australia Retail Trade February 2019, 3 April 2019
8. CBRE Research, Australia Retail MarketView Q4 2018
9. Market Study Report issued by Nawawi Tie Leung Property Consultants Sdn. Bhd.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: Distribution to Unitholders for the period from 1 January 2019 to 31 March 2019 ("Unitholders' Distribution")

Distribution rate:

	Unitholders' Distribution
	For the period from 1 January 2019 to 31 March 2019
	Cents
Taxable income component	0.8700
Tax-exempt income component	0.1100
Capital component	0.1200
Total	**1.1000**

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 component</u>
Tax-exempt income component is exempt from tax in the hands of all Unitholders.

<u>Capital component</u>
The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period:	Yes
Name of distribution:	Distribution to Unitholders for the period from 1 January 2018 to 31 March 2018 ("Unitholders' Distribution")

Distribution rate:

	Unitholders' Distribution
	For the period from 1 January 2018 to 31 March 2018
	Cents
Taxable income component	0.9200
Tax-exempt income component	0.1700
Total	**1.0900**

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 component</u> Tax-exempt income component is exempt from tax in the hands of all Unitholders.

(c) Date payable: 30 May 2019

(d) Books Closure Date: 6 May 2019

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

Not applicable.

13 General mandate for interested person transactions

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

14 Confirmation pursuant to Appendix 7.7 under Rule 720(1) of the Listing Manual

The Board of Directors confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX-ST Listing Manual.

15 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 quarter ended 31 March 2019:

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 in section 1(a));

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.

Starhill Global REIT's distribution policy is to distribute at least 90% of its taxable income to its Unitholders, with the actual level of distribution to be determined at the discretion of the Manager.

16 Directors' confirmation

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Trust as at 31 March 2019 (comprising the balance sheets as at 31 March 2019, the statements of total return and distribution, the cash flow statements and statements of changes in Unitholders' funds for the three months ended on that date, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board

Tan Sri Dato' (Dr) Francis Yeoh Sock Ping Chairman	Ho Sing Chief Executive Officer/Director

This release may contain forward-looking statements that involve 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, interest rate and foreign exchange trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

BY ORDER OF THE BOARD
YTL STARHILL GLOBAL REIT MANAGEMENT LIMITED
AS MANAGER OF STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST

Lam Chee Kin
Joint Company Secretary
25 April 2019