Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the First Quarter Ended 31 March 2014

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 (amended and restated on 10 December 2007 and supplemented by a second Supplemental Deed dated 22 April 2010, a third Supplemental Deed dated 7 June 2010 and a fourth Supplemental Deed dated 17 March 2014) 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 2014 to 31 March 2014 have not been audited or reviewed by our auditors. In March 2014, Starhill Global REIT has changed its financial year end from 31 December to 30 June. Therefore, the current financial year will be a 18-month period from 1 January 2014 to 30 June 2015.

During the quarter ended 31 March 2014, the Group completed the divestment of Holon L in Tokyo, Japan on 19 March 2014 at a sale price of JPY1,026 million.

As at 31 March 2014, 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 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");
- 100% interest in David Jones Building and Plaza Arcade in Perth, Australia (the "Australia Properties");
- 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the "Renhe Spring Zongbei Property"); and
- 100% interest in five properties in Tokyo, Japan (the "Japan Properties").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE QUARTER ENDED 31 MARCH 2014

	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000	Increase / (Decrease) %
Gross revenue	49,208	53,634	(8.3%)
Net property income	39,110	41,938	(6.7%)
Income available for distribution	27,885	29,794	(6.4%)
Income to be distributed to:			
- Unitholders	26,700	26,619	0.3%
- Convertible preferred units ("CPU") Holder(s)	256	2,262	(88.7%)
Total income to be distributed	26,956	28,881	(6.7%)

	Group 01/01/14 to 31/03/14	Group 01/01/13 to 31/03/13	Increase / (Decrease)
	Cents per unit/CPU		%
Distribution per unit ("DPU")/per CPU			
Unitholders			
For the quarter from 1 January to 31 March	1.24	1.37	(9.5%)
For the quarter from 1 January to 31 March (excluding Toshin Payout [1])	1.24	1.18	5.1%
Annualised (based on the three months ended 31 March)	5.03	5.56	(9.5%)
Annualised (based on the three months ended 31 March) (excluding Toshin Payout [1])	5.03	4.79	5.0%
CPU Holder(s)			
For the quarter from 1 January to 31 March [2]	1.26	1.31	(3.7%)
Annualised (based on the three months ended 31 March)	5.11	5.30	(3.6%)

Footnotes:

(1) Toshin Payout refers to one-time DPU payout of 0.19 cents for 1Q 2013 due to the receipt of the accumulated rental arrears net of expenses from Toshin master lease for period June 2011 to December 2012.

(2) The actual distribution to CPU Holder(s) for the quarter ended 31 March 2014 is 1.2588 cents (quarter ended 31 March 2013: 1.3074 cents) per CPU.

DISTRIBUTION DETAILS

Distribution period	1 January 2014 to 31 March 2014
Distribution amount to:	
Unitholders	1.24 cents per unit
CPU Holder	1.2588 cents per CPU
Books closure date	8 May 2014
Payment date	30 May 2014

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 (1Q 2014 vs 1Q 2013)

	Notes	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000	Increase / (Decrease) %	Trust 01/01/14 to 31/03/14 S$'000	Trust 01/01/13 to 31/03/13 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**49,208**	**53,634**	**(8.3%)**	**32,928**	**36,294**	**(9.3%)**
Maintenance and sinking fund contributions	(b)	(1,779)	(1,657)	7.4%	(1,732)	(1,602)	8.1%
Property management fees	(c)	(1,219)	(1,390)	(12.3%)	(986)	(1,090)	(9.5%)
Property tax	(d)	(4,101)	(4,229)	(3.0%)	(3,063)	(3,426)	(10.6%)
Other property expenses	(e)	(2,999)	(4,420)	(32.1%)	(1,305)	(2,391)	(45.4%)
Property expenses		**(10,098)**	**(11,696)**	**(13.7%)**	**(7,086)**	**(8,509)**	**(16.7%)**
Net property income		**39,110**	**41,938**	**(6.7%)**	**25,842**	**27,785**	**(7.0%)**
Finance income	(f)	197	121	62.8%	54	4	NM
Dividend income from subsidiaries		-	-	-	-	2,759	(100.0%)
Fair value adjustment on security deposits	(g)	(28)	95	NM	32	157	(79.6%)
Management fees	(h)	(3,662)	(3,507)	4.4%	(3,387)	(3,218)	5.3%
Trust expenses	(i)	(706)	(663)	6.5%	(576)	(512)	12.5%
Finance expenses	(j)	(7,356)	(7,580)	(3.0%)	(2,879)	(3,057)	(5.8%)
Gain/(loss) on divestment of investment property	(k)	364	(300)	NM	-	-	-
Non property expenses		**(11,191)**	**(11,834)**	**(5.4%)**	**(6,756)**	**(3,867)**	**74.7%**
Net income before tax		**27,919**	**30,104**	**(7.3%)**	**19,086**	**23,918**	**(20.2%)**
Change in fair value of derivative instruments	(l)	(9)	862	NM	67	768	(91.3%)
Unrealised foreign exchange gain	(m)	-	-	-	2,257	1,485	52.0%
Total return for the period before tax and distribution		**27,910**	**30,966**	**(9.9%)**	**21,410**	**26,171**	**(18.2%)**
Income tax expense	(n)	(740)	(1,071)	(30.9%)	-	-	-
Total return for the period after tax, before distribution		**27,170**	**29,895**	**(9.1%)**	**21,410**	**26,171**	**(18.2%)**
Non-tax deductible/(chargeable) items and other adjustments	(o)	715	(101)	NM	6,475	3,623	78.7%
Income available for distribution		**27,885**	**29,794**	**(6.4%)**	**27,885**	**29,794**	**(6.4%)**

