



SGX-ST Announcement

EXTENSION OF MATURITY DATE OF A\$63 MILLION LOAN FACILITY

YTL Starhill Global REIT Management Limited as manager of Starhill Global Real Estate Investment Trust ("**Starhill Global REIT**") (in such capacity, the "**Manager**") is pleased to announce that as part of the Manager's proactive capital management initiative, the trustee of SG REIT (WA) Trust, as borrower, has entered into an agreement with Australia and New Zealand Banking Group Limited ("**ANZ Bank**"), as lender for a A\$63 million term loan, to extend the maturity date of the loan from June 2017 to June 2019 (the "**ANZ Loan Facility**").

SG REIT (WA) Trust is a special purpose unit trust constituted in Victoria, Australia and wholly owned by Starhill Global REIT and its wholly owned subsidiary, SG REIT (WA) Pte. Ltd. SG REIT (WA) Trust was established to acquire and hold its investment in the property known as the David Jones Building in Perth, Australia ("**David Jones Building**"). The A\$63 million term loan was taken up by SG REIT (WA) Trust to partially fund the acquisition of the David Jones Building in 2010.

Upon completion of the conditions precedent in June 2014, the extension of the ANZ Loan Facility will lengthen the average debt maturity profile of Starhill Global REIT from 3.3 years¹ to 3.4 years. The ANZ Loan Facility will also enjoy lower all-in interest margin² effective from June 2014 and continue to be secured by a fixed and floating charge over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building. The above transaction is not expected to have any material impact on the gearing of Starhill Global REIT.

YTL Starhill Global REIT Management Limited
(*Company registration no. 200502123C*)
(as manager of Starhill Global Real Estate Investment Trust)

Lam Chee Kin
Joint Company Secretary
30 May 2014

¹ As at 31 March 2014.

² Including annualised upfront fees.

About Starhill Global REIT

Starhill Global REIT is a Singapore-based real estate investment trust investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Since its listing on the Mainboard of the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 20 September 2005, Starhill Global REIT has grown its initial portfolio from interests in two landmark properties on Orchard Road in Singapore to 12 properties in Singapore, Malaysia, Australia, China and Japan, valued at about S\$2.8 billion.

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

Starhill Global REIT is managed by an external manager, YTL Starhill Global REIT Management Limited. The Manager is a wholly-owned subsidiary of YTL Starhill Global REIT Management Holdings Pte. Ltd. which is in turn an indirect wholly-owned subsidiary of YTL Corporation Berhad.

Important Notice

The value of units in Starhill Global REIT ("**Units**") and the income derived from them may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Starhill Global REIT is not necessarily indicative of the future performance of Starhill Global REIT.

This document 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 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 costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.