Footnotes:

(a) Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The decrease in gross revenue for the Group was largely attributed to the one-time receipt of the accumulated rental arrears in 1Q 2013 from the master tenant Toshin at Ngee Ann City Property for period June 2011 to December 2012, as well as weaker contribution from overseas properties. The decrease was partially offset by stronger performance of Singapore Properties including the increase in the base rent for Toshin following the renewal of master lease from June 2013, and full quarter contribution from Plaza Arcade. Approximately 33% (2013: 32%) of total gross revenue for the three months ended 31 March 2014 were contributed by the overseas properties.

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

(c) Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japan Properties respectively, and 1.0% per annum of gross sales of Renhe Spring

Zongbei Property. The decrease during the current quarter is largely in line with the lower revenue for the Singapore Properties and Renhe Spring Zongbei Property.

(d) Property tax expenses are lower for the current quarter mainly due to lower property tax expenses for the Singapore Properties which is in line with the lower revenue, partially offset by higher property taxes accrued for Malaysia Properties and full quarter of expenses from Plaza Arcade.

(e) Other property expenses are lower for the current quarter mainly due to lower leasing and upkeep expenses for the Singapore Properties and lower operating expenses incurred by the Japan Properties and Renhe Spring Zongbei Property, partially offset by full quarter of expenses from Plaza Arcade.

(f) Represents interest income from bank deposits and current accounts for the three months ended 31 March 2014. The increase is largely in line with the higher fixed deposits placed during the current quarter.

(g) Represents the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard 39.

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

(i) The increase in trust expenses is mainly due to higher expenses incurred by Trust for the three months ended 31 March 2014.

(j) Finance expenses are lower for the current quarter mainly due to lower interest costs incurred on the Trust's borrowings and A$ term loan for the three months ended 31 March 2014, partially offset by interest costs accrued for the S$100 million unsecured MTN newly issued in February 2014.

(k) Represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Holon L (2013: Roppongi Primo) divested during the current quarter.

(l) Represents mainly the change in the fair value of interest rate swaps and caps for the three months ended 31 March 2014.

(m) Represents mainly the unrealised foreign exchange differences on translation of the Trust's intercompany loans and borrowings for the three months ended 31 March 2014.

(n) Income tax expense includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The decrease in tax expense is mainly due to lower net income of Renhe Spring Zongbei Property for the three months ended 31 March 2014.

(o) See details in the distribution statement below.

Distribution Statement (1Q 2014 vs 1Q 2013)

	Notes	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000	Increase / (Decrease) %	Trust 01/01/14 to 31/03/14 S$'000	Trust 01/01/13 to 31/03/13 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**27,170**	**29,895**	**(9.1%)**	**21,410**	**26,171**	**(18.2%)**
Non-tax deductible/(chargeable) items:		715	(101)	NM	6,475	3,623	78.7%
Finance costs	(p)	290	419	(30.8%)	500	744	(32.8%)
Sinking fund contribution		452	387	16.8%	452	387	16.8%
Depreciation		58	-	NM	58	-	NM
Change in fair value of derivative instruments		9	(862)	NM	(67)	(768)	(91.3%)
Deferred income tax		41	53	(22.6%)	-	-	-
Unrealised foreign exchange gain		-	-	-	(2,257)	(1,485)	52.0%
Fair value adjustment on security deposits		28	(95)	NM	(32)	(157)	(79.6%)
Other items	(q)	(163)	(3)	NM	322	785	(59.0%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	7,499	4,117	82.1%
Income available for distribution		**27,885**	**29,794**	**(6.4%)**	**27,885**	**29,794**	**(6.4%)**
Income to be distributed to:							
- Unitholders	(r)	**26,700**	**26,619**	**0.3%**	**26,700**	**26,619**	**0.3%**
- CPU Holder(s)	(s)	**256**	**2,262**	**(88.7%)**	**256**	**2,262**	**(88.7%)**
Total income to be distributed		**26,956**	**28,881**	**(6.7%)**	**26,956**	**28,881**	**(6.7%)**

Footnotes:

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

(q) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible/chargeable costs.

(r) Approximately S$0.9 million of income available for distribution for the three months ended 31 March 2014 has been retained for working capital requirements.

(s) Subject to the sole discretion of the Manager, the CPU Holder(s) are entitled to a discretionary, non-cumulative variable S$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU. Income to be distributed to CPU Holder for the quarter ended 31 March 2014 decreased by 88.7% to S$0.3 million following the CPU conversion into 210,195,189 ordinary units on 5 July 2013.

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

Balance Sheet as at 31 March 2014

	Notes	Group 31/03/14 S$'000	Group 31/12/13 S$'000	Trust 31/03/14 S$'000	Trust 31/12/13 S$'000
Non-current assets					
Investment properties	(a)	2,848,413	2,854,443	2,035,500	2,035,500
Plant and equipment	(b)	1,731	1,234	642	-
Interests in subsidiaries		-	-	577,157	573,748
Intangible asset	(c)	10,479	10,517	-	-
Derivative financial instruments	(d)	2,922	2,647	2,768	2,389
Trade and other receivables	(e)	5,670	6,053	3,403	3,533
		2,869,215	**2,874,894**	**2,619,470**	**2,615,170**
Current assets					
Derivative financial instruments	(d)	-	29	-	29
Trade and other receivables	(e)	7,601	10,192	8,904	12,514
Cash and cash equivalents	(f)	89,341	58,038	28,167	14,359
		96,942	**68,259**	**37,071**	**26,902**
Total assets		**2,966,157**	**2,943,153**	**2,656,541**	**2,642,072**
Non-current liabilities					
Trade and other payables	(g)	22,926	23,379	17,620	18,067
Derivative financial instruments	(d)	352	-	352	-
Deferred tax liabilities	(h)	18,035	18,552	-	-
Borrowings	(i)	871,354	792,330	654,036	577,634
		912,667	**834,261**	**672,008**	**595,701**
Current liabilities					
Trade and other payables	(g)	36,850	43,040	21,520	25,596
Derivative financial instruments	(d)	8	-	8	-
Income tax payable		2,216	2,136	-	-
Borrowings	(i)	1,125	53,572	-	52,433
		40,199	**98,748**	**21,528**	**78,029**
Total liabilities		**952,866**	**933,009**	**693,536**	**673,730**
Net assets		**2,013,291**	**2,010,144**	**1,963,005**	**1,968,342**
Represented by:					
Unitholders' funds		1,992,911	1,989,764	1,942,625	1,947,962
Convertible preferred units (CPU)	(j)	20,380	20,380	20,380	20,380
		2,013,291	**2,010,144**	**1,963,005**	**1,968,342**

Footnotes:

(a) Investment properties decreased largely due to the divestment of Holon L, partially offset by the net movement in foreign currencies in relation to overseas properties during the current period.

(b) The increase in plant and equipment is mainly attributed to Wisma Atria Property, partially offset by depreciation of plant and equipment during the current period.

(c) Intangible asset represents goodwill on acquisition of Top Sure Investment Limited in August 2007. The company owns Renhe Spring Zongbei Property through its wholly owned subsidiary.

(d) Derivative financial instruments as at 31 March 2014 include mainly the fair value of the interest rate swaps and caps entered into to hedge the interest rate exposure on borrowings.

(e) The decrease in trade and other receivables is mainly due to decrease in outstanding receivables arising from member card sales of Renhe Spring Zongbei Property, as well as decrease in receivables for Singapore Properties, Australia Properties and Malaysia Properties.

(f) The increase in cash and cash equivalents is mainly due to the balance proceeds from the MTN issued in February 2014 and receipt of net proceeds on divestment of Holon L in March 2014, partially offset by payment of distributions and borrowing costs during the current period.

(g) The decrease in trade and other payables is mainly due to decrease in payables for Renhe Spring Zongbei Property, Singapore Properties and Australia Properties, as well as net settlement of interest payables during the current period.

(h) Deferred tax liabilities are mainly in respect of Renhe Spring Zongbei Property and have been estimated on the basis of asset sale at the current book value.

(i) Borrowings include S$350 million term loans, JPY7 billion (S$85.7 million) term loan, S$224 million Singapore MTN, JPY1.5 billion (S$17.8 million) Japan bond, RMB5.5 million (S$1.1 million) loan payable to a third party in China, A$63 million (S$73.3 million) term loan and RM330 million (S$127.3 million) Malaysia MTN. Please refer to Section 1(b)(ii) for details of the borrowings.

The net increase in total borrowings is mainly due to the issuance of S$100 million unsecured seven-year Singapore MTN and the net movement in foreign currencies, partially offset by the net repayment of S$77.5 million of the revolving credit facilities during the current period.

(j) Represents the value of the remaining 20,334,750 CPU issued at a price of S$1.00 per CPU, net of direct capitalised costs.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/03/14 S$'000	Group 31/12/13 S$'000	Trust 31/03/14 S$'000	Trust 31/12/13 S$'000
Secured borrowings	(a)				
Amount repayable within one year		-	-	-	-
Amount repayable after one year		200,643	198,431	-	-
		200,643	**198,431**	**-**	**-**
Unsecured borrowings	(b)				
Amount repayable within one year		1,125	53,639	-	52,500
Amount repayable after one year		677,472	600,790	659,701	583,308
Total borrowings		**879,240**	**852,860**	**659,701**	**635,808**
Less: Unamortised loan acquisition expenses		(6,761)	(6,958)	(5,665)	(5,741)
Total borrowings		**872,479**	**845,902**	**654,036**	**630,067**

Footnotes:

(a) Secured
The Group acquired the Malaysia Properties through an asset-backed securitisation structure in June 2010. Under the structure, the properties were acquired by Ara Bintang Berhad (a bankruptcy-remote special purpose vehicle) which issued five-year fixed-rate RM330 million (S$127.3 million) of Malaysia MTN to partially fund the acquisition of the Malaysia Properties. The Malaysia MTN have an expected maturity date of 5 years and legal maturity date of 6.5 years from the issuance date, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

The Group has a term loan of A$63 million (S$73.3 million) (maturing in June 2017) secured by a fixed and floating charge 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.

(b) Unsecured
The Group has in place 3-year and 5-year unsecured loan facilities with a club of eight banks at inception, comprising:

(i) outstanding term loans of JPY7 billion (S$85.7 million) and S$100 million (maturing in September 2016);
(ii) outstanding term loan of S$250 million (maturing in September 2018); and
(iii) S$250 million revolving credit facilities ("RCF") (maturing in September 2018) including an S$50 million uncommitted tranche. There is no amount outstanding on the RCF as at 31 March 2014.

The Group issued S$124 million unsecured five-year Singapore MTN comprised in Series 001 (the "Series 001 Notes") in July 2010 (maturing in July 2015) under its S$2 billion Multicurrency MTN Programme. The Series 001 Notes bear a fixed rate interest of 3.405% per annum payable semi-annually in arrear and have a rating of "BBB+" by Standard & Poor's Rating Services.

In February 2014, the Group issued S$100 million unsecured seven-year Singapore MTN comprised in Series 002 (the "Series 002 Notes") (maturing in February 2021) under its S$2 billion Multicurrency MTN Programme. The Series 002 Notes bear a fixed rate interest of 3.5% per annum payable semi-annually in arrear and have been assigned a rating of "BBB+" by Standard & Poor's Rating Services. The net proceeds from the Series 002 Notes have been on-lent to the Trust to repay the outstanding borrowings under its unsecured revolving credit facilities during the quarter ended 31 March 2014 and for working capital purposes.

The Group has JPY1.5 billion (S$17.8 million) of Japan bond outstanding as at 31 March 2014, maturing in November 2016 ("Series 2 Bonds"). The bondholders of Series 2 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.

The Group has a loan of RMB40.0 million from a third party, which was assumed as part of the acquisition of Renhe Spring Zongbei Property in 2007. The loan is interest-free and repayable in equal and annual instalments, of which six annual instalments of approximately RMB5.7 million each have been repaid as at 31 March 2014. The carrying amount of RMB5.5 million (S$1.1 million) represents the discounted value of the RMB5.7 million (S$1.2 million) loan. The final instalment is due in August 2014.

1(c) Consolidated cash flow statement (1Q 2014 vs 1Q 2013)

	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000
Operating activities		
Total return for the period before tax and distribution	27,910	30,966
Adjustments for		
Finance income	(197)	(121)
Fair value adjustment on security deposits	28	(95)
Depreciation	170	121
Finance expenses	7,356	7,580
(Gain)/loss on divestment of investment property	(364)	300
Change in fair value of derivative instruments	9	(862)
Operating income before working capital changes	34,912	37,889
Changes in working capital:		
Trade and other receivables	2,977	(119)
Trade and other payables	(6,701)	5,678
Income tax paid	(580)	(359)
Cash generated from operating activities	**30,608**	**43,089**
Investing activities		
Net cash outflows on purchase of investment property	-	(65,221)
Net proceeds on divestment of investment property (1)	12,428	9,068
Capital expenditure on investment properties	(329)	(1,390)
Purchase of plant and equipment	(703)	(10)
Interest received on deposits	194	121
Cash flows from/(used in) investing activities	**11,590**	**(57,432)**
Financing activities		
Borrowing costs paid	(6,858)	(9,267)
Proceeds from borrowings (2)	110,250	39,500
Repayment of borrowings (2)	(87,750)	(8,578)
Distributions paid to CPU Holder(s)	(262)	(2,298)
Distributions paid to Unitholders	(26,485)	(21,956)
Cash flows used in financing activities	**(11,105)**	**(2,599)**
Net increase/(decrease) in cash and cash equivalents	**31,093**	**(16,942)**
Cash and cash equivalents at the beginning of the period	58,038	79,376
Effects of exchange rate differences on cash	210	(253)
Cash and cash equivalents at the end of the period	**89,341**	**62,181**

Footnotes:

(1) Net cash inflows on divestment of Holon L represent the sale proceeds, net of directly attributable costs paid during the current period.

(2) The increase is mainly due to the issuance of S$100 million Series 002 Notes in February 2014, which were largely used to repay the outstanding borrowings under the unsecured revolving credit facilities during the current period.

1(d) (i) Statement of movements in Unitholders' Funds (1Q 2014 vs 1Q 2013)

	Notes	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000	Trust 01/01/14 to 31/03/14 S$'000	Trust 01/01/13 to 31/03/13 S$'000
Unitholders' funds at the beginning of the period		1,989,764	1,708,618	1,947,962	1,669,657
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	27,170	29,895	21,410	26,171
Increase in Unitholders' funds resulting from operations		**27,170**	**29,895**	**21,410**	**26,171**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		467	8,608	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		2,257	1,485	-	-
Net gain recognised directly in Unitholders' funds	(b)	**2,724**	**10,093**	**-**	**-**
Unitholders' transactions					
Distributions to CPU Holder(s)		(262)	(2,298)	(262)	(2,298)
Distributions to Unitholders		(26,485)	(21,956)	(26,485)	(21,956)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(26,747)**	**(24,254)**	**(26,747)**	**(24,254)**
Unitholders' funds at the end of the period		**1,992,911**	**1,724,352**	**1,942,625**	**1,671,574**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the three months ended 31 March 2014, includes a loss in the fair value of derivative instruments of approximately S$9,000 (2013: gain of S$0.9 million).

(b) 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.

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

	Notes	Group and Trust 01/01/14 to 31/03/14 Units	Group and Trust 01/01/13 to 31/03/13 Units
Issued units at the beginning of the period		2,153,218,267	1,943,023,078
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		**2,153,218,267**	**1,943,023,078**
Number of units that may be issued on conversion of CPU outstanding	(c)	**27,986,168**	**238,181,358**

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 quarter ended 31 March 2014.

(b) Performance fees are calculated for each six-month period ending 30 June and 31 December.

(c) Post CPU conversion on 5 July 2013, there are 20,334,750 CPU outstanding (2013: 173,062,575 CPU). The CPU Holder(s) have the right to convert the outstanding CPU into units from 28 June 2013 at a conversion price of S$0.7266 per unit. Any CPU remaining in existence after seven years from the date of issuance of the CPU (28 June 2010) shall be mandatorily converted into units at the conversion price.

1(d) (iii) To show the total number of issued units excluding treasury units 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 as at 31 March 2014 and 31 December 2013. 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 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 year ended 31 December 2013, except for the adoption of the new and revised Financial Reporting Standards (FRS) which became effective for financial periods beginning on or after 1 January 2014.

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

Not applicable.

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

	Notes	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000
Total return for the period after tax, before distribution		27,170	29,895
Income to be distributed to CPU Holder(s)		(256)	(2,262)
Earnings attributable to Unitholders		26,914	27,633
EPU			
<u>Basic EPU</u>			
Weighted average number of units	(a)	2,153,218,267	1,943,023,078
Earnings per unit (cents)	(b)	1.25	1.42
<u>Diluted EPU</u>			
Weighted average number of units	(c)	2,181,204,435	2,181,204,436
Earnings per unit on a fully diluted basis (cents)		1.25	1.37
DPU			
Number of units issued at end of period	(d)	2,153,218,267	1,943,023,078
DPU for the period based on the total number of units entitled to distribution (cents)		1.24	1.37

Footnotes:

(a) For the purpose of computing the basic EPU, the earnings attributable to Unitholders and the weighted average number of units during the three months ended 31 March 2014 are used and have been calculated on a time-weighted basis.

(b) The earnings per unit for the three months ended 31 March 2014, includes a loss in the fair value of derivative instruments of approximately S$9,000 (2013: gain of S$0.9 million).

(c) For the purpose of computing the diluted EPU, the weighted average number of units in issue is adjusted to take into account the full conversion of the CPU outstanding at the period end into 27,986,168 (2013: 238,181,358) ordinary units at the conversion price of S$0.7266 per unit.

(d) The computation of DPU for the quarter ended 31 March 2014 is based on total number of units in issue as at 31 March 2014 of 2,153,218,267.

7 Net asset value per unit based on units issued at the end of the period

	Notes	Group 31/03/14	Group 31/12/13	Trust 31/03/14	Trust 31/12/13
Net asset value per unit (S$) based on:					
- units issued at the end of the period	(a)	0.94	0.93	0.91	0.91
- units issued at the end of the period, assuming full conversion of CPU outstanding	(b)	0.92	0.92	0.90	0.90

Footnotes:

(a) The number of units used for computation of NAV per unit is 2,153,218,267 which represents the number of units in issue as at 31 March 2014.

(b) For illustrative purposes, the NAV per unit as at 31 March 2014 assumed full conversion of the 20,334,750 CPU outstanding into 27,986,168 ordinary units as at end of the period.

8 Review of the performance
Consolidated Statement of Total Return and Distribution
(1Q 2014 vs 1Q 2013)

	Group 01/01/14 to 31/03/14 S$'000	Group 01/01/13 to 31/03/13 S$'000	Increase / (Decrease) %
Gross revenue	**49,208**	**53,634**	**(8.3%)**
Property expenses	(10,098)	(11,696)	(13.7%)
Net property income	**39,110**	**41,938**	**(6.7%)**
Non property expenses	(11,191)	(11,834)	(5.4%)
Net income before tax	**27,919**	**30,104**	**(7.3%)**
Change in fair value of derivative instruments	(9)	862	NM
Total return for the period before tax and distribution	**27,910**	**30,966**	**(9.9%)**
Income tax expense	(740)	(1,071)	(30.9%)
Total return for the period after tax, before distribution	**27,170**	**29,895**	**(9.1%)**
Non-tax deductible/(chargeable) items and other adjustments	715	(101)	NM
Income available for distribution	**27,885**	**29,794**	**(6.4%)**
Income to be distributed to:			
- Unitholders	**26,700**	**26,619**	**0.3%**
- CPU Holder(s)	**256**	**2,262**	**(88.7%)**
Total income to be distributed	**26,956**	**28,881**	**(6.7%)**

Revenue for the Group in 1Q 2014 was S$49.2 million, 8.3% lower than that achieved in 1Q 2013 mainly due to one-time receipt of accumulated rental arrears in 1Q 2013 from the master tenant Toshin at Ngee Ann City Property for period June 2011 to December 2012, as well as lower contribution from overseas properties. The decrease is partially offset by stronger performance of Singapore Properties and full quarter contribution from Plaza Arcade. Net property income ("NPI") for the Group was lower at S$39.1 million, representing a decrease of 6.7% over 1Q 2013.

Singapore Properties contributed 66.9% of total revenue, or S$32.9 million in 1Q 2014, 9.3% lower than in 1Q 2013. NPI for 1Q 2014 was S$25.8 million, 7.0% lower than in 1Q 2013, primarily due to one-time receipt of accumulated rental arrears from Toshin net of expenses in 1Q 2013, partially offset by stronger performance of Singapore Properties including a positive rental reversion from the renewal of Toshin master lease in June 2013.

Malaysia Properties contributed 14.9% of total revenue, or S$7.4 million in 1Q 2014. NPI for 1Q 2014 was S$7.0 million, 6.0% lower than in 1Q 2013, mainly due to depreciation of RM and higher property taxes accrued for the current quarter.

Australia Properties contributed 9.8% of total revenue, or S$4.8 million in 1Q 2014, 16.1% higher than in 1Q 2013. NPI for 1Q 2014 was S$3.6 million, 9.9% higher than in 1Q 2013, mainly due to full quarter contribution from Plaza Arcade, partially offset by depreciation of A$.

Renhe Spring Zongbei Property in Chengdu, China contributed 5.8% of total revenue, or S$2.8 million in 1Q 2014, 29.5% lower than in 1Q 2013. NPI for 1Q 2014 was S$1.6 million, 34.4% lower than in 1Q 2013, mainly due to lower revenue amidst increased competition, as well as contraction of the high-end and luxury retail segment resulting from ongoing austerity measures.

Japan Properties contributed 2.6% of total revenue, or S$1.3 million in 1Q 2014, 16.2% lower than in 1Q 2013. NPI for 1Q 2014 was S$1.0 million, 10.5% higher than in 1Q 2013, mainly due to reversal of rental arrears provision for the current quarter, partially offset by depreciation of JPY and loss of contribution from divested properties.

Non property expenses were S$11.2 million in 1Q 2014, 5.4% lower than in 1Q 2013, mainly due to the net gain of S$0.4 million arising from the divestment of Holon L in March 2014 as compared to S$0.3 million loss on divestment of Roppongi Primo in 1Q 2013, as well as lower finance expenses for the current quarter.

The decrease in tax expense in 1Q 2014 is mainly due to lower net income of Renhe Spring Zongbei Property for the current quarter.

The loss on derivative instruments for 1Q 2014 represents mainly the change in the fair value of interest rate swaps and caps entered into for the Singapore borrowings for the current quarter.

Income available for distribution and income to be distributed to CPU Holder(s) and Unitholders for 1Q 2014 were S$27.9 million and S$27.0 million respectively, being 6.4% and 6.7% lower than the corresponding period.

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

Based on advanced estimates, the Singapore economy grew by 5.1% year-on-year ("y-o-y") in 1Q 2014[1] largely driven by the manufacturing and service producing sectors. Earlier, the Ministry of Trade and Industry had forecasted Singapore's economic growth for 2014 to be between 2.0% and 4.0%[2]. In terms of tourism, the Singapore Tourism Board forecasts visitor arrivals to between 16.3 million and 16.8 million in 2014, an increase from the 15.5 million visitor arrivals in 2013, generating tourism receipts of between S$23.8 million and S$24.6 million, from the S$23.5 billion received in 2013[3].

According to CB Richard Ellis, the average prime Orchard Road retail rents in 1Q 2014 rose to S$34.20 per square foot per month ("psfpm") from S$33.30 psfpm in 4Q 2013 as retailers continued to seek new space for expansion and replacement[4]. For the office sector in general, average rents for Grade A and B space increased to S$10.25 psfpm and S$7.55 psfpm respectively from S$9.75 psfpm and S$7.25 psfpm in 4Q 2013 on the back of strong leasing activity, lower vacancies and relatively low supply for the next two years[4]. Office vacancy at Core CBD decreased to 5.2% in 1Q 2014 from 6.3% in 4Q 2013 on strong leasing interests[4].

Malaysia's GDP grew by 4.7% in 2013 after registering a 5.6% growth in 2012[5]. Bank Negara has forecast the country's economy to grow between 4.5% and 5.5% in 2014 with consideration for the heightened risks from the global economy, offset by growth of the manufacturing and services sectors[6]. Tourist arrivals to Malaysia registered overall growth of 2.7% y-o-y to 25.7 million in 2013, while tourism receipts rose by a proportionately faster pace of 8.1% to RM65.4 billion[7]. A short-term impact on tourism arrivals from China is expected following the recent airline tragedy[8].

In Australia, retail sentiments remain positive as reflected by the 0.2% rise in national retail turnover in February 2014, following a strong start to the year with a 1.2% rise in January 2014. Western Australia was among the strongest performers with a seasonally adjusted increase of 0.4% month-on-month growth in February 2014[9]. In China, nationwide retail sales growth eased to 12.2% in 1Q 2014 from 13.6% in FY 2013, on the back of slower GDP growth of 7.4% in 1Q 2014[10]. Likewise, retail sales in Chengdu have also eased to 13.1%[11] as the ongoing government austerity campaign continues to impact the high-end luxury retail market. Japan is expected to achieve a 1.4% GDP growth for the fiscal year starting April 2014[12]. The Bank of Japan is confident the country can ride out the impact of the sales tax rise and saw no need for additional stimulus to beat deflation[13].

<u>Outlook for the next 12 months</u>

IMF projects global growth to strengthen from 3% in 2013 to 3.6% in 2014, with much of the impetus for growth coming from the advanced economies[12]. According to the Asian Development Bank, Asia is well-positioned to grow steadily over the next two years, at 6.2% in 2014, up from the 6.1% growth in 2013, while growth in Southeast Asia is expected to inch up from 4.8% in 2013 to 5.3% in 2014[14]. Against this backdrop, Starhill Global REIT's balanced retail mall portfolio including long term leases and master leases across key cities in Asia Pacific will provide income stability with growth potential for its Unitholders.

Despite tight labour conditions, Singapore's retail market continues to welcome several new-to-market international brands in 2013 as Singapore remains an attractive foothold for international brands given the strength of its domestic market and its status as the regional tourism destination. Demand from new-to-market brands, rising consumption and growing tourist arrivals, should benefit Singapore's retail landscape.

The high-end luxury retail segments in China continue its decline owing to moderate economic growth, weakened consumer sentiments and heightened austerity measures.

Chengdu's retail landscape is intensified with its large pipeline of new supply over the next few years in the main shopping district[15].

Starhill Global REIT remains focused on optimising the performance of its portfolio in delivering stable growth and returns to Unitholders while sourcing for attractive prime property assets in Singapore and overseas. The Manager will continue to actively manage the portfolio, strengthen tenant positioning and create value from potential asset enhancement initiatives in the portfolio.

Sources

1. Ministry of Trade and Industry Singapore, Singapore's GDP Grew by 5.1 Per Cent in the First Quarter of 2014, 14 April 2014
2. Ministry of Trade and Industry Singapore, MTI Maintains 2014 Growth at 2.0 to 4.0 Per Cent, 20 February 2014
3. Singapore Tourism Board, Tourist Arrivals Statistics website
4. CBRE Market View Singapore, 1Q 2014
5. Department of Statistics, Malaysia
6. Bank Negara Sees Economy Growing 4.5% to 5.5% in 2014, The Star, 19 March 2014
7. Tourism Malaysia, March 2014
8. China Envoy Assures Current Tourism Situation Only Temporary, The Star, 11 April 2014
9. Australia Bureau of Statistics
10. National Bureau Statistics of China
11. Chengdu Bureau of Statistics
12. International Monetary Fund, World Economic Outlook, April 2014
13. BOJ's Kuroda Dismisses Need For Additional Stimulus, Reuters, 8 April 2014
14. Asian Development Outlook 2014: Fiscal Policy for Inclusive Growth, Asian Development Bank, April 2014
15. CBRE, Chengdu Property Market 2013 Q4 and Yearly Review

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution:

(1) Distribution to Unitholders for the period from 1 January 2014 to 31 March 2014 ("Unitholders' Distribution")

(2) Distribution to CPU Holder for the period from 1 January 2014 to 31 March 2014 ("CPU Distribution")

Distribution rate:

	Unitholders' Distribution	CPU Distribution
	For the period from 1 January 2014 to 31 March 2014	**For the period from 1 January 2014 to 31 March 2014**
	Cents	Cents
Taxable income component	0.9500	0.9644
Tax-exempt income component	0.2900	0.2944
Total	**1.2400**	**1.2588**

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. CPU Holder and 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 CPU Holder and Unitholders.

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution:

(1) Distribution to Unitholders for the period from 1 January 2013 to 31 March 2013 ("Unitholders' Distribution")

(2) Distribution to CPU Holders for the period from 1 January 2013 to 31 March 2013 ("CPU Distribution")

Distribution rate:

	Unitholders' Distribution	CPU Distribution
	For the period from 1 January 2013 to 31 March 2013	**For the period from 1 January 2013 to 31 March 2013**
	Cents	Cents
Taxable income component	1.1100	1.0593
Tax-exempt income component	0.2600	0.2481
Total	**1.3700***	**1.3074**

* Includes one-time DPU payout of 0.19 cents due to the receipt of the accumulated rental arrears net of expenses from Toshin master lease for period June 2011 to December 2012.

Par value of units: Not applicable

Tax rate:

Taxable income component

Taxable income distributions are made out of the Trust's taxable income. CPU Holders and 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).

Tax-exempt income component

Tax-exempt income component is exempt from tax in the hands of all CPU Holders and Unitholders.

(c) Date payable: 30 May 2014

(d) Books Closure Date: 8 May 2014

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 Listing Manual of the Singapore Exchange Securities Trading Limited.

14 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 2014 (comprising the balance sheets as at 31 March 2014, 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	Ho Sing
Executive Chairman	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 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
29 April 2